IslandWalk at the West Villages
Amenity Rules & Regulations

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1. GENERAL

1.1 Management

IslandWalk at the West Villages Homeowners Association, Inc. has amenities in common areas for the use and enjoyment of residents and their guests. These rules and regulations are intended to enhance the health, safety and welfare of residents and guests through beneficial use of these amenities, and to promote responsible stewardship of IslandWalk property and facilities. Subject to Board of Directors approval, HOA management may amend and add rules and regulations at any time as needed to protect our residents and the amenities from discourteous or abusive behavior. Please contact the HOA management office with any questions or comments you have regarding these rules and regulations.

The IslandWalk Board of Directors, in collaboration with the property management company, may appoint specific activity groups or committees for the purpose of developing and recommending operating guidelines for their particular activity. Such groups may also administer the use of HOA facilities consistent with the policies of the Board of Directors. They shall regularly monitor activities at our facilities, review rules covering their use, make enforcement recommendations, and report any related issues to the HOA management office.

The authority to enforce these rules and regulations resides with HOA management. This includes authority to take corrective action against persons in violation, including the suspension of privileges or recommendation of fines. The HOA General Manager shall maintain a current copy of IslandWalk Amenity Rules and Regulations which shall be made available to community residents.

1.2 Owner Responsibility

IslandWalk residents and their guests are expected to exhibit respectful and responsible behavior when using our amenities. Everyone is required to fully comply with all policies, rules, and regulations. These include any temporary restrictions posted by the HOA management office. Violations of IslandWalk Amenity Rules and Regulations may result in payment of damages, suspension of amenity privileges, or possible fines.

1.3 Code of Conduct

So that all may enjoy IslandWalk amenities, residents and guests using these facilities must exhibit conduct which will support the well-being of the community. The use of language that is deemed indecent, abusive, threatening or harassing in any form is not acceptable. Similarly, any action or behavior that is discourteous, impairs the rights and privileges of others or results in unsafe conditions is not permitted. Violations of these norms of conduct may result in the suspension of privileges or the assessment of a fine.

1.4 Liability

Use of IslandWalk amenities is limited to residents and their guests. All recreation facilities furnished by the HOA or erected within areas of common responsibility shall be used at the risk of the user, and the HOA shall not be held liable for any claim, damage or injury occurring thereon or related to use thereof. All injuries or accidents are to be reported to the HOA management office.

1.5 Attire

Proper attire should be worn at all times when using the amenity areas. Appropriate swimming attire is required in all resort pools, lap pools and spas. Swimming attire and bare feet, however, are not permitted inside IslandWalk buildings or in the Clubhouse or Resort Center lanais. Shirts must be worn in all indoor areas, in the Clubhouse and Resort Center lanais, and on the sport courts. Appropriate athletic shoes must be worn in the fitness centers and on the sport courts.

1.6 Minor Children

Individuals under the age of 16 must be accompanied by a supervising adult in all amenity areas.

1.7 Non-Resident Guests

Amenity facilities are provided for the sole and exclusive use and enjoyment of IslandWalk residents and their guests. Host residents are responsible for making sure that guests are registered in, and properly utilize, the secure gate entry system. Host residents are also responsible for ensuring that guests are aware of and comply with all IslandWalk policies, rules, and regulations.

Residents have priority rights to use IslandWalk amenities and to participate in community activities and events. To preserve these rights in any amenity area, HOA management has authority to reasonably limit the number of non-resident guest participants and to restrict the schedule of hours available for non-resident guest participation.

Specific to the use of IslandWalk bocce, pickleball and tennis courts, the Sport Activity Groups (Bocce Activities Group (BAG), Pickleball Activities Group (PAG) and Tennis Activities Group (TAG)) have authority to monitor and manage the participation of non-resident guests, and of non-resident groups or teams, with oversight provided by HOA management.

1.8 Pets

Except for service animals, pets are not permitted inside amenity buildings or the fenced-in areas around the pools. Animals are not permitted on the sport courts. Pets must be leashed and attended to by a responsible adult in all areas within IslandWalk except as allowed when in the Dog Park. Owners are fully responsible for the conduct of their pets and must always clean-up after their pets.

