

ISLAND WALK CONSOLIDATED RULES AND REGULATIONS

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*For additional rules and restrictions involving a project requiring ACC approval. Please see the ACC Requirements and Procedures document.

ISLAND WALK CONSOLIDATED RULES AND REGULATIONS

The Island Walk Board of Directors has approved the Consolidated Rules and Regulations and penalty schedule for Island Walk property owners and tenants. The Rules and Regulations which follow have been put into categories with corresponding Violations Fines. For the purpose of consistency of these Consolidated Rules and Regulations the term "Resident" shall refer to a Unit Owner or Tenant.

ADMINISTRATIVE RULES

1. The residents, their guests, vendors and contractors of each Lot in Island Walk shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions for Island Walk, the Articles of Incorporation, By-laws of the Association and these Rules and Regulations.
2. Complaints regarding the actions of residents, their guests, vendors and contractors shall be made in writing to the Association.
3. The Association through its Board of Directors shall have the right to assess fines against residents who violate, or whose guests, vendors and contractors violate the Rules and Regulations as stipulated in these "Consolidated Rules and Regulations," any term, provision or condition of the Declaration of Covenants, Conditions and Restrictions for Island Walk, the Articles of Incorporation or Bylaws of the Association.
4. Fines will not be levied for first violations that are corrected within 15 days of the date of the violation notification letter. Fines for violations that are not corrected within 15 days or repeated violations of the same Rule will accrue from the date of the violation notification letter whether or not the violation is appealed to the Hearing Committee and/or the Board of Directors.
(Effective January 1, 1014. Approved by Board of Directors August 21, 2013)
5. The Association through its Board of Directors shall have the right to file liens and to file a foreclosure to collect fines as subject to state and federal statutes.
6. Any consent or approval given under these Rules and Regulations by the Association may be rescinded at any time by the Board.
7. These Rules and Regulations may be modified, added to, or repealed in accordance with the Declaration of Covenants, Conditions and Restrictions for Island Walk, Articles of Incorporation and By-laws of the Association.
8. For the purpose of these Rules "Common Area" shall mean and include all streets, roads, swales, the lawn between the sidewalk and street, and driveway aprons between the sidewalk and street. Common Area shall also include the Town Center parking lots and all other Association owned Property.
9. Use of any Island Walk Homeowners Association facility or Common Area is strictly limited to the intended purpose. Any other activity or use, except for the purpose for which it is intended, is strictly prohibited. Exceptions can be made on a case by case basis through the written approval of the President of the Board of Directors.
10. Any fine levied, with due notice and opportunity for a hearing, which is not paid in a timely manner may result in a suspension of use rights to Island Walk amenities. Amenities include but not limited to: the Fitness Center and Resident's Lane at the Entry Gate.
11. The homeowner/tenant shall be liable to the Association for all costs incurred in the enforcement actions including attorney's fees. However, the homeowner is ultimately responsible for all costs.
12. Entry Gate personnel, Association Management staff, Members of the Board of Directors, Compliance and Hearing Committee Members work to protect the health, safety, and lifestyle of residents and guests. If anyone violating these Rules and Regulations fails to respond to verbal directions from any of the above personnel, they shall be held liable to a \$100 fine in addition to the published fine for that particular violation. Verbal directions may include instructions to cease and desist the violation or for the offender to identify themselves.
13. This document supersedes any previous versions of Consolidated Rules and Regulations.

CLASS I VIOLATIONS - \$100.00 FINE

A Class I Violation is defined as a violation that has a significant probability of affecting safety, health, security or has legal consequences. This is a major and severe violation. The fine for a violation in this class is \$100.00 and may be levied on the basis of each day of a violation with a single notice and opportunity for hearing. Any repetitive violation of the same Rule or Regulation will be assessed at \$100.00 per incident, per day, until compliance, with an aggregate of \$1000.00 maximum.

