The Islands Condominiums, Inc.

RULES AND REGULATIONS

2022

TABLE OF CONTENTS

ASSOCIATION POLICY.....3

DEFINITIONS.....4

OCCUPIED/VACANT UNITS.....5

UNIT SALES & RENTALS.....6

RECREATIONAL FACILITIES.....7-8

POOL.....8-9

TENNIS COURTS.....9

PETS.....9-10

VEHICLES & TRAILERS.....10-11

UNIT HOUSEKEEPING/REGULATIONS.....12-13

LANDSCAPING.....14-15

BOATS & ALL WATER CRAFTS.....15-16

BOAT LIFTS & DOCKS..... 16-17

GENERAL RULES.....17-18

VIOLATION POLICY.....18-19

STRUCTURAL MODIFICATIONS.....19-20

RECORDS REQUEST POLICY.....20

AMENDMENTS/SEVERABILITY.....21

FREQUENTLY BROKEN RULES.....22

THESE RULES SUPERSEDE ALL OTHER PREVIOUS RULES
DATED: October 20, 2022

ASSOCIATION POLICY

Each owner of a Condominium at The Islands Condominium Association (hereafter referred to as "The Association"), as part of entering into the condominium form of ownership, has legally acquired both benefits and responsibilities. The responsibilities include some restrictions on individual action as defined in the governing documents of The Association complex.

Florida Statutes, Chapter 718, and the Association's governing documents, specifically provide that The Association has sole responsibility for maintenance, management and operation of the condominium property and for adopting reasonable rules and regulations concerning the use of property serving unit owners.

The Rules and Regulations are presented in this document. They are designed to provide for:

1. The preservation of appearance, character and property values of the Condominium complex.
2. The orderly use and maintenance of common elements and facilities.
3. The compromise of conflicting interests of various owners and tenants e.g., pet owners vs. non-pet owners, owners vs. renters, gardeners vs. non-gardeners, etc.
4. It is the responsibility of the unit owners to inform their tenants and guests of any amendments to the Rules and Regulations.

These guidelines were used in developing these rules:

1. All the rules should be brought together in a single document and codified for identification and control.
2. Existing rules should be carried forward as appropriate with the changes needed for clarification or adaptation.
3. Rules should cover only situations where the need exists and should be no more restrictive than necessary.
4. Voluntary compliance is the key to effective working of the rules, but must be backed up by effective enforcement when necessary.
5. Residents are encouraged to cooperate with management by reporting observed violations so that timely corrective action may be taken.
6. Rules should be enforceable, compliance must be feasible; violations must be detectable; penalties must be consistently and uniformly applied.

These rules do not attempt to address every area of concern. If a question arises concerning rules not covered in The Association Rules and Regulations, an interpretation may be secured by submitting the question in writing to the Board of Directors for further consideration and review.

DEFINITIONS

Rules: The term Rules will be used to designate the Rules and Regulations adopted by the Board of The Association in accordance with Article 7, Section 1 of the By-Laws.

Governing Documents: The governing documents of The Association complex are as follows:

- The Florida Statutes, Chapter 718
- Declaration of Condominium
- Articles of Incorporation of The Islands Condominium Association, Inc.
- ByLaws of The Islands Condominium Association, Inc.
- Rules and Regulations of The Islands Condominium Association, Inc. contained in this document and all future amendments.

Family Unit: See Section V - A Declaration of Condominium.

Each family unit consists of: The volumes or cubicles of space enclosed by the unfinished inner surfaces of the perimeter and interior walls, ceilings and floors thereof, including vents, doors, windows, and other structural elements as are ordinarily considered to be enclosures of space, and including the volume of cubical space enclosed by any screened terrace, and the decorated inner surfaces of the perimeter and interior wall, floors and ceilings, consisting of wallpaper, paint, plaster and all other finishing materials, excluding items permanently installed as part of the building, as defined in the standard ISO HO6 and FEMA Flood Insurance Forms.

Owner: The person who holds legal title to the unit.In the case of Corporate, Partnership, Trust or other ownership, one designated agent or trustee.

Renter: The person in whose name a rental or lease contract has been made with the owner or their agent and approved by The Association.

Resident: An owner, renter and members of the families residing in the unit.

Guest: A guest who is spending one or more nights in the unit at the invitation of the owner or renter. This includes guests who occupy the unit in the absence of the owner.