1.9 Resident Access

Community access transponders are assigned to IslandWalk residents by the HOA management office. These transponders are for resident personal use only and are not to be given or loaned to other persons who could use them to enter the community through the resident gates.

Access to IslandWalk buildings and pools requires use of an electronic fob issued to IslandWalk residents by the HOA management office. These fobs are for resident personal use and are not to be given or loaned to other persons. Residents must close and lock doors and gates after entry and exit. Propping doors or gates open is prohibited. Please ensure the gates do not slam when closing. For private events, host residents must escort all outside guests into the reserved areas and not allow them to wander through other buildings and amenity areas.

An individual who notices an issue or incident that could compromise safety, or the controlled access to IslandWalk or its amenities, should promptly report it to the HOA management office.

1.10 Smoking

Smoking, indoors and outdoors, is prohibited on every part of the major IslandWalk amenity campuses. This prohibition includes facilities located on these campuses such as buildings, swimming pools and spas, pool decks, and sport courts. It also includes the walking and biking paths, gardens, landscaped common areas, patios, fire pits, and parking lots that are adjacent to the amenity campuses. Prohibited smoking includes use of cigarettes, cigars, pipes, and vaping instruments.

1.11 Trash

All trash and recyclable items must be disposed of in provided receptacles.

1.12 Vehicles

All vehicles, such as cars, motorcycles, golf carts, bicycles, and scooters, are to be parked only in locations and spaces that have been designated for parking that particular type of vehicle. Parking on the grass is prohibited throughout the community.

2. AMENITY AREAS

2.1. Arts and Crafts Room

The Arts and Crafts Room is located in the Resort Center and is available for use from 7:00 am until 10:00 pm daily. This room can be reserved by residents for community activities. At times when it is not reserved, the room is available on a first-come basis. Residents using the room are responsible for clean-up after use. This includes wiping down tables and other surfaces, returning furniture to the original configuration, removing all food and beverages, disposing of trash and turning off lights.

The jigsaw puzzles stored in this room are available for residents to take home and use.

2.2. Basketball Court

The basketball court is located on the Clubhouse campus and is open for play from dawn to dusk. The court is to be used for basketball only. Climbing on the pole that supports the basket, or hanging from the basket rim or net, is prohibited.

2.3. Bocce Ball Courts

Bocce courts are located on the Resort Center campus and are open for play from 7:30 am until 10:00 pm daily. Bocce balls and scoreboards are stored in the closet behind the Resort Center pool restrooms. IslandWalk residents may reserve courts using the RMC court reservation system subject to the established Sport Court Reservation Rules and Regulations. Open courts can be used on a first-come basis.

Only bocce is allowed to be played on the bocce ball courts. After evening play, players are required to turn-off the court lights. There is no power to the lights after 10:00 pm.

Food and beverages are allowed in the seating areas only. Lofting, speed throwing or overhead throwing of bocce balls is prohibited.

The bocce ball courts have a Har-Tru clay surface. If required, players using the courts must brush and groom them after use in accordance with the guidelines provided by BAG.

2.4. Clubhouse Multi-purpose Rooms

The Clubhouse building houses two multi-purpose rooms. The rooms are open from 9:00 am until 10:00 pm daily. These rooms may be reserved by resident groups for community activities or rented for private events. When not reserved, the rooms are available for use by residents on a first-come basis. Residents hosting activities or events must escort all outside invited guests into the building and ensure they do not utilize other amenities.

Residents hosting activities or events are responsible for all room set-ups. Furniture may not be moved out of the room where it is stationed. Residents using the rooms are also responsible for clean-up after use. This includes wiping down tables, returning furniture to the original configuration, removing all food and beverages, disposing of trash in the outside dumpsters, and turning off televisions and lights.

Host residents are required to get HOA management approval for any food caterers or music providers utilized during an activity or event. All additional rules and regulations pertaining to reservation and use of IslandWalk activity and event rooms are required to be followed.

2.5. Clubhouse Lanai

The Clubhouse lanai is open from 9:00 am until 10:00 pm daily. The lanai can be reserved by resident groups for community activities or rented by residents for private events. When not reserved, the lanai is available on a first-come basis.

