Island Club
Rules & Regulations

Island Club Homeowners Association
4010 Island Club Drive
Lantana, FL 33462

Important contacts:
LANTANA POLICE DEPT - NON- Emergency number: 561-688-3400

GRS Management Associates, Inc
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ISLAND CLUB HOMEOWNER ASSOCAITON
Rules and Regulations
Final Approved Version as of April 1, 2023

Introduction

The following Rules and Regulations are established by Island Club Association for the benefit and security of the homeowners and their tenants and guest, and for the protection of homeowners' property, common area property and property values. The rules and regulations set forth apply to all homeowners and residents of the lsland Club. Please become familiar with all rules and regulations.

The rules contained herein governing the use of the common areas, property modifications and the personal conduct of the homeowners, tenants, and their guests, including penalties for violating the rules, are established by the Board of Directors as provided in the By-Laws.

Penalties for violation of the Association rules have been established by the Board of Directors as provided for in the By-Law. Homeowners are responsible for payment of any fines assessed against themselves and their tenants and guests.

Rules are promulgated by the Association for the benefit of the members and for the protection of their property. Homeowners are responsible for compliance. Therefore, homeowners and residents are encouraged to assist in the enforcement of Association rules by admonishing family, friend, and other visitors to comply and by reporting violators to The Board of Directors via GRS Management Association, Inc. Send any information via email to **AScott2@grsmgt.com**

General Information

Regular Board Meeting of the Association:
Regular meetings will be held on the 2nd Wednesday of each month at cabana in the pool area, weather permitting (time to be determined). Please look for a sign posted at the entrance for day and time. Additional board meeting may be scheduled at the discretion of the Board of Directors. Regular board meetings are for homeowners only. Homeowners wishing to discuss Association business must have their item(s) put on the meeting agenda by submitting a written request to the Association management at least three (3) das prior to the meeting.

Annual Budget Meeting of the Association:
Annual Budget Meeting of homeowners shall be held each year at cabana in the pool area, weather permitting (time to be determined). All homeowners will be notified in writing with proposed budget not less than three (3) and no more than thirty (30) days in advance of the annual meeting. Please look for a sign posted at the entrance for day and time.

Election of The Board of Directors Meeting:
The Board of Directors shall be held each year in March at cabana in the pool area, weather permitting (time to be determined). All homeowners will be notified in writing with a copy of voting by proxy form not less than three (3) days and no more than thirty (30) days in advance of the annual meeting. Please look for a sign posted at the entrance for day and time.

Voting, homeowners will be able to vote during the election meeting in person or by proxy. Such written proxy is turned into The Board of Directors prior to the election meeting in a sealed envelope.

HOA payments:

HOA Assessments are due on the 1st of the month; $458.00. Homeowners are given 30-day grace period. *IF NOT PAID* by the 1st of the following month, a late assessment letter will be sent and a late fee of $20.00 will be applied. If your account is not paid in FULL by the following month, your account will be sent to collections.

Garbage, Recycling, Yard Clippings

1. Trash Pickup days are Monday and Thursday:

Monday - bulk trash, recycling, yard waste and trash
Thursday - trash only

Bulk Trash will be picked up on Mondays. ONLY 3 items Can be places outside of your home per week. Solid Waste Authority will ONLY pick 3 items per week. If Bulk Trash was missed, please contact Solid Waste Authority within 24 hours for a missed pick-up. Solid Waste Authority Phone Number is 561-640-4000. *

When moving in/out of Island Club, residents need to schedule a special pick-up and pay for it. This will avoid trash outside of a home*

2. All garbage cans and recycling bins should not be places out until the evening prior to or the morning of the actual pickup.

3. All garbage must be placed in cans with lids. No "bags" of trash are left out overnight. If using bags, homeowner/residents must be placed bag out on the actual day of pick-up.

4. Garbage cans and/or recycling bins should not be left out during NON-PICK-UP DAYS. They should be stores in areas NOT visible to the public, in any case out of sight from the street.

Activities Within the community

1. No transmitting or receiving aerial or Antenna shall be attached to or hung from any part of the properties, unless approved by the Board of Directors.

2. No Bicycles, tricycles, scooters, baby carriages or other vehicles or toys shall be allowed to remain in the Common Properties, the swimming pool are or tennis court.

3. Climbing on roofs, tree and fences is prohibited.

4. No swimming or boating is allowed in the lakes. However, fishing is allowed but catch and release.

5. Littering in common areas is prohibited. No trash dumping on any portion of the Common Properties, i.e trash,

6. The homeowner is responsible for any damage done to the Common property, i.e hedges, grass, pool tables, pool chairs, doors, restrooms, fences, and gates.