1. Any damage to the Common Area, property, or equipment of the Association caused by any resident, their families or guests shall be repaired or replaced by the Association at the expense of such resident. Common Area and those facilities in and around the Town Center buildings include but are not limited to: the resort pool, lap pool, bocce courts, lawn bowling area, putting green, gazebo, tennis courts, and tennis pavilion.
2. The Common Area of the Association is meant for use by the residents and their guests, only during those hours and days when such areas are open and available for use as determined by the Association. Common Area facilities may be closed at other times when it is deemed necessary due to safety concerns.
3. Littering is not permitted within Island Walk and on Island Walk property outside the fence.
4. Dumping of any materials, chemicals, plants, animals, or their waste, or fish into the Island Walk lakes, either directly or through the street or water retention drains, is prohibited.
5. No vehicle shall be parked at any time on any sidewalk or portion of a driveway which would block, in whole or in part, the sidewalk, or be positioned as to prevent access to another Unit's driveway.
6. No vehicle may be driven or parked on any sidewalk or internal residential walkways.
7. Registered Golf Carts are allowed on the streets and wide internal pedestrian walkway system along the lakes but prohibited on the narrow residential sidewalks
8. All dogs and cats must be leashed and are not permitted to run free. Residents, or their delegate, walking an animal must clean up the animal waste and deposit it in their trash container. No resident is permitted to maintain in his or her Unit a bull terrier (pit bull) or any dog of violent temperament. Pets are not permitted inside the Town Center, Fitness Center, Tennis Courts, pool areas, Post Office or Café except for service animals.
9. The riding of bicycles, tricycles, golf carts, standup scooters, skateboards, inline skates, roller-skates and similar wheeled devices is not allowed inside the Town Center, within the fenced swimming pool areas, on the Town Center paver sidewalks, (except along the lake), on any Town Center grass areas or artificial turf, on the tennis courts and tennis pavilion and on the lakeside gazebo. Riding bicycles, tricycles, standup scooters, skateboards, inline skates, roller-skates or similar wheeled devices is also prohibited on the gasoline pump driveways and parking lot from the commercial properties on the West side to the Realty office on the East side, and from Town Center Circle on the South to the Café/Post Office building. The parking of bicycles, scooters or tricycles is not allowed within the fenced swimming pool areas or on any of the sidewalks around the Town Center. All bicycles are to be parked in the bike racks.
10. The operation of gasoline powered standup scooters, Go-Peds, unlicensed Mopeds, all ATV's and all dirt bikes is prohibited within Island Walk.
11. For projects requiring application to the ACC, work that affects the external appearance of a Unit, its Lot or the Lots landscaping shall be initiated unless approved by the Architectural Control Committee and until a returnable monetary damage deposit as determined by the Architectural Control Committee (ACC) has been deposited by the Unit Owner with the Association. The deposit shall be used to correct any damage to the Common Area. Damage to the Common Area in excess of the deposit will be billed to the property owner as an individual assessment.
12. No Unit shall be used, in whole or in part, for the storage of any property or thing that may cause such Unit to appear to be in an unclean or untidy condition or that may be obnoxious to the eye. All Units and Lots shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate. No illegal or offensive activity, obnoxious odor or noise shall be permitted to cause a nuisance to any person.
13. Motor Home, Camper or Recreational Vehicle parking within Island Walk is restricted to six (6) hours within a time period of seven (7) days for loading, unloading, and/or cleaning. No Motor Home, Camper or Recreational Vehicle shall be used for living, sleeping, or housekeeping purposes when parked within Island Walk. Any Motor Home, Camper or

Recreational Vehicle entering Island Walk must display an Island Walk Visitor's permit. The permit must be displayed and readable in the front windshield of the vehicle.