Residents hosting an event are responsible for all room set-ups. Furniture is not permitted to be moved outside of the lanai. Residents using the lanai are also responsible for room clean-up. Clean-up includes wiping down the bar counter and tables, returning furniture to the original configuration, removing all food and beverages, disposing of all trash, and turning off televisions and lights.

Provided scoops should be used when getting ice from the icemaker. Placing food, beverages or other objects in the ice machine is prohibited.

Host residents are required to get HOA management approval for any food caterers or music providers utilized during an activity or event. All additional rules and regulations pertaining to reservation and use of IslandWalk activity and event rooms are required to be followed.

2.6. Clubhouse Pavilion

The Clubhouse pavilion is located adjacent to the pool deck and is available for use from dawn until 10:00 pm daily. This area cannot be reserved. Therefore, it is available for use by residents on a first-come basis. Residents using this facility are responsible for returning chairs and tables to their original configuration, cleaning the area used, removing all food and beverages, turning off lights and disposing of all trash.

2.7. Community Garden

The IslandWalk Community Garden is located behind the Clubhouse pickleball courts. The community garden consists of raised planter boxes that, if available, may be rented from the HOA management office.

Gardeners are expected to weed their planter boxes, clean community tools after use and rewind all hoses that are used. Plant refuse should be placed in the plastic trash bins only. All residents are prohibited from taking produce or plants from a gardener's box without the permission of the gardener. The gates to the garden area must be closed after entry and exit. Golf cart use inside the garden fenced area is allowed only if the golf cart driver or rider is physically limited and the cart displays a handicap flag or sticker.

2.8. Community Preserves, Lakes and Wildlife

IslandWalk common property includes many lakes, lake banks and preserve areas including the littoral shelf. Altering the vegetation, slope, or drainage in any of these areas is prohibited. This includes, but is not limited to, the cutting, mowing, pulling, or spraying of any existing plants, as well as the introduction of any new plants. Placing any yard waste, soil, or debris of any kind in the preserve areas or lakes is also prohibited.

Swimming in the lakes is prohibited. Catch and release fishing is only allowed behind each resident's own lot. Fishing is not permitted in any common areas, including from or near any of the bridges.

Feeding or harassing alligators, birds, fish, turtles, and other wildlife is prohibited. The introduction or release of any animal or fish species is also prohibited. Homeowners are fully responsible for knowing state and federal laws, limitations, and regulations regarding wildlife.

2.9. Dog Park

The dog park, located on the Clubhouse campus, is divided into large dog and small dog sections and is open from dawn to dusk. Puppies under 4 months old, and dogs that are sick or in heat, are not permitted in the dog park. All dogs using the park must have current rabies and other vaccines as required by local law.

Dog handlers must be at least 18 years old and attend to their dog(s) at all times. Dog owners are fully and legally responsible for the behavior of their pets. Aggressive behavior and digging in the grass are prohibited. Dog fecal waste must be picked-up and disposed of immediately. Dog food and treats are not permitted in the dog park. Agility equipment is for dog use only. Dogs are required to be leashed when entering and exiting the park.

Individuals using the dog park are required to follow any additional rules that are posted at the park.

2.10. Event Center Multi-purpose Rooms and Kitchen

The Event Center houses a catering kitchen and large event room that can be divided into three multi-purpose rooms. Open hours are from 9:00 am until 10:00 pm daily. Rooms may be reserved by resident groups for community activities or rented by residents for private events. When not reserved, rooms are available for use by residents on a first-come basis. Residents who host activities or events in a room are required to escort all outside invited guests into the building and ensure they do not utilize other IslandWalk amenities.

Host residents are responsible for all room set-ups. Furniture is not permitted to be moved out of the room where it is stationed. Leaning folding chairs against the wall in uncarpeted areas is not permitted. Opening and closing the Event Center partition walls is only allowed for those trained to do so safely. Residents who host activities or events in the rooms are also responsible for room clean-up. This includes wiping down tables and other surfaces, returning furniture to the original configuration, removing all food and beverages, disposing of all trash, and turning off televisions and lights.