7. Bounce houses are prohibited.

8. Toys left in common areas or around the front of homes after sundown is prohibited, i.e basketball hoops, ramps, bicycles, scooter, etc.

9. Garage sales are prohibited.

10. No clotheslines or other similar devices shall be allowed on any portion of the common properties.

Noise and Disturbances

1. Noise of any kind shall be kept low enough so as not to disturb neighbors.

2. No activity is permitted that might interfere with the rights, comfort, or convenience of other residents.

3. Objectionable behavior by anyone visiting Island Club will not be permitted. Any damage to property or equipment belonging to Island Club damaged by an owner, owner's family or guest will be repaired at the homeowner's expense. i.e hedges, grass, pool tables, pool chairs

4. Excessive noise can be more disturbing to people than almost anything else. Therefore, residents are requested to use good judgement when playing stereos, televisions, running cars, appliance, etc., or entertaining both outside and inside the home at all times. After 10:00pm any resident may report excessive noise to the local law enforcements authorities using the non-emergency number.

Entrance Doors, Garage Doors, Windows and External Fixtures

1. It is the responsibility of the homeowner to main a pleasing appearance of both the entrance door, garage door and external fixtures, by painting, repairing, or replacing when needed.

2. Homeowners must replace any door that has deteriorated beyond normal means of repair. If door replacement is needed, homeowners must contact the Board of directors of specifications. If action is not taken to correct unsightly doors, the Association, at the homeowner's expense will replace the offending door.

3. Replacement of the light fixtures, mailboxes and garage doors need the approval of the Association Board: Mailboxes, light fixtures, window frame and garage doors MUST BE WHITE.

4. Hurricane shutters, during the period beginning seventy-two (72) hour prior to and ending seven (7) days after a hurricane or tropical storm watch or warning, as declared by the National Hurricane Center, i.e., they must be removed when no longer necessary for storm protection.

Driveways, Walkways, and Entryway

1. The Association is responsible for the maintenance of all normal wear and tear on the roadways within Island Club Circle.

2. Homeowners are required to clean the driveway and/or roadway of any oil or other fluids discharged by any vehicle of their own or by visitors.

3. Driveways should be resealed every six to twelve months to repair holes and cracks.

4. Driveways and Garages should be used for parking and if additional, temporary space is needed, the roadway on the fence side may be utilized. Parking on any grass area is prohibited.

5. Sidewalks must be kept clean. If painted, the color can only be cement white, light gray of the exact color if Island Club units Blue.

6. The walkway, streets, and parking area shall not be obstructed or used for any purposes other than ingress or egress to owner's lot and common properties.

Exterior Building and Patio

1. No alterations or additions to the exterior of the building are prohibited unless approved in writing by the Board of Directors.

2. Installation or removal of hurricane shutters, any damage that occurs to the building during the installation or removal of shutters shall be the responsibility of the owner. All repairs shall be completed within thirty (30) days.

3. Appliances in patio area are prohibited, i.e., Refrigerator, Stove, Microware, TV etc.

4. All holiday lights must be down the 15th of the month after the holiday.

Pool and Spa

"Pool Regulations must be enforced due to code enforcement and stringent insurance requirements."

SWIM AND USE FACILITIES AT YOUR OWN RISK
Please read all the rules below prior to using the pool and spa

1. Use of all recreational facilities will be prohibited if Association assess fess are delinquent or violations have been issued and not corrected by homeowners/residents of the community. Failure to comply with the pool/ spa rules is grounds for fine and/or restricting offenders(s) use of pool/spa area.

2. Radios and other music devices must be used with personal headphones.

3. Use of recreational facilities is limited to four (4) guests per unit at any one time.

4. Damage caused by an owner, their tenants or guests will be the responsibility of the owner.

5. Guests must be accompanied by a resident.

6. Proper bathing suit attire is required. Cut-offs, shorts, or street clothes are prohibited in the pool or spa.

7. Key for the pool and spa are to be obtained from the seller and available to the new owners. If the key should be lost or needed to be replaced, a charge of (75.00) will be charged.

8. The pool gate must be closed and locked when entering or exiting the pool area.

9. Always maintain safety & cleanliness around the pool.

10. Private pool parties are to be presented to the board for approval a minimum of 72 hours in advance.

11. Hours of operation are DAWN to DUSK.

12. Bathing load for the pool is a maximum of 12 persons.

13. Bathing load of the SPA is set at 4 persons.

14. Children under 14 years of age must have adult supervision when using the Pool and Spa.

15. Maximum use of the SPA is 15 minutes.

16. Maximum Temperature of the SPA is 94F.

17. Pregnant women, small children, people with health problems and people using alcohol, narcotics, or other drugs that cause drowsiness should not use the spa without first consulting a doctor.