Who owns what?: The answer is that you own your unit and everything from the paint in. ALL other property is regarded as "Common Elements" and is owned by The Association, which means all owners or owner. The Association takes full responsibility for preserving the Common Elements, excluding landscape which was altered outside of your direct unit if the Association approves such modification in writing.

OCCUPIED/VACANT UNITS
LONG AND SHORT TERM

Rule:

The number of persons permanently occupying a family unit shall not exceed 2 persons per bedroom.

Regulations:

1. Owners and Residents are required to do the following when a unit will be vacant for twenty-one (21) consecutive days or more:

    a. Notify the Association office with contact information, the date you are leaving, the approximate return date and who will be routinely and periodically inspecting the unit.
    b. Arrange for the routine and periodic inspections of the unit to determine if any mold, moisture, water leaks, or other damage has occurred. Notify the Association office immediately of any issues to prevent damage from impacting neighboring units.
    c. Turn off the main water supply to the unit. This is painted blue and is located directly behind the main meter valve in front of their unit. Please do not touch the red cover which contains the controls for the valve to the irrigation system.
    d. Turn off the electric power to the water heater.
    e. Set the air-conditioner thermostat to no higher than 80 degrees
    f. Outside articles such as patio furniture, hanging baskets, birdhouses, birdbaths, etc., which are capable of becoming airborne in high wind conditions, must be stored inside or in their corral.

2. Notify the manager when non-family guests are to occupy the unit and/or using recreational facilities during the owners absence over seven (7) days.

3. Owners must leave a properly labeled key or means of access electronically with the office. This will eliminate the necessity of forceable entry in case of maintenance or emergency.

4. Florida Statutes 2021, Chapter 718, Section 718.111(5) states: The Association has the irrevocable right of access to each unit during reasonable hours, when necessary for maintenance, repair, or replacement of any common elements or any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit or units.

UNIT SALES AND RENTALS

Rentals and re-sales are subject to Board approval per Declaration of Condominium Section XV, and the Articles of Incorporation, Article 2, Section 2, Paragraph F.

Sales and Rentals:

1. All units must have their exterior inspected by management for compliance of rules prior to property listing. Anything found to be non-compliant will be reported to potential buyers on the estoppel form.

2. A written notification must be submitted a minimum of 10 business in advance of sale or rental. For sale or transfer of a unit, please refer to Declaration of Condominium, Section XV for more information.

3. Prospective Owners and Renters shall be provided with a copy of the Rules & Regulations prior to the orientation to ensure they understand any restrictions.

4. Prospective Owners and Renters must be oriented before the sale or rental agreement is completed.

5. Prospective Renters are declined acceptance during their orientation if they own and plan to bring into the complex more than two pets, or an unapproved vehicle.

6. In the event that the person has lived in The Association as an owner or approved renter, the orientation is not necessary.

7. At the end of the interview, the prospective owners/renters must provide a signed statement that they have been provided a copy of the Rules and Regulations, have read them and will abide by the Rules and Regulations of The Association.

Rentals:

1. Sub-leasing is prohibited.

2. Owners will be held responsible for violations of Rules and Regulations and fines levied due to infractions by their renters, including members of family and guests. It is recommended that wording be included in leases for termination of the lease in the event of incidents.

3. As of July 1, 2010, condominium associations have been provided the following tools in an effort to collect delinquent assessments:

    a. The Association is authorized to collect future rent payments directly from a tenant occupying a unit which is delinquent in its assessments.

b. The tenant who acts in good faith in response to a demand for payment by The Association is immune from any claim from the unit owner or eviction by the unit owner.
c. The Association may sue for eviction if the tenant fails to pay the required rent to the association.
d. Refer to Florida Statue 718.116(11) for more information.

RECREATIONAL FACILITIES

The Manager, or any Board Member, is empowered to enforce all Rules and Regulations of the facilities. Management may close the facilities at any time.

Rules:

1. Children under 14 must be accompanied by an owner, member or resident 18 years or older when using recreational facilities.
2. Rules for use of recreational facilities are posted at each facility.
3. Gates at the pool and tennis courts must be closed at all times.
4. Gates must not be opened for unauthorized persons.

Regulations:

1. One keycard is issued to each owner.
2. Renters and guests shall obtain their keycard from the owner of the unit.
3. $50.00 will be charged to replace a lost keycard.
4. Residents must not lend their keycards to unauthorized persons.
5. Users of recreational facilities do so at their own risk.
6. An owner or authorized user are responsible for the conduct of their guests.
7. Violations of these Rules and Regulations will result in suspension of privileges, fines or both. Suspension can be implemented immediately by the Manager, or any Board Member if warranted suspension can be contested by the unit owner to the Manager on the next full business day.