The Kitchen area is available for resident use. Provided scoops are to be used when getting ice from the icemaker. Placing food, beverages or other objects in the ice machine is prohibited. Pouring grease or oil down the sink drains is prohibited. After use, all counters, sinks, appliances, cookware, and utensils must be cleaned and returned to storage. No food or beverages may be left in the refrigerator.

Residents who host events in the rooms are required to get HOA management approval for any food caterers and music providers utilized. All additional rules and regulations pertaining to reservation and use of IslandWalk activity and event rooms are required to be followed.

2.11. Fire Pits

Propane fueled fire pits are located behind the Event Center and at the Clubhouse pool deck. The fire pits can be used by residents on a first-come basis. Use is available during the evenings until 10:00 pm daily. Placing anything in the fire pits, or using the fire pits to cook anything, is prohibited as these acts are unsafe and may cause damage. The red emergency shut-off buttons which turn off the gas to the fire pits are to be used only in an emergency. An individual who pushes an emergency shut-off button must notify the HOA management office for the fire pit circuits to be reset.

2.12. Fitness Centers and Movement Rooms

Fitness centers and movement rooms are located in the Resort Center and Clubhouse. The hours of operation are 5:00 am until 10:00 pm. All individuals under the age of 16 must be accompanied by a supervising adult.

Individuals who use fitness center equipment should read and follow the instructions provided. Equipment is not to be dropped or slammed and must be returned to its original location and state after use. No equipment is permitted to be removed from the facilities. Use of cardio equipment is limited to 30 minutes if others are waiting. All equipment must be wiped down after every use with the wipes and spray provided. Any concerns regarding equipment conditions should be reported to the HOA management office.

Talking on phones and other communication devices in the fitness centers is discouraged. Personal music devices are allowed only if used with headphones or earbuds. Drinking water and sports drinks are permitted only if contained in non-breakable and spill-proof containers. Eating food in the fitness centers and movement rooms is prohibited.

Individuals using the fitness centers or movement rooms are required to follow any additional rules that are posted in these facilities.

2.13. Game Room

The game room is located in the Event Center. It includes a billiards table, dart board and ping-pong table. An electronic fob issued by the HOA management office is required to access the game room. All individuals under the age of 16 must be accompanied by a supervising adult at all times.

Any ball, cue, dart, paddle, or other piece of equipment may be used only for the intended purpose. Trick, jump, and masse shots are prohibited on the billiards table. Sitting or lying on the tables is prohibited. Food and beverages are prohibited near the billiards table.

2.14. Grills

Propane fueled grills are located behind the Event Center, near the Resort Center lanai, and near the Clubhouse pavilion. The grills can be used by IslandWalk residents from 8:00 am until 10:00 pm daily on a first-come basis. For groups requiring use of more than one grill, reservations should be made through the HOA management office. Individuals using the grills are required to turn off the propane after use, and to clean the grill grates and tools.

2.15. Lap Pools

Lap pools are located on the Resort Center campus and adjacent to the Clubhouse pool. The lap pools are open to IslandWalk residents from dawn to dusk on a first-come basis.

Lap pools and lap lanes are for swimming or walking only. Loitering in the lanes is prohibited. If individuals are waiting to use the lap pool lanes, please be courteous and limit your time to 45 minutes. Sharing of lanes is encouraged to enable full use of the pools. However, permission to share should first be requested if there is an active user in the lane.

Food and beverages are not permitted in the lap pools or on the pool decks within 5 feet of the pools. Glass containers are prohibited in the pools and on the pool decks. Running, diving, jumping, flipping or other activities deemed to be dangerous or a nuisance to others are prohibited. Personal music devices are allowed only if used with headphones or earbuds.

Persons with a communicable disease, open sores, or wounds, or who are ill with diarrhea or vomiting are prohibited from using the lap pools. Body casts, adhesive tape and bandages are prohibited in the lap pools. All bathers requiring diapers must wear specialty swim diapers in the pools and on the pool decks.

Pool chairs, lounges and tables may not be reserved. Pool furniture may not be removed from the pool areas or placed in the pools. Towels are required to be used on all chairs and lounges on the pool deck.