14. NO person is permitted to adjust the temperature controls of the Pool and SPA.

15. NO animals allowed in the pool area.

16. Cover chairs and lounges with towels prior to use.

17. NO food or drinks allowed in the pool/spa or pool/spa deck.

18. NO bottles or glassware of any kind permitted in the pool area.

19. Running and/or diving is prohibited.

20. Reckless, unsafe, or disruptive behavior is prohibited.

21. Both the men and women bathrooms must be kept locked at all times.

22. Personal rafts or safety flotation (noodles, arm floats, etc) devices only allowed.

Tennis Court

1. The tennis court is to be utilized for tennis playing ONLY.

2. Skating, rollerblading, bicycling, skateboarding or any other sport is prohibited on the tennis courts.

3. The gate must be kept locked at all times when not in use.

4. When using the tennis court, appropriate tennis shoes are required.

5.Pets are prohibited in the tennis court.

Landscaping

1. Homeowners are responsible for maintaining the limited common property around their unit and keeping the area aesthetically pleasing. The only exception being complete lawn maintenance and limited landscaping.

2. All lawns and privacy hedges between units are maintained by the Association.

3. The landscaping along the walkways and in the front of the units will be maintained by the Association to include the clean up after work has been completed. However, the homeowners may choose to maintain these areas themselves.

4. If desired, the homeowners must place a reflective post in the area if they choose to maintain the landscaping by their unit.

5. If area is not maintained properly, the association has the right to take back responsibility for maintenance. All yards must be free of dead plants, shrubs, and vegetation.

6. If plantings around the unit die from natural causes, the homeowners are responsible for replacing the plantings. If the additional plantings are needed or desired, the homeowner is responsible for purchasing and painting.

7. ***NO TREES that grow to the height of the roof*** are allowed along the walkways or anywhere near the buildings where the branches will hang over the roof. If not in compliance, the Association has the authority to cut them down.

Pets/ Animals

Pets/Animals are permitted, subject to regulation and restriction, by the Board, including, but not limited to, prohibiting certain breeds (including mixed breeds) of dogs. A pet is defined as a domestic or household dog, cat or bird, etc. A responsible person is defined as a person sixteen (16) years of age or older capable of controlling the pet or animal in question

1. According to Palm beach Country ordinance, signed April 2002, the maximum number of domesticated pets allowed in homes, on a ½ acre or less, is two. For those currently owning more than two pets as of April 2023, they may keep the additional pet(s), but may not house an additional pet until they are under the two (2) pet maximum.

2. Commercial breeding is prohibited.

3. Dogs cannot be left out or tied up outside a property.

4. Dogs must be walked on a leash and ANY FECES LEFT BY THE DOG MUST BE PICKED UP BY THE DOG'S OWNER. THESE ARE PALM BEACH COUNTRY REGULATION AND VIOLATORS WILL BE FINED AND CHARGED AND ADDITIONAL FEES AND PENALTIES MAY BE LEVIED.

5. Cats should not be left out to stray as they tend to dig and spray on flowers and shrubs thus destroying landscaping. Stray cats will be reported to the palm Beach County Animal Protection for removal.

6. No pet or animal of any breed is allowed that is a "Dangerous Dog" defined as follows:

a. Has aggressively bitten, attacked, endangered or has inflicted injury or death to any person or animal; or

b. Has, when unprovoked, chased or approached any person in a menacing fashion or apparent attitude of attack; provided however, a dog shall not be a "Dangerous Dog" if the threat, injury, death or damage was sustained by a person who, at the time, was unlawfully on the dog owner's property, or while lawfully on the dog owner's property, was tormenting, abusing or assaulting the dog, its owner or a family member or otherwise the dog was protecting or defending a human being within the immediate vicinity of the dog from an unjustified attack or assault.

7. **NO PET/ANIMAL MAY BE LEFT UNATTENDED.** Pets or Animals are not permitted outside any Unit, including within a fenced yard nor on any Association Common Areas, unless under the control and within the immediate presence of a responsible person, and (1) in the case of dogs or cats, on a leash of a reasonable length controlled by the responsible person, and (2) in the case of a bird, in a cage.

8. All pets must be registered with the Association. Picture of Dog/Cat must be submitted to the Board of Directors.

Vehicles

1. Due to limited parking availability, as of October 2006, homeowners (occupants or residents) are limited to NO MORE THAN THREE (3) PERMANENT VEHICLES PER UNIT.

a. Existing homeowners who DO NOT HAVE MORE THAN 3 PERMANENT VEHICLES, as of the above date, are held to this rule.

b. All permanent Vehicles must be registered with the Association and have a parking decal obtained from the Management Company or Board of Directors.

c. All permanent vehicles must be registered and have a parking decal obtained from Management Company or the Board of Directors. The decal must be applied to the FRONT WINDSHIELD, ON THE DRIVER'S SIDE, IN THE LEFT BOTTOM CORNER. Decals are available from the Board of Directors for a fee of $20.00. One decal is required per vehicle. In order to get a decal, the car owner must present the board with a copy of the vehicle's registration, along with the owner's name, unit #, make/model/color of the car and tag number.