CLASS II VIOLATIONS - \$50.00 FINE

A Class II Violation is defined as a violation that creates a nuisance and/or is aesthetic in nature and has a very low probability of affecting safety, health or security. The fine for a violation in this class is \$50.00 and may be levied on the basis of each day of a violation with a single notice and opportunity for hearing. Any repetitive violation of the same Rule or Regulation will be assessed at \$50.00 per incident, per day, until compliance, with an aggregate of \$1000.00 maximum.

1. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Common Area. The walkways, bridges, sidewalks, and streets shall not be obstructed.
2. No resident shall do or permit any assembling or disassembling of motor vehicles except within his or her garage. Each resident shall be required to clean their driveway of any oil or other fluid discharged by their or anyone else's motor vehicle.
3. An Owner may install an antenna or satellite dish within certain restrictions and placement preferences as defined by the Board of Directors and the Architectural Control Requirements and Procedures.
 - a. ACC approval is required for antennae used for AM/FM radio, amateur ("ham") radio, Citizens Band (CB) radio or Digital Audio Radio Services ("DARS"). Any such antenna may not be installed above the soffit level of any Unit nor outside the lanai enclosure. No draping of wires from the Unit to a tree or other structure nor affixing of any antennae to a tree, tower or other structure on the Lot will be allowed.
 - b. Any antenna or satellite dish placed on an Owner's Lot must be screened from view from neighboring properties, and pedestrian and vehicular access areas.
 - c. Plantings required to screen the device from view must be approved, in advance, by the ACC
 - d. The ACC may require that the device be painted.
 - e. An Owner is prohibited from installing any such devices on their Lot or Unit which installation is located or encroaches into the Lot Easement in favor of the immediately adjacent Lot. Such devices cannot encroach on the Common Area.
4. Any meteorological measuring instrument or sensor must be placed below the roof line and may not extend beyond the soffit of a Unit. Additionally, such devices may not be attached to the exterior of a lanai screen cage. Wind vanes are not permitted.
5. Feeding wildlife inside Island Walk is prohibited. Bird feeders are not allowed.
6. All garbage and refuse from the Units shall be deposited in each Unit's private garbage containers, which can only be stored in the Unit's garage. No garbage container or refuse, including yard waste, shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. Garbage should not be put out for pickup before 6:00 p.m. the day before pickup. Garbage containers must be returned to a Unit's garage on the same day of collection.
7. No garage doors shall be permitted to remain open except for temporary purposes. No garage shall be used as a living area. No garage may be altered so as to prevent the parking of two vehicles therein except for the Catalina Unit, which accommodates one (1) vehicle.
8. Basketball poles and hoops are not permitted after dusk in a Unit's driveway or exterior to the Unit and never in the street.
9. Except as provided in Seasonal Decoration Regulations, exterior artificial vegetation, sculpture, fountains, flags and similar items must be approved by the ACC This includes decorative flags and/or banners. No flags or banners may be flown in any manner at any Unit with the exception that:

- a. A resident may display, in a respectful manner, without ACC approval, one (1) portable, removable United States flag and/or official flag of the State of Florida, no larger than 4.5 feet by 6 feet.
 - b. A resident may display, in a respectful manner, without ACC approval, one (1) portable, removable official flag not larger than 4.5 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard or POW-MIA.
10. All exterior lighting, which differs from that installed when the Unit was originally built, must be approved, in advance by the ACC, except for seasonal decorative lighting which is covered in Seasonal Decoration Regulations, recessed soffits pathway lighting, and low voltage and solar pathway lighting installed within landscape areas.
 11. The Bocce Courts shall be used only for Bocce playing. The use of Croquet Field shall be used only for Croquet and Lawn Bowling during specified periods. The Putting Green shall be used only for putting.
 12. No tree can be removed without ACC approval.
 13. No plantings shall be permitted by the residents of any Unit except as may be approved by the ACC
Exception: Annual (low) flowers and replacement of dead plants installed by the Association.
 14. Residents may not plant or place mulch in the Common Area.
 15. No above ground pools shall be erected, constructed or installed on any Lot.
 16. Window tinting may be permitted, as long as the film color shade is charcoal or light or medium gray. ACC approval is required and a sample of the film must be submitted with the application.
 17. No gasoline powered watercraft is permitted on any of the lakes. Watercraft are not permitted on the lakes at night.
 18. Swimming or wading in any Island Walk lake is prohibited. The Association shall not be responsible for any loss, damage, or injury to any person or property arising from his or her use of the lakes, canals, or water bodies within Island Walk.
 19. No Unit shall be used in any trade, business, professional, or commercial capacity that creates a public nuisance.
 20. No sign, symbol, name, address notice or advertisement shall be inscribed or exposed on any window, vehicle or other part of a Unit, Lot or Common Area without written approval of the Island Walk Board of Directors.
Exception 1: Those permitted by Seasonal Decorations Regulations
Exception 2: House number signs as defined in Architectural Control Requirements and Procedures do not require ACC or Board approval.
Exception 3: Any sign required to be allowed by Florida Statutes.
Exception 4: Restricted Vehicles as noted in Vehicle Regulations 3 and 4.
 21. During the Florida Hurricane season (June 1st through November 30th) ACC approved shutters or panels may be placed over window and door openings without limits so long as they are painted white or are made of a clear material.
 22. Any time that Collier County, Florida is placed under a tropical storm or hurricane watch or warning, residents may cover their window and door openings with hurricane shutters, panels or other protective covering, including plywood. After a tropical storm or hurricane watch or warning has been declared over in Collier County, any window or door coverings not approved by the ACC must be removed within 7 days of the declaration.
 23. No clothing, laundry, or wash shall be aired on any portion of a Lot in an area exposed to view from any other Unit.

Vehicle Regulations- \$ 50 Fine

For purposes of these rules, "Restricted Vehicle" shall mean commercial vehicle, recreational vehicle (including all styles of all-terrain vehicles), camper, trailer, boat, limousine, motorcycle, van, bus, watercraft, non-passenger vans, off-road sport vehicle (including trail-bikes, mini-bikes, and dune buggies), golf carts that do not have valid Island Walk barcodes, and Prohibited Trucks (as defined in the Covenants). To clarify the intent of the Covenants, "Restricted Vehicle" shall further mean and include any vehicle that has external business related graphics, visible tool boxes or containers, racks or other equipment holders or visible tools, materials or equipment.

1. All vehicles inside Island Walk must display a bar code or Visitor Permit at all times, except emergency vehicles, delivery trucks, government and utility vehicles on official business and school buses. A Visitor Permit must be displayed and readable in a vehicle's windshield.
 2. No vehicle shall be parked on any portion of the Common Area (including Town Center and Aruba areas) overnight. Vehicles parked in the Common Area after 11 p.m. and before 6 a.m. shall be conclusively presumed to be parked overnight. Exempt from this overnight rule shall be Vehicles with Island Walk barcodes or valid Visitor Permit parked in the Town Center parking lots while the vehicle occupants are utilizing the Town Center's facilities.
 3. No Restricted Vehicle shall park on any portion of the Common Area or outside of a garage. Exempt from this rule are Restricted Vehicles delivering goods or services during daylight hours. Prohibited Trucks (as defined in the Covenants) with external business related graphic markings are permitted to park at the Town Center for short periods of time while picking up mail, getting gasoline or conducting business.
 4. Law Enforcement vehicles with official markings or a clearly displayed placard may park overnight on streets. Unmarked and un-placarded law enforcement vehicles may not park overnight on streets or Common Area. 5.
- No Vehicle shall be parked, at any time, on any vegetation within Island Walk.
6. If a vehicle is too long (over 225 inches long) or too high (over 83 inches) to be parked entirely within a Unit's garage, it shall not be parked in any location within Island Walk. (Refer to Class I Violations #9 with regard to Motor Home, Camper, Recreational Vehicle parking.)
 7. Vehicles draped with car covers may not be parked on any driveway or Common Area.
 8. No vehicle shall be parked at the gasoline pumps for any purpose other than fueling the vehicle. Any vehicle operator wishing to conduct additional business at the Town Center, including, but not limited to going to the Post Office, any retail businesses etc. shall first move the vehicle to an available parking space
 9. No vehicle shall stand or park, with or without the engine running, at the Town Center other than in a space designated for parking.
 10. Vehicles may not exceed the marked time limit restrictions for the Town Center parking.
 11. In accordance with Florida statute 316.195, parking vehicles the wrong way on any Island Walk street is prohibited. The right-hand wheels of a vehicle must be parallel to and within 12 inches of the right hand curb.
 12. The Association shall maintain the right to issue fines for parking violations, and/or to authorize the towing away of vehicles in violation of parking regulations with the cost and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.