Clubhouse:

1. Owners and Renters may use the Clubhouse for private parties. To reserve the Clubhouse, fill out the appropriate form located in the office. The Manager will respond to the request within 3 business days. The Clubhouse may NOT be used by

residents or renters for personal business meetings. Deposit of $250.00 will be held in office until Manager approves clean-up.

2. Scheduled Association activities shall have priority over private parties.

3. Those who have reserved the Clubhouse must clean up by 10am the following day. Cleaning up consists of emptying the dishwasher, vacuuming carpet, removing trash and straightening kitchen along with returning tables and chairs to their former position, and returning thermostat to 80, all of which must be approved by manager, office admin and/or Board member in order to retrieve deposit.

4. Users are financially responsible for missing, lost, broken or damaged articles.

5. Pets are not allowed in the Clubhouse.

6. Association sponsored events shall be open to owners, renters and guests.

POOL

Association Rules and Regulations and Florida Department of Health Rules are posted at the pool and must be followed. In addition, the following rules and regulations must be adhered to:

1. Admission to the pool is restricted to owners, renters or guests. Keycard owner MUST accompany all guests at all times.

2. Swim at your own risk. No lifeguard on duty.

3. Owners are responsible for their own pool accessories, including the removal safe guarding of said items.

4. Exercise equipment specifically made for pool use, such as water weights or a swim board is permitted.

5. Baby floats are permitted ONLY if an adult is physically in the pool with them at all times. Babies or toddlers still requiring diapers MUST wear waterproof, leakproof diapers, such as Swimmies brand.

6. Animals are not permitted inside pool fence.

7. ALL glass is prohibited inside the pool fence. Beverages in an unbreakable container may be brought into the pool area. All food needs to be kept in pool deck area.

8. Diving, running, and rough play are prohibited inside the pool fence.

9. Radios and electronic devices are allowed in the pool area as long as noise is kept to a reasonable level, or you are asked by another member to turn it down.

10. Pool may not be used for private parties.

11. Wind down & secure the umbrellas when leaving.

12. Swimmers must leave pool area during an electrical storm.

TENNIS COURTS

1. Proper attire, including shirt, must be worn at all times.

2. Tennis shoes must be worn at all times. All other shoes, skates and bare feet

3. Guest players must be accompanied by an adult owner or renter.

PETS

All pets in The Association must comply with the Citrus County Animal Ordinance.

In addition to compliance to the Citrus County Animal Ordinance, the following also applies to owners, renters and guests.

Rules:

1. ALL pets must be registered at the office within 30 days with current County Registration number for Rabies vaccination and picture. Every year the new Vaccination record must be brought to update the file in the office.

2. ONLY 2 animals permitted per unit. Current owners who already have additional animals will be grandfathered in as long as the additional animals is/are registered at the office within 30 days. The additional pets can then stay until its/their passing. After 11/20/22, owners who bring more than 2 pets into the community will receive violations.

3. When outside, all pets must be on a leash which is held in the hand of the Dog walkers at all times when outside the unit.

4. Anyone observed leaving pet waste on the grounds will be subject to a $100.00 fine for each occurrence. Anyone seen throwing animal waste into the canal will be turned in to the Department of Health and the Department of Environmental Protection immediately along with a $100.00 fine from The Association in addition to the fines levied from the above Departments.

Regulations:

1. An animal deemed to be a public nuisance by Citrus County Animal Control shall be liable for removal if the Manager so determines.

2. Pet owners shall be liable for any damage done by their pet.

3. Exotic animals as defined by the Citrus County Animal Control Ordinance are not permitted.

4. Caged birds, snakes, tropical fish and hamsters/gerbils are not permitted to be raised for commercial purposes.

5. A person with an Emotional Support Animal is allowed with reliable supporting information, including a determination of disability from a federal, state or local government agency. A registration of any kind obtained from the internet is NOT sufficient information to support a disability-related need for an Emotional Support Animal, as per the 2021 Florida Statute 760.27(2b,c). Attorney approval will be needed prior to bringing an emotional support animal into the community.

VEHICLES AND TRAILERS

1. The following vehicles are permitted to be registered with the office as the vehicle of record for owner, resident and guests. These vehicles adhere to The Association Rules and Regulations.

    a. Approved personal-use vehicles which are legally registered and licensed.
    b. Approved vehicles that are rented/leased by owners, residents and guests.
    c. Vehicles modified, as required, for those with disabilities as defined by the Americans with Disabilities Act.
    d. Approved personal use pickup trucks.