2. Extended visitors with a vehicle parked on the premises must obtain a guest pass from the Management Company or the board of Directors. Call the Management Company for instructions as to acquiring this pass or email islandclubhoa@yahoo.com to let the board know that a guest will be staying overnight.

3. No vehicle with permanent commercials signs, unregistered vehicles, trucks, trailers, mobile homes, campers, recreational vehicles, motorcycles, mopeds, etc., shall be parked at any time on any portion of the Common Property. Commercial Vehicles making deliveries or performing services shall be permitted on the Common Property.

4. Any other vehicles shall not park overnight on any portion of the Common property or any lot except in the confines of a garage.

5. The Association shall have the right to authorize the towing of any such vehicles in violation of this rule, with costs and fees, including attorney fees being owed by the owner of the vehicle or by the violator.

6. Any homeowner with commercial vehicles that have removable magnetic signs must remove them when the vehicle is parked on Island Club premises.

7. No homeowner shall engage in or permit any assembling or disassembling of any vehicle, except within the confines of the homeowner's garage.

Sales and Leasing

1. leasing during the FIRST YEAR OF OWNERSHIP is prohibited.

2. No owner(s) may lease or sell a residence without written approval of the Board of Directors.

3. If an owner desires to lease or sell a residence, the owner shall obtain from the Association or Management Company, an APPLICATION FOR PURCHASE or LEASE.

4. This application is submitted, along with the proposed lease or sale contract to the screening committee for approval.

5. This application, and an application for approval and authorization must be completed in detail by each proposed occupant, other than husband/wife or parent/child which is considered one applicant.

6. A NON-REFUNDABLE PROCESSING FEE OF $100.00, MADE PAYABLE TO THE ISLAND CLUB HOMEOWNERS ASSOCAITION, FOR EACH APPLICANT, OTHER THAN HUSBAND/WIFE OR PARENT/DEPENDENT CHILD, MUST ACCOMPANY EACH APPLICATION.

7. The Completed application must be submitted to the Association at least 20 days prior to the expected closing date.

8. All applications must make themselves available for personal interview prior to final board of Directors approval. OCCUPANCY PRIOR TO BOARD APPROVAL IS PROHIBITED.

Escrow Deposits on Leasing

1. Any owner wishing to lease must escrow a $300.00 Security deposit with the Island Club Homeowners Association.

2. The funds must be escrowed and cleared prior to interview and final Board of Directors approval.

3. The fund must remain in escrow of each lease term and will be returned to the owner within 30 days of lease termination, as per dates of lease agreement.

4. This security deposit covers all Common Property and Limited Common Property.

5. Contact the Association or Management company for the forms.

6. Each residence may be leased a maximum TWO times per calendar year and least term of not less than SIX months. Renters must reapply annually.

7. **If an owner does not provide the Association withal the necessary documents stated above before entering into a lease, then at any time after receiving knowledge of an invalid lease, the Board of Directors, at its election and without notice may disapprove such lease. If the committee does not approve the lease, it may deny the unauthorized lessee or occupant the use of the recreational facilities located on the Common Properties and may take other action available by law and/or equity to divest the unauthorized lessee of possession of residence.**

Enforcement of Violations
Overview of Violation Policy

1. The island Club's governing documents allow the Association the ability to fine or suspend use of common areas and/or facilities for reasonable period of time when a violation of the rules/regulations or By-laws has occurred.

a. The fine or suspension may be levied against a homeowner or the homeowner's tenant, guest, or invitee.

b. A fine or suspension can not be imposed without notice of least 14 days and an opportunity for a hearing before the Hearing & Fine committee.

c. Fines will be assessed at an initial $50.00 per violation for property compliance issues; the fee may be assessed each day of non-compliance not to exceed $1,000.00.

2. Residents of community or the Property Manager who may notice a violation can submit a completed Safety and Rules Violation Report (located in the pool area) to the Management Company or email the Property Manager detailing all pertinent information:

a. A violation letter will be sent to the homeowner giving them a defined period to comply, depending on the nature of the violation.

b. When the time period for Violation Letter#1 is met, the property will be reviewed for compliance.

c. If in compliance, it will be recorded as resolved.

d. If not in compliance, Violation letter #2 will be sent indication there will be a fine levied if the homeowner does not comply within the specified time period.

e. Again, if not in compliance, a tired CERTIFIED LETTER will be send giving the homeowner the ability to appear before the Hearing & fine committee on s specified date to appeal the fine.