

Island Pointe Information Guide for Rules and Regulations

This is an information guide and summary of pertinent Declarations taken from “Amended and Restated Declaration of Condominium of Island Pointe, A Condominium, Official Records, Book/Page: 5388/2563” and following, at web1.brevardclerk.us/oncoreweb/search.aspx and other recorded policy document provided elsewhere on this Island Pointe website.

A copy of these Declarations can be found in their entirety on our website at islandpointecondo.org. Go to the “Declaration of Condominium” folder in the “Rules, Policies, and Legal” module and open the file “Declaration-RESTATEMENT of ORIGINAL Condominium Rules and Responsibilities” dated 2004. Specific recorded policy documents are provided elsewhere on the Island Pointe website.

In addition to the Declarations discussed above, the Association Board of Administration (Directors) has the authority to clarify or make additional rules and regulations concerning the use of the condominium property as authorized by its Declarations, Articles of Incorporation and Bylaws. See Article III Para B 1 of Articles of Incorporation.

The references in Roman numerals below refer to Articles and Sections of the Association’s Decorations referenced above.

Responsibilities

Unit Owners Maintenance and Repairs Responsibility

- Maintenance, repair and replacement of all air conditioning and heating equipment in unit and on roof (IX.A)
- Anything contained within unit including electrical and plumbing and connections required to provide water, light, power, telephone, sewage and sanitary service
- Cleaning, repair or replacement of windows, any screening, screen doors and sliding glass doors
- Garage: pay expenses of maintaining, repairing or replacing the doors, remote control units and devices and interior walls
- Storm protection shutters repair, replacement and maintenance
- Any structural addition or alteration in unit requires a written consent from Association (IX.D)
- Unit owners shall provide the Association with a copy of all keys to their unit (IX.D)
- If floor covering was installed on balcony floors, with Association permission, and damaged during repairs by the Association, it is responsibility of unit owner to repair or replace. Note: carpeting on balcony floors is not permitted
- DSS satellite dish, maximum diameter 18" can be mounted or affixed to building at a location approved by Association in writing (IX.D). Approval for a dish does not relieve Unit Owners from paying the installed cable television connection as part of Association common expense (X.G)
- No unit owner shall paint an exterior wall, door, window, patio or any exterior surface at any time without written consent of the Association
- Recommended to keep air conditioner between 75-80 to help control humidity. Do not nail into the wall above or below the electrical panel (Customer Service Handbook)
- Do not touch or tamper with sprinkler heads. Do not hang anything from sprinkler heads.

Association Responsibility

- Association has management company flush air conditioning units monthly for safety reasons and prevent damage to roof (IX.A)

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- Inspect annually by licensed and qualified contractor, engineer or architect water and/or sewer infrastructure, drainage systems, landscape and irrigation systems (XXXIII.A&B)
- Lawn and ground cover mowed and trimmed regularly, and planting kept healthy and in good growing condition (XXXIII.B1)
- Hardscape, paved areas and internal streets, and all waterscape or water features within the property to be inspected at least annually by licensed and qualified contractor, engineer or architect (XXXIII.C&D)
- All exterior common elements maintenance, repair or replacement
- Painting, cleaning of all exterior portions of the building, including exterior doors opening into walkways
- Any damage caused to any unit by reasons of any work done by Association, the Association shall bear the expense of repairing the damage. Association has a checklist for maintenance of common elements provided by the developer
- Association has irrevocable right of access to each unit for maintenance, repair or replacement of any common element (IX.D) (X.F)
- Association shall maintain all keys to units in a safe, secure location that is only accessible to Board of Administration (Directors) or their designated representative
- May enter into contract with any firm, person or corporations for maintenance and repair
- Determine exterior color scheme of all buildings and maintenance
- Pest control outside

Restrictions

Occupancy Limits:

- Units restricted to no more than six (6) occupants, not including children, without Association consent (X.A)

Moving In or Out of Island Pointe

- Monday-Friday from 8 am to 5 pm only
- Moving on weekends, nights and holidays will not be permitted
- Contact Fairway Management 321-777-7575 to schedule your move. You may also schedule your move through our onsite Fairway Management representative in the Island Pointe Clubhouse (321-806-4908). The representative is normally present Monday-Wednesday-Friday in the afternoons
- Management will provide elevator pads to minimize damage
- Do not block any garage or undercover parking entrances and make sure traffic is able to move around truck
- Do not leave lobby doors open except when necessary to move large items. The resident moving is responsible for insuring that the lobby doors remain shut as much as possible to conserve air conditioning

Renting Unit: (X.B)

- One lessee and members of immediate family and guests
- Minimum 90 days up to unrestricted
- No room rentals or transient tenants
- Time sharing prohibited
- Subleasing prohibited

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- When unit is leased, tenant has use of property and common elements; owners will only have use as a guest (X.N)
- Obtain lease application from Management, complete and submit for approval
- A copy of this guide, Island Pointe Information Guide for Rules and Regulations, must be provided to renter