2. The following vehicles ***may enter*** the community for the day, but ***may not park overnight*** at the units and may not be the vehicle of record. These vehicles must park overnight by the tennis courts with a visitor pass.

    a. Commercial vehicles over 3/4 ton.
    b. Vehicles where external tools, materials or equipment are visible.
    c. Boat trailers, panel vans and air/fan boats.
    d. Recreational vehicles owned by or rented to unit owners or visitor of unit owner may enter the community for the purpose of loading/unloading before departure and return from travel. This may only be done in daylight hours. All recreational vehicles MUST be parked/unhitched overnight at tennis courts.
    e. Oversized mirrors must be folded in when vehicle is parked.
    f. Vehicles with an extended hitch, bicycle rack and any other extension are recommended to remove after use or back in so they are not hazardous for walkers.
    g. Dual rear wheeled vehicles, and any vehicles with modified or non-standard suspension systems. (E.g. raised or lowered)

3. The following vehicles are not permitted to be registered with the office as the vehicle of record for owners. These vehicles ***may not enter*** the community.
   a. Vehicles with modified and/or loud exhaust systems. Vehicles must comply with the Citrus County Noise Ordinance.
   b. Any vehicle after-market retrofitted, or modified specifically for off-road use.
   c. Vehicles not in good visual repair. This includes vehicles with body rust, perforations, visible surface rust, badly fade or peeling paint, primer paint, or vehicles with wraps or business signage.
   d. Motorcycles, golf carts, and ATV's.

4. The following rules are for Approved Vehicles in the community:

   a. Vehicle repairs or servicing including oil changes are not allowed on common elements. Leaks from motor oil, etc that damage the asphalt need to be reported to the office and shall be fixed at the owners expense.
   b. Inoperable or unregistered vehicles are not permitted to be stored or parked on common elements.
   c. Each unit is allowed two parking spaces. Those units on Kingfisher and Seagull have one dedicated parking space and one in a non-specific space.
   d. Any parking along Dixie Shores at the tennis courts is limited to unit owners, residents and their guests with a guest pass for no more than seven days which may be extended by the Manager. Absolutely NO Dixie Shores residents may use The Association parking areas - including boat trailers by tennis courts.
   e. Vehicles shall be parked only in paved parking locations and may ***NEVER*** park on the grass, ONLY in designated parking spots. All owners are responsible for damage from commercial vehicles on property for their unit.
   f. Parking is at the risk of the owner.
   g. Repairs and disassembling of a vehicle on The Association property is prohibited.
   h. Vehicles with mounted bicycles, canoes, kayaks, etc. which are loaded for the purpose of next day departure may be parked overnight in a parking space near the resident's unit, providing it does not impede the flow of two-way traffic or lawn maintenance.
   i. Unauthorized vehicles or vessels will be towed at the owner's expense 24 hours a day/7 days a week.
   j. Unit owners who will be away longer than 7 days shall provide a contact person at the office who has access to the vehicle. In the event of an emergency, if a contact person has not been provided to the office, towing of vehicle will be at the owner's expense.
   k. Storage in an open cargo bed vehicle is prohibited if longer than 5 days.

UNIT HOUSEKEEPING/REGULATIONS

Rules:

1. Garbage must be placed in tied plastic bags and placed in the can at the corral provided nearest to the unit. Lids must be placed on garbage cans. Recyclables are to be put loose in large recycle cans in the garbage corral.

2. Gas, electric and charcoal grills and any other open flame must be at least 10 feet from any part of the building, as per Florida Fire Prevention Code 1:10.10.6.1.

3. Items must not be left unattended on any portion of the common elements but must be stored out of sight inside condominium or inside corral. Items include, but are not limited to, bicycles, toys, fishing equipment, ladders, sporting or boating equipment, motors, TV's, gas cans, etc.

4. Patio furniture may be left on patios in an arranged position ready for use. No patio furniture, grills or water/sporting equipment are allowed in front of unit.

5. Business signs and advertisements, notices or other lettering must not be displayed in any window on the inside or outside of the owners unit, or on any common element except for approved materials posted for The Association.

6. No more than 2 flags may be displayed at any time, one being an American flag, the other a flag of the US military (Marine Corps, Air Force, Navy, Army or Coast Guard) may be displayed subject to the following rules:

    a. The flagpole must be securely anchored on the storage corral outside the owner's unit and/or on the owner's dock.
    b. The flag size must be no larger than 4.5 feet by 6 feet and must be mounted on an attached pole not to exceed 5' in length.
    c. All flags must be kept in good condition. Owners will be required to remove old, tattered or faded flags.
    d. No decorative flags of any size are permitted. An American flag may be properly displayed at all times.