All individuals are required to abide by the pool rules that are posted on the pool decks.

2.16. Library

The library is located in the Resort Center. Most of the books are from resident donations. Books are shelved alphabetically by the author's last name. Residents are welcome to take books at any time. Returned books and book donations can be placed in the basket near the library door. Food and beverages are prohibited in the library.

Two desk-top computers are located in the library. These are available for residents to use during open hours. If people are waiting to use the computers, individuals are encouraged to limit their use time to 30 minutes.

2.17. Lost and Found

The HOA is not responsible for any damaged, lost or stolen items. A lost and found is located at the HOA management office. Unclaimed items will be donated or disposed of on a periodic basis.

2.18. Multi-use Paths

Multi-use paths are paved sidewalks greater than 10 feet in width. Such paths may be used by bicycles, electric golf carts and personal non-fueled devices such as electric bikes and skateboards. Cars, trucks, ATV's, mopeds, motor scooters, dirt bikes and any other vehicle that may be registered as a motor vehicle under Florida law for use on public roadways may not be operated on the multi-use paths. The lone exception is for service vehicles while they are performing functions for the HOA which require use of the multi-use paths. Operators of bicycles and motorized vehicles must issue reasonable audible safety warnings to others on the paths and are required to yield the right of way to pedestrians and people using personal mobility devices. Vehicles may not block the paths.

2.19. Pickleball Courts

Pickleball courts are located on the Resort Center and Clubhouse campuses. Pickleball courts are open for play from 7:30 am until 10:00 pm daily. IslandWalk residents may reserve courts using the RMC court reservation system subject to the established Sport Court Reservation Rules and Regulations. Courts that are not reserved may be used by residents on a first-come basis.

Only pickleball is allowed to be played on the pickleball courts. Bicycles, skateboards, skates, and similar wheeled items are prohibited on the courts. After evening play, players are required to turn off the court lights. There is no power to the lights after 10:00 pm.

Food and beverages are allowed only in the seating areas around the courts.

Information and guidelines concerning IslandWalk pickleball programs and activities is available at the following website: https://www.iwpickleball.com

2.20. Playground

The children's playground is located on the Clubhouse campus. It is open from dawn to dusk. The playground is permitted to be used only by individuals under 16 years of age. Individuals using the playground are required to be accompanied by a supervising adult.

2.21. Professional Instructors and Therapists

Only certified professional trainers, instructors and therapists who are approved by HOA management may conduct personal sessions and group classes using IslandWalk facilities. Such approval requires proof of certification and liability insurance, and the service providers are also required to pay a monthly fee to the IslandWalk HOA. The HOA management office is able to provide details related to these requirements.

2.22. Resort Center Community Room and Kitchen

The Resort Center Community Room is a large activity room with adjacent catering kitchen. This all-purpose facility is open from 7:00 am until 10:00 pm daily. The Community Room may be reserved by resident groups for community activities. It may also be rented by an IslandWalk resident for private events. If not reserved, the Community Room and kitchen are available to residents on a first-come basis. When it is feasible, IslandWalk activity groups should share the use of this area.

Residents hosting activities or events are responsible for all room set-ups. Furniture is not permitted to be moved out of the room. Host residents are also responsible for room clean-up. This includes wiping down tables and other surfaces, returning furniture to the original

configuration, removing all food and beverages, disposing of all trash, and turning off televisions and lights.

The adjacent catering kitchen area is available for resident use. Provided scoops should be used when getting ice from the icemaker. Placing food, beverages or other objects in the ice machine is prohibited. Pouring grease or oil down the sink drains is prohibited. After use, residents using the kitchen must clean all counters, sinks, appliances, cookware, and utensils. Residents are also required to return all cookware and utensils to storage. Food or beverages may not be left in the kitchen refrigerator. Residents are required to notify the HOA management office if the warming tray will be used.

Host residents are required to get HOA management approval for any food caterers or music providers utilized during an activity or event. All additional rules and regulations pertaining to reservation and use of IslandWalk activity and event rooms are required to be followed.