Community Appearance

- No signs, advertising or notices on common elements or any unit (X.G)
- No exterior antennas or aerials other than DSS satellite dish discussed above (X.G)
- No furniture or objects of any kind in common areas and facilities, stairs or stairwells (X.H)
- May place small potted plants or decorative items near front door of unit. Association reserves right to restrict or prohibit placement of plants or decorative items on common elements (X.H)
- No hanging garments, rugs, etc. from windows, patios or balconies (X.I)
- No dusting or cleaning rugs, etc. from windows, patios or balconies by beating on the exterior of the building (X.J)
- Do not throw or sweep any dirt or other substance into corridors, halls, patios, balconies, elevators or elsewhere in the building or grounds (X.N)
- Carpeting of any type on unit balconies or walkways is prohibited. Association will not grant permission to install carpet on balconies (X.R). A written consent must be obtained if owner wishes to install ceramic or porcelain tile
- Balcony: sweep regularly. Rust from metal chairs and iron objects may stain deck Surface. Use pads. Plant nutrients and leaching from plants during watering may cause stains.
- Balcony cleaning (washing) is permitted on the third Saturday each month between 9 am and 11 am
- Flags: May display one portable, removable United States flag any day. On Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, you may display official flags not larger than 4-1/2 feet by 6 feet that represent the United States Army, Navy, Air Force, Marine Corps or Coast Guard
- Disturbances: no immoral, improper, or offensive conduct shall be allowed on premises (X.D)
- Noticeable drunkenness will not be tolerated
- Stereos, radios, and televisions are to be kept at minimum levels between 11pm - 9am daily

Altering or Modify Unit

- Written approval must be obtained from the Association for storm shutters, hard flooring (tile, wood, etc.) (X.I)
- Storm doors are permitted if they are comparable in appearance and quality to Larsen models, (The Savannah, Williamsburg/Charleston, Tradewinds). Other models must be approved by Fairway Management

Vehicles and Garages

- All owners and residents of the Condominium are restricted to two (2) permitted vehicles per unit without the Association's consent to bring additional vehicles on the premises. All vehicles shall be parked in the open parking spaces or garages except when loading or unloading vehicles. Storage is permitted in the enclosed garages provided it does not prevent the use of the enclosed garages by an authorized motor vehicle. (X.K.) Permitted in this instance means having an Island Pointe resident sticker on the windshield of the vehicle

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- Parking stickers to be placed on front driver's window for each vehicle. Auto registration and driver's license must be shown at time of sticker distribution
- No parking boats, utility trailers, recreation vehicles, motorhomes, trailers, campers, watercraft or commercial vehicles. (X.K) Kayaks, paddleboards, and small canoes are permitted to be stored in resident's garage provided they do not prevent the use of the enclosed garages by an authorized motor vehicle
- May temporarily park on street or driveways when loading and unloading (X.K)
- Temporary parking of commercial vehicle, prior upon written approval, may not exceed four (4) forty-eight (48) hour period in any year (X.K)
- No non-operating vehicle is permitted
- No repairs, except emergency, to be done on any vehicle while on property (X.K)
- Unit owner is responsible for any damage of stored items in garage as garages are not air conditioned (X.K)
- All electric lights to be off when the garage parking space is not occupied, and garage closed at all times (X.P)
- Association may charge a monthly fee of \$25 on each appliance that a Unit Owner is using in enclosed parking garage to store appliances, dehumidifiers, table saws or any other type of device that is using electricity (X.Q). For electric vehicles, see 718.113(8), Florida Statutes

Pets (X.M)

- Two (2) household pets (dogs or cats) not exceeding thirty-five (35) pounds each are permitted per unit. Must be kept on leash when outside and pet owners are responsible for cleaning up after pet
- Certified guard dogs, service animals and signal dogs are allowed
- Dispose pet waste in doggie stations provided throughout the complex

Garbage and Trash

- Seal in plastic bags no larger than 14 gallons for trash chute
- Do not put plastic bags in recycle containers. You may take your recycle items to the trash room in a plastic bag, but then empty the recycle items in the appropriate recycle bin. If you need to dispose of the plastic bag, throw it in the main trash container
- No pet wastes
- Cardboard must be broken down and placed in trash room, not down chute
- Do not pour grease into sinks or toilets. Store in metal container for disposal with bagged garbage
- Storage of kerosene, gasoline, or other flammable or explosives is prohibited

Swimming Pool and Spa

- Follow rules and hours as posted by pool and spa
- Residents and guest only
- Use is at your own risk and responsibility
- Adult must accompany children under twelve (12) and any non-swimmers at all times (CSH)
- No pets
- Baby with diapers and non-toilet trained persons are not allowed in pool
- Anyone with skin abrasions, open blisters, etc., or communicable disease are not permitted
- Proper swim wear in pool and spa
- Remove suntan oil. Towels should be used on chairs if suntan oil is used