7. Wreaths or welcoming signs may be displayed on front doors or wood walls adjacent to front door.

8. No signs, art, etc. are permitted to be attached to stucco walls.

9. String lights are ONLY allowed from (4th Thursday in November till January 10).

10. All noise from any activity shall comply with the Citrus County Ordinance 2010-A05, Sec 21-22.
11. Patio furniture or anything that can destroy the grass may not be placed permanently on grassy areas.

12. ONLY solar lighting which does not impede mowing will be permitted along sidewalks & patios for safety. All layout plans must be submitted and approved by 2 Common Grounds Committee members prior to installation. No electric landscape lighting may be used.

13. No eggshells, bones, melon seeds of any kind, cooking grease, celery or asparagus, etc. should be put down disposal.

14. Diapers, sanitary products, adult diapers and wipes are not to be disposed in toilets. The sewer lift station on property may fail if clogged with foreign material.

15. Owners are asked to have their air conditioner/heater systems serviced, cleaned and maintained by a licensed professional on an annual basis.

16. Owners must familiarize themselves with the location of their units' water shut-off valves and ensure they operate properly.

17. Owners must have burst-proof hoses installed on washing machines.

18. Sidewalks and entrances must not be obstructed preventing ingress and egress of unit.

19. Birdhouses are authorized providing they are securely anchored in the ground with a cement base in an effort to prevent stability from wind. Approval of the Board in writing of the site and method of attachment is required.

20. All dock boxes and storage containers must be no higher than 32", on the dock or patio only.

21. Residents or their guests/renters must not experiment with or operate any apparatus that would interfere with radio or television reception in other units.

22. Corrals must be kept clean, weeded, etc, on inside by unit owner.

23. No carpeting is permitted on exterior areas of units. Rugs and doormats are permitted.

24. Owners must install an overflow switch on the drip pan to prevent air conditioning water leaks.

25. Owners must inspect and ensure proper operation of the shut-off valves located at each sink, toilet and washing machine.

26. Radio or satellites or wiring for <u>any</u> purpose must not be installed on the exterior walls or on the roof of any unit without the approval of The Association. Any such installation is liable to be removed by The Association at the owners expense.

27. Televisions left outside the unit when not in use are prohibited.

LANDSCAPING

1. All changes to existing landscaping or new landscaping requests must have written approval from 2 Common Committee members. Requests for such authorization must be submitted in writing to the appropriate committee. Paperwork is available in the office or online. All requested changes must adhere to the Friendly Plant List which is located in the office or on the website and must include a drawing of the proposed changes, any deviation must be approved. Location and types of plants, shrubs and trees to be used will be included in the request. After approval, the Common Grounds Committee will re-inspect for any non-compliance and send a letter of fining process. Non-compliance will be dealt with by removal at the owner's expense.

2. Unit owners are not allowed to cut, trim, alter or deface trees, shrubs, hedges bushes or plants on ANY common element outside of the 36" bed. Non-compliance will result in a $100 fine for each offense.

3. All plantings must be kept 24" away from building. The sides of end units and/or back of unit wall must not exceed more than 48" from the building.

4. Planting around patios can extend NO MORE than 36" from patio edge and must be maintained by the unit owner.

5. Any and all landscaping installed by owners, or previous owners, must be privately maintained.

6. The Association Board reserves the right to remove any flowers, shrubs and trees from the common property for non-compliance, preservation of structural integrity, aesthetic purposes, invasive plant control or maintenance.

7. Corrals are the owners responsibility. Storage items, trees, vines, weeds, etc must NOT extend above inside of corral, Commercial hanging or rail planters are approved as long as they are maintained. (See #6)

8. Any vendor hired by the unit owner must never park on grass. Unit owner is responsible for ANY damage done to sod, sprinkler systems, etc by their contracts.

9. ANY type of lawn art VISIBLE from the road in front of unit or visible to neighbors is not permitted. This includes cement statues, bird balls, metal figures, etc. If you are unsure, put in a request with a picture before you buy it for the Common Grounds Committee to approve. A well-maintained flowerpot, trellis (not attached to condo) birdbath (specs no larger than 36"High and 36"Diameter), and bird feeders (specs no larger than 10"x10"x10") are allowed.

