



ISLANDWALK

AT THE WEST VILLAGES

IslandWalk at the West Villages

Homeowners' Association

Sales Application

TRANSFER OF OWNERSHIP OF LOTS

In the event of a sale, it shall then be the responsibility of the purchaser to furnish the Association with a recorded copy of the deed of conveyance indicating the Owner's mailing address for all future Assessments and other Association correspondence. Any person who becomes an Owner by gift, devise or conveyance shall within ten (10) days after such transfer furnish the Association with his or her name and such other information as the Association may reasonably require.

ISLANDWALK AT THE WEST VILLAGES

19215 Tantino Drive

Venice, FL 34293

941-493-2302

Seller/Owner of Record: _____

Property Address: _____

Closing Date: _____ Date of New Owner Occupancy: _____

THE UNDERSIGNED HEREBY MAKES APPLICATION FOR OWNERSHIP IN ISLANDWALK AT THE WEST VILLAGES IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS, THE PURCHASER(S) REPRESENT THAT THE FOLLOWING INFORMATION IS TRUE AND CORRECT AND CONSENT TO FURTHER INVESTIGATION CONCERNING THIS INFORMATION OR ANY INFORMATION WHICH COMES FROM THAT INQUIRY WHICH IS NECESSARY FOR APPROVAL OF THIS REQUEST.

Person(s) taking title to unit. (If Trust/Corp/Other, please note the designated primary occupant (up to two owners/officers are allowed):

Name: _____ Phone Number: _____

Email: _____

Name: _____ Phone Number: _____

Email: _____

Other occupants (leave blank if investment/rental property only):

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Name: _____ Relationship: _____

NOTE:

Occupancy restricted to 1 family, no more than two (2) people per bedroom, including children.

I/we are purchasing this unit with the intention to:

☐ Reside here on a full-time basis ☐ Reside here on a part-time basis ☐ Lease the unit

EMERGENCY CONTACT:

Name: _____ Phone Number: _____

Street Address: _____ City: _____ State: _____ Zip: _____

VEHICLES:

Auto: Make/Model: _____ Color: _____ Yr: ____ Plate#: _____ ST: _____

Auto: Make/Model: _____ Color: _____ Yr: ____ Plate#: _____ ST: _____
(If vehicle unknown or rental, please indicate above)

PETS: Owners are allowed to have domestic pets such as cats or dogs.

Pet:
Breed: _____ Name: _____ Pet License #: _____

State: _____ Date: _____ Weight: _____ Rabies Vaccination Date: _____

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Breed: _____ Name: _____ Pet License #: _____

State: _____ Date: _____ Weight: _____ Rabies Vaccination Date: _____

I/WE AM/ARE AWARE AND AGREE TO ABIDE BY THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF ISLANDWALK AT THE WEST VILLAGES, THE ARTICLES OF INCORPORATION, THE BYLAWS AND ANY RULES AND REGULATIONS. YOUR SIGNATURE WILL ACKNOWLEDGE YOUR AGREEMENT TO COMPLY WITH ALL GOVERNING DOCUMENTS INCLUDING THE RULES AND REGULATIONS AS WRITTEN.

SIGNATURE OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____

DATE: _____

Name of Real Estate Agent & Agency: _____

Phone Number: _____ Email: _____

Address: _____

Closing Attorney/Title Co. _____

Phone Number: _____ Email: _____

Address: _____

Amenities and Times of Operation

The Resort Center, Event Center and Clubhouse consist of many amenities:

Arts and Crafts Room	7:00AM – 10:00 PM
Barbeque Grills	8:00 AM – 10:00 PM
Basketball Court	Dawn - Dusk
Bocce Courts (6)	7:30 AM – 10:00 PM
Clubhouse Lanai	9:00 AM – 10:00 PM
Clubhouse Pavillion	Dawn – 10:00 PM
Dog Park	Dawn - Dusk
Event Center / Catering Kitchen	9:00 AM – 10:00 PM
Fire Pits (2)	Daily - 10:00 PM
Fitness Centers (2)	5:00 AM to 10:00 PM
Har Tru Tennis Courts (8)	7:30 AM - 10:00 PM
Library	7:00 AM – 10:00 PM
Massage Room	Open to only Authorized Therapists
Movement Room	5:00 AM - 10:00 PM
Pickleball Courts (12)	7:30 AM – 10:00 PM
Resort and Clubhouse Pools/ Spas	Dawn - Dusk

HOA Office (located in Resort Center)

9:00 AM - 4:30 PM Monday – Friday

9:00 AM - 4:00 PM Saturday

11:00 AM - 4:00 PM Sunday

Your guests must be registered at the HOA office, just as you would register them with the gatehouse. You must use your FOB to access any of the Amenity Building Doors and Gates. These FOBS are for residents' personal use and are not to be given or loaned to other persons.