2.23. Resort Center Lanai

The Resort Center screened-in lanai is open from 7:00 am until 10:00 pm daily. The lanai may be reserved by resident groups for community activities. It may also be rented in conjunction with the Resort Center Community Room for private events. If not reserved, the lanai is available to residents on a first-come basis. Residents using the lanai must return all furniture to the original configuration. In addition, residents are required to remove all food and beverages and dispose of all trash.

2.24. Resort Pools

Resort swimming pools are located both at the Resort Center and at the Clubhouse. These pools are open from dawn to dusk daily. No lifeguard is on duty at these swimming pools. Any individual who uses a swimming pool does so at their own risk.

All persons should shower prior to entering the pools, especially if a sunscreen lotion, cream or oil has been applied. Pool users must utilize rest rooms with outside access only as swimming attire is not allowed inside IslandWalk buildings. Large parties are not permitted in the pools or on the pool decks as these are not reservable spaces.

Food and beverages are not permitted in the pools or on the pool decks within 5 feet of the pools. Glass containers are strictly prohibited. Running, diving, jumping, flipping or other activities deemed to be dangerous, or a nuisance are prohibited. The resort Center water feature is not to be used as a seat, table, or diving board. Personal music devices are allowed only if used with headphones or earbuds.

Floats, inner tubes, rafts and thrown objects are prohibited in the pools unless used as part of an organized program. Noodles may be used in the pools for flotation purposes.

Kickboards may be used only for instruction and organized lessons. Water wings and water safety rings for non-swimmers are permitted.

Persons with a communicable disease, open sores, or wounds, or who are ill with diarrhea or vomiting are prohibited from using the Pools. Body casts, adhesive tape and bandages are prohibited in the pools. All bathers requiring diapers must wear specialty swim diapers in the pools and on the pool decks.

Pool chairs, lounges and tables may not be reserved. Pool furniture may not be removed from the pool areas or placed in the pools. Towels are required to be used on all chairs and lounges on the pool decks.

All individuals are required to abide by pool rules posted on the pool decks.

2.25. Spas

Spas are located at the Resort Center and Clubhouse pool areas. The spas are open daily, from dawn to dusk, on a first-come basis. Individuals under 16 years of age must be accompanied by a supervising adult. For safety reasons, individuals should limit their continuous use time to a maximum of 15 minutes.

Food and beverages are prohibited in the spas or on the pool decks within 5 feet of the spas. Glass containers are strictly prohibited from the pool and spa areas.

Residents or guests with a communicable disease, open wounds, or sores, or who are ill with diarrhea or vomiting are prohibited from being in the spas. Before using the spas, pregnant individuals, children, individuals with health issues, and individuals using alcohol, narcotics or other drugs that cause drowsiness should consult with a physician concerning potential health-related effects of using the spas.

Pressing the spa emergency shut-off buttons will turn off the spa jets and heaters. These buttons should be pressed only in an emergency. If an emergency shut-off button is pressed, the individual pressing the button is required to notify the HOA management office so that the circuits may be reset.

All individuals are required to abide by the spa rules and instructions that are posted on the pool decks and at the spas.

2.26. Tennis Courts

The tennis courts are located at the Resort Center campus and are open for play from 7:30 am until 10:00 pm daily. IslandWalk residents may reserve courts using the RMC court reservation system subject to the established Sport Court Reservation Rules and Regulations. Open courts may be used on a first-come basis.

Only tennis is allowed to be played on the tennis courts. After evening play, the players are required to turn off the court lights. There is no power to the lights after 10:00 pm.

Food and beverages are allowed only in the bench and seating areas around the courts.

Used tennis balls should be placed in the ball recycling bins located on the walkways outside the courts. Recyclable materials should be placed in the blue recycling bins.

The tennis courts have a Har-Tru clay surface. If required, players using the courts must brush and groom the court surface and lines after use in accordance with the guidelines provided by TAG.

Information and guidelines concerning IslandWalk tennis programs and activities is available at the following website: https://www.islandwalktennis.net

2.27. Therapy Room

The therapy room is located in the Resort Center. Only therapists who have been approved by HOA management are permitted to provide services in the therapy room, and only during the time slots allotted to them by HOA management. All individuals receiving services in the therapy room must be IslandWalk residents or house guests of residents.

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