10. Lawn maintenance is handled on a contract basis. The contractor works under direction of the Board, Manager, and/or designee. It is inappropriate for individual owners to direct or interfere with their work. The maintenance crew does routine upkeep of the common property. If you have a request, please submit it in writing on the pertinent form in the office.

11. Perennial plants in the ground or in a planter are restricted to the Islands Plant List. Any deviation from the list must be presented to the Landscape Committee for approval.

BOATS & ALL WATER CRAFTS

Rules:

1. All boats must be properly registered and moored to a permanent dock.

2. A single boat may be moored in the water at each dock. All moored boats must be tied securely to the dock in such a way as to avoid excessive movement with winds and tides. No boat shall be mounted/tethered to units, seawall and/or seawall caps. Canals and channels must not be obstructed.

3. Canoes, kayaks, skulls & paddleboards or Non-motorized Water Craft (hereafter referred to as "NWC") are allowed and must comply with the following rules:

    a. A maximum of 3 NWCs must be stored and secured to the docks platform, railings or pilings.
    b. Each NWC stored on the dock may not exceed 17 feet in length.
    c. NWCs may protrude up to 4 feet beyond the edges of the dock.
    d. NWCs can be stored out of the water and secured on the dock; without protruding over any portion of the seawall.
    e. When not in use they must be stored on a free-standing rack up against unit as long as it does not impede lawn maintenance crew or in storage corral without being visible above the corral.

4. Other than NWC's, no other type of watercraft may be stored on the dock.

5. ANY Boat-or NWC maintenance or repair activities such as, but not limited to, hull cleaning, painting, discharge and release of oils or greases associated with the engine and hydraulic repairs, and related metal-based bottom paints associated with hull scraping, cleaning, and painting are prohibited per The Islands Condominiums, Inc. FDEP (Florida Department of Environmental Protection) permit.

6. Overboard discharge of trash, human or animal waste, fuel or lubricants from boats or docks is prohibited.

7. FDEP requires ALL vessels in The Association waterways and canals to operate at "Idle Speed/No Wake" at all times.

Regulations:

1. Anyone mooring a boat or Water Craft requiring state registration, in The Association, must provide The Association office with the make, size and registration number of their craft.

2. Boat size shall not impede access to the adjacent docks or waterways. The maximum boat size permitted is 28 foot 6 inches in overall length (including motor/drive unit and bow pulpit with motor/drive unit in down position and 9 feet 6 inches in width.

3. Only boats belonging to, or rented/leased to, unit owners, residents and guests are permitted to be moored at the dock location assigned to the unit.

4. Guests of unit owners or residents may temporarily have their boat moored at the dock assigned to the unit for up to seven (7) days per 3-month period. This may be extended by the Manager. Boats & NWCs used for Commercial purposes are prohibited.

5. Houseboats and Air/Fan boats and Personal Water Crafts (PWCs) are prohibited.

6. Live aboard boat usage is prohibited.

7. All damage to any boat or NWC is the owner's responsibility and/or any damage to persons, their property or owner is the owner's liability.

BOAT LIFTS AND DOCKS

The Citrus County Manatee Protection Program limits the number of docks within The Islands Condominium Association Inc. to 136. That limit has been reached. At this time, no additional docks may be added.

Regulations for Boat Lifts and Docks:

1. The Association is the sole authority regarding installation and/or removal of a boat lift or dock.

2. Docks are not allowed to be attached to the seawall. Per Foster Consulting recommendation, dated 2-25-22, any replacement of dock structure should not be fixed to existing cap of the concrete slab wall as this exerts additional load on the seawall. If another owner is hereafter granted and/or transferred for any reason a Dock Location with its dock attached to a seawall and/or an Owner currently with a dock attached to a seawall must make repairs to a dock that requires all structural pilings to be replaced or if any repair of decking requires deck to be detached from seawall will not be allowed to be reattached to seawall.

3. The actual material used in building the dock and boat lift, is the property of the owner and that owner is responsible for personal liability and personal property insurance coverage. The Owner is responsible for maintaining the boat lift and dock in safe operating condition and keeping it in good appearance. If it is not maintained, The Association will send a letter prior to a fine. The Association reserves the right to repair or remove the dock and place a lien on the unit for the cost or repair or removal.

4. A dock and/or boat lift cannot be conveyed until all financial obligations to The Association are met and the Dock Committee has visually inspected the dock; if in disrepair, the new owner is responsible to bring dock to The Associations standards.