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- Do not remove pool furniture from the area
- No diving, jumping, or horseplay in pool
- No rafts, surfboards, boogie boards, etc.
- No roller skating, roller blading, skateboarding, bicycling, etc.
- No running or horseplay on pool deck area
- No glass objects, containers or food in pool, spa or deck area
- Beverages must be kept four (4) feet from pool or spa
- Elderly, people suffering from heart disease, high or low blood pressure should not use spa unless permitted by physician
- Small children are not permitted in spa for health reasons
- Do not use soap in spa
- Place all trash in containers

Exercise Room and Sauna

- No smoking or food. Bottled water in plastic container permitted
- All exercise equipment must remain in place
- No children under twelve (12) permitted unless accompanied by adult
- Shower before entering sauna and do not use suntan oils or lotions, or soap
- Turn off all lights and make sure all doors are closed and locked

Basketball and Tennis Courts

- Gates shall remain closed at all times
- Only tennis shoes or athletic shoes permitted
- No glass containers
- No pets on courts or surrounding deck area
- No littering
- Courts are for tennis and basketball only except that there is a pickleball court on the upper decking of Building 134 parking
- Limit playtime to 1-1/2 hours if others are waiting

Clubhouse Reservations (see Clubhouse Use Agreement doc)

- Reservation is for kitchen/dining area of clubhouse only
- Security deposit for a private party event is \$150 and completed reservation form must be submitted
- Reservation may be cancelled with full refund, in writing, within thirty (30) days prior to event
- Maximum occupancy is 25 persons for reserving the kitchen/card/dining room area
- Curfew is 11 pm
- Alcoholic beverages: resident/ host must provide proof of liability insurance specially related to alcohol use
- DJ's or any instruments providing loud music that would be considered a disturbance to others must be located in Dining Room, not outside or on the porch
- Smoking is prohibited in any indoor common area
- Exercise room, pool and courts are not a part of any clubhouse rental agreement and can only be used by residents of Island Pointe or their guests

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- Contact Fairway representative located in Clubhouse (321-806-4908) no earlier than ninety (90) days prior to event
- Owner making reservation must be current on association assessments
- Must be owner or tenant with approved lease on file and present at all times during event
- Must be for personal use (family and friends), and not work related (employees or clients)
- Not to be used for outside business solicitation such as seminars, meetings and/or functions for profit
- Resident owner or tenant is responsible for any damage done to facility and its equipment
- Must make sure the area is thoroughly cleaned at conclusion of event
- Turn off all lights and appliances and lock doors
- May request the Board's approval, in writing, on any exception that does not meet guidelines

Rules and Regulations Affecting Residents That Are Not in Island Pointe Declarations or Policy Documents

- **Grills on Balconies:** Charcoal and gas grills are prohibited. Electric, portable listed tabletop grills not to exceed 200 square inches of cooking surface are permitted on balconies. No electric grills can be stored on balconies. For further information, see the Sixth Edition of the Florida Fire Prevention Code, effective December 31, 2017, shown elsewhere on the Island Pointe website (islandpointecondo.org)
- **Electric Vehicles:** Residents that have an electric vehicle such as a Tesla, Chevrolet Volt, Nissan LEAF, etc., must have a separately metered charging station installed in their garage and will have to pay for the electricity used. For further information, see Florida Statutes 718.113(8), a copy of which can be seen in the link "Florida Condominium Act" located in the "Rules, Policies, and Legal" module of our Island Pointe website (islandpointecondo.org). These residents cannot use the existing 110 volt plug for charging. See Fairway Management representative for details (Island Pointe office 321-806-4908 Monday-Wednesday-Friday afternoons)
- **Use of Owner or Resident email addresses:** Island Pointe Condominium maintains a website for owners and residents as required by Section 718.111(12)(g), Florida Statutes. That website contains a Resident Directory. This Directory provides the option for registered users to include their email addresses and telephone numbers. This option is not intended to address the association's electronic transmission of notices capability as discussed in 61B-23.0029 Florida Administrative Code, but only to assist owners or residents to be able to contact other owners or residents as neighbors. Section 718.111(12)(3)(e), Florida Statutes, indicates that among other elements, email addresses and telephone numbers are not accessible to unit owners as official records unless they are intended to fulfill association's electronic notice requirements. The Resident Directory is not intended to satisfy Island Pointe's electronic notice requirement. Therefore, it is the position of the Island Pointe Board of Administration (Directors) for the protection of the privacy of our residents that the information in this Resident Directory is not to be used for commercial purposes, to solicit business from other owners or residents, or for general distribution. As stated, the list is only intended to assist owners or residents to be able to contact other owners or residents as neighbors or regarding matters of the association.ⁱ

ⁱ Voted on at Board meeting 9 Aug 2019