Please make sure your guests are aware and comply with all IslandWalk Amenity Rules and Regulations.

Agreement to Abide by All Rules

Name (print) _____ Signature: _____

Date: _____

Name (print) _____ Signature: _____

Date: _____

This application has been designed for the purpose of protecting you and the current property owners. It is the desire of the present members of the Association to welcome you to an environment in which pride in ownership and adherence to all Rules and Regulations will ensure an ideal private and community life.

The following items MUST be included at the time the application is submitted to Castle Management. An incomplete Sales Packet will cause delays in processing.

- _____ **\$50.00 NON-REFUNDABLE Application Fee payable to IslandWalk HOA**
- _____ **Fully Completed Application**
- _____ **Copy of Executed Sales Contract**

Return ALL the above items to:
IslandWalk at the West Villages HOA
19215 Tantino Drive
Venice, FL 34293
941-493-2302

Or email to our Administrative Assistant, Maria Charalambous
At: maria.charalambous@castlegroup.com

ACTION OF BOARD OF DIRECTORS

APPROVED: _____ DISAPPROVED: _____ DATE OF DECISION: _____

BY: _____ OR: _____
(Association Director) (Manager for the Association)



HIGHLIGHTED RULES AND REGULATIONS FOR ISLANDWALK AT THE WEST VILLAGES

The definitions and provisions contained in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, the Articles of Incorporation, and the Bylaws of IslandWalk at the West Villages Homeowners Association, Inc. are incorporated herein and made a part of these Rules and Regulations.

1. Compliance

Owners, lessees, and occupants must comply with the Declaration of Covenants, Articles of Incorporation, Bylaws, and Rules & Regulations adopted by the Board.

2. Complaints

Complaints regarding Association management or other residents must be submitted in writing to the Association.

3. Nuisances

No offensive, hazardous, or unlawful activity is permitted. Noise, odors, or any condition deemed a nuisance by the Board must be corrected.

4. Parking & Vehicles

- Vehicles may only be parked in garages, driveways, or designated areas.
- Overnight street or swale parking is prohibited.
- RVs, boats, trailers, and oversized vehicles are prohibited except for temporary loading/unloading of registered RVs.
- Vehicle repairs are only permitted inside garages.
- Golf carts must be stored in garages; the Board may require proof of liability insurance.

5. Pets

Household pets are permitted but must be leashed or caged outside the Home, and owners must clean up waste immediately. Aggressive or nuisance animals must be removed.

6. Trash & Refuse

- Trash must be stored in garages until collection.
- Containers may not be placed out before 5:00 p.m. the evening prior and must be removed by midnight on pickup day.
- No waste or building materials may be stored outside.

7. Garage Sales

Garage, estate, yard, or moving sales inviting the public are prohibited unless approved by the Board.

8. **Windows, Doors & Garages**

- Window coverings visible from the exterior must have a white backing unless otherwise approved.
- Garage doors must be maintained and may not remain open except for temporary purposes.
- Exterior painting requires prior approval.

9. **Architectural Control (ACC Approval Required)**

Any change, addition, or improvement to the outside of a Home or Lot (including landscaping, exterior painting, fencing, lighting, or structures) must receive prior written approval from the Architectural Control Committee (ACC). Work commenced without approval may be subject to removal at the Owner's expense.

10. **Antennas & Satellite Dishes**

Satellite dishes and antennas must comply with federal law but should be placed to minimize visibility and screened when possible.

11. **Signs & Flags**

- No political or commercial signs permitted, except security system signs.
- Up to two flags may be displayed: U.S., Florida, military, POW-MIA, or first responder.
- Freestanding flagpoles up to 20 feet require approval.

12. **Temporary Structures**

No tents, sheds, storage pods, or temporary buildings are allowed without authorization. Small canopies may be permitted for 24 hours with approval.

13. **Seasonal Lighting & Decorations**

Seasonal lighting is allowed only from **November 20 to January 10**. Other exterior décor requires approval.

14. **Lakes & Water Bodies**

Lakes and canals are stormwater systems. Swimming, boating, or altering vegetation is prohibited unless approved by the Association and County.

15. **Unsightly Conditions**

Lots must be kept free of weeds, debris, and clutter. Bicycles, grills, and personal items must not be left visible from streets or neighboring Lots.

16. **Hurricane Preparations**

If absent during hurricane season, Owners must secure outdoor items and arrange for storm preparation. Hurricane shutters may only be installed per approved guidelines and within set timeframes.

By Resolution of the Board of Directors of IslandWalk
at the West Villages Homeowners Association, Inc.

(PAGES 6 & 7 ARE FOR REFERENCE ONLY DO NOT RETURN WITH APPLICATION)