5. Rental of docks to non-residents is prohibited.

6. Docks are NOT to be painted, wood may be treated with a clear preservative.

7. ALL boat lift requests or modifications to the dock/boat lift, including lighting and/or water, MUST comply with the Dock/Boat Lift specifications and must be submitted on the appropriate form to the CAM and Dock Committee for approval. IF a complaint is filed about lighting, it must be turned off until the CAM resolves the complaint.

8. One storage box is permitted on the dock and must be no taller than 32" and not exceed the width of the dock.

9. Per FDEP, all boats on a lift must be stored completely out of the water.

Original 9/1/2002, Revised 2/15/2011, 3/29/2011, 10/20/2022

GENERAL RULES

1. Owners shall not permit the use of their family unit in such a way as to cause an increase in the insurance rates of the insurance carried on the condominium property or invalidate said insurance.

2. Owner shall not permit the use of their family unit in such a way as to violate any applicable state, county or ~~city~~ laws, ordinances or regulations.

3. Cover-ups and/or shirts MUST be worn when in public areas except for pool area.

4. All vehicles must be operated at 15mph or less while on The Association property.

5. Only the Manager and/or Committee Chair of that specific committee is permitted to direct The Association employees or contractors employed by The Association.

6. Any complaints or suggestions must be submitted to the Manager or the Board on a form available in the office.

7. Solicitation is prohibited. Report any such activity to the office.

8. Owners are responsible to The Association for damage resulting from acts by members of his/her family, renters and guests. Children or guests visiting members are the direct responsibility of the Association member. Visiting children require full supervision while within the condominium property.

9. Street lights that are flickering or are no longer lit should be reported to The Association office and/or email the Safety Committee at: islandssafety@gmail.com

10. No private or commercial enterprises that generate traffic may be operated out of a family unit.

11. Though common areas are for The Association members, each member is to respect the privacy of areas around individual units, such as walking close to windows, stepping on private docks, etc.

12. For problems relating to exterior water and/or sewer lift station, call the office during business hours, Monday through Friday. At other times, call Management Emergency number at (727-869-9700).

13. Security issues or unusual activities should be referred to the Citrus County Sheriff at 9-1-1 or the Management Emergency number (727-869-9700). Please also email The Association Safety Committee at: islandssafety@gmail.com

VIOLATION POLICY

Pursuant to the authority within Florida Statute Section 718, the Board of Directors hereby adopts the following Violation Policy which shall be in effect for The Islands Condominium Association.

1. A "violation" refers to any action or condition within the community and on Association common element property that violates any covenant, rule or policy contained within the Association's Declaration, Bylaws, Rules & Regulations or Board Policies (collectively, the "governing documents"). A copy of the governing documents can be obtained by contacting the Association's property manager directly through e-mail: crystal@qualifiedproperty.com.

2. Violation Procedure:

    a. A violation may be identified by Association Board Members, residents or the Property Management firm – and must be promptly reported to the Association's Property Manager via e-mail: crystal@qualifiedproperty.com.
    b. Upon identifying a violation, the Property Manager will provide notice of the violation to the owner and/or tenant (1st Notice) and afford the owner or tenant a reasonable time to cure the violation. The 1st Notice is a courtesy notice and will document the violation, identifying the specific rule that has been violated, and will indicate how the violation may be corrected. The 1st Notice will indicate that if the violation remains uncured fines or a suspension will be levied, if a fining committee has been established.
    c. If the violation is not cured within the timeframe specified by the Association, the owner will receive a 2nd Notice letter indicating that a daily fine or suspension is being levied, and providing the owner or tenant with at least 14 days notice of a hearing date before the Fining Committee, if a fining committee has been established. The daily fine amount is $100.00, and fines may accrue for each day of a continued violation up to $1,000.00.

d. A member of the Board or Property Management firm will inspect the premises on the day of the fining hearing to determine whether the violation has been cured. If the violation has been cured, the Association will waive the fines, with the exception of a repeat violation.
e. If the violation remains uncured as of the date of the fining hearing, the Association will seek the maximum fine amount of $1,000.00 and the owner will have an opportunity to present evidence regarding the violation and remediation efforts, if any, to the Fining Committee.
f. The Fining Committee's role is to accept or reject the fine proposed by the Association. If a majority of the Fining Committee approves the proposed fine, the fine shall be placed on the owner's account ledger five (5) days after the hearing, and the Property Management firm shall issue a letter to the owner advising him or her of same. If the fine is not paid within thirty (30) days after the hearing, the matter will be referred to the Association's attorney for collections.
g. If the violation remains uncured after the fining hearing, the matter will be referred to the Association's attorney to initiate litigation, at which point the owner may be responsible for the Association's legal fees.
h. Depending on the nature and severity of the violation, or in the event of a repeat violation within twelve (12) months, the Board reserves the right to escalate a violation directly to fining and/or to the attorney for litigation at any point.

3. This policy supersedes any previous violation policies.

STRUCTURAL MODIFICATIONS

Specifications for the following are located in the Manager's office and are available upon request. This list is current as of October 20, 2022.

Patio
Awnings
Sliding Glass Doors
Windows
Doors
Screen Doors
Docks/Lifts
Gutters

1. Other than listed above, unit owners or tenants shall not make or cause to be made any structural addition to the unit or to the common elements, or to the appearance of those portions of the unit visible from the outside.

2. Internal structural modifications without Board approval are prohibited.

3. Any violation of the governing documents must be corrected by the owner at the owner's expense. If the correction is not made, The Association may have the violation corrected

and The Association will bill the owner for the costs associated with the correction in addition to any fine which may be assessed.

RECORDS REQUEST POLICY

The following shall be the standing policy of The Islands Condominium Association in relation to a request from an owner or from an agent for an owner to review the records of the Association, as allowed by Section 718.111(12), Florida Statutes:

1. Requests to inspect the records of the Association may be made by an owner or their agent, as identified in writing by the owner. Requests shall be limited to two (2) requests per owner, per month.

2. All requests to inspect the records shall be made in writing to the Association's property manager by U.S. mail. No faxed, emailed, electronic, or otherwise submitted requests shall be accepted. The owner shall include their email and phone number along with their request so the Association may contact them to schedule an inspection date or provide the specific documents requested (if possible).

3. At the time a request is received by the Association, it shall be date-stamped, and that date shall be deemed the date the records were requested. The records shall be made available for inspection within ten (10) business days of the date the request is received.

4. Upon receipt of the request, an authorized representative of the Association will contact the requesting party to schedule an appointment to review the records or make alternate arrangements for procurement of the requested records. The requesting party shall be afforded up to four (4) hours of record inspection time per request. During the inspection period, the requesting party shall be monitored at all times, and shall not alter, remove or destroy any original records. Neither the Association nor the authorized representative shall be obligated to discuss any records or answer any questions during the inspection without the Association's attorney being present.

5. Documents shall be produced as they are kept in the ordinary course of business; however, records kept in an electronic format may, in the discretion of the Association or its agent, be printed for inspection by the requesting party. The Association shall not be required to produce any report not kept in the ordinary course of business or alter the format of any record to satisfy a specific request.

6. Copies shall be made at a cost of $.25 per page if the Association's equipment is used, or if the owner and Association agree that a member of the management team will provide specific documents in response to a request.

AMENDMENTS

These rules may be amended by addition, deletion or changes made by the Board under the provision of Article 3, Section 4 and Article 7, Section 1 of the ByLaws of The Association. All amendments will contain the date of The Association Boards action and the effective date of the amendment.

A Master File of the rules including all amendments will be maintained in the Association office.

Amendments will be distributed to all owners on a timely basis to ensure those affected are advised of the changes prior to the effective date. IT IS THE OWNER'S RESPONSIBILITY TO SEE THAT RENTERS/TENANTS ARE ADVISED OF ALL RULES, REGULATIONS AND AMENDMENTS.

SEVERABILITY

If any paragraph, sentence, clause or portion thereof of any provision of these rules shall be held invalid, it shall not affect the validity of the remaining parts.

EFFECTIVE DATE AND SUPERSESSION

These Rules are effective on and after October 20, 2022 and supersede any other Rules and Regulations adopted prior to effective date.

RULES MOST FREQUENTLY BROKEN BY OWNERS AND RENTERS

1. Allowing overnight parking of unauthorized vehicles.
2. Garbage not properly bagged, tied and placed in a covered container.
3. Wearing improper attire when in public areas.
4. Using kitchen garbage disposal unit to dispose of solids (eggshells, shrimp tails, melon seeds, chicken bones) and cooking grease.
5. Using toilets for other purposes (disposing of diapers, sanitary products and other solids).
6. Failure to pickup after pets.
7. Failure to observe The Islands speed limit of 15 mph.
8. Making changes to the exterior of the unit without Common Grounds Committee approval. This includes planting of flowers, shrubs and trees on the common ground.
9. Making structural changes without Board approval.