Resident Gate Regulations

1. In order to use the Resident's Entry Lane, a resident must have a valid bar code that can be read by the scanner.
2. If the bar code has degraded for any reason, the resident must purchase a new bar code or use the Guest Entry Lane.
3. If a Bar Code cannot be read by the scanner, the Access Control Guard will remind the driver of their obligation to purchase a new Bar Code. At that time the resident will be handed a written reminder and the driver's information will be recorded.
4. If the resident continues to use the Resident Lane and does not purchase a new bar code after being reminded three times that the Bar Code cannot be read by the scanner, the resident will be in violation of Island Walk Rules and will be fined \$50 for each offense.

Golf Cart Regulations

1. Residents who own or lease golf carts to be driven in Island Walk shall register such golf carts with the Association, must sign a waiver and indemnification agreement with the Association, and must provide proof of liability insurance on an annual basis.

2. Unregistered golf carts may not be operated or parked in Island Walk.
3. All drivers of golf carts must have a valid automobile driver license.
4. Golf carts must be non-gasoline powered.
5. Golf carts must be in good working order and be in compliance with all applicable local and state laws.
6. Golf carts shall only operate between sunrise and sunset, unless equipped with functioning head and tail lights.
7. The operation of golf carts is allowed on the streets and wide internal pedestrian walkway system along the lakes but prohibited on the narrow residential sidewalks
8. Golf carts may be parked in regular parking places and designated areas. When not in use golf carts must be parked or stored only in the resident's Unit garage.
9. Association owned golf carts are exempt from these rules

SEASONAL DECORATIONS REGULATIONS

Seasonal Decorations, including seasonal decorative lights, when following the guidelines outlined in this document and ACC Requirements & Procedures, will not require ACC approval for the length of the permissible time periods listed below in Table A. Deviation from these Regulations will be a Class II Violation.

1. Placing seasonal decorations, by residents, in any Island Walk Common Area is not permitted.
2. Holiday themed flags, not larger than 4 1/2 feet by 6 feet, will be included in the term "Seasonal Decorations" and thus be permitted only in the corresponding time period shown in Table A.
3. Large inflatable decorations may be displayed only during the year-end holidays (Christmas / Hanukkah / Kwanzaa).
4. Landscaping concerns: Decorations must be located so they do not impede the landscaping crews. Decorations that are deflated during the day and other decorations may be accidentally damaged when the landscapers mow the lawn or trim bushes. Residents will be solely responsible for any damages to landscaping equipment or homeowners' property or decorations.
5. Table A lists those holiday periods that are covered by these rules. These rules apply only to these holiday periods. For all other periods, the ACC application and approval process must be followed.

SEASONAL DECORATIONS REGULATIONS

Table A

Holiday	Period of Time Decorations Are Permissible
Martin Luther King, Jr. Day Valentine's Day Presidents' Day St. Patrick's Day Cinco de Mayo Memorial Day Flag Day Independence Day Columbus Day Veterans Day	Decorations may be installed three days prior to the holiday and must be removed within three days after the holiday.
Easter Halloween Thanksgiving	Decorations may be installed 7 days prior to the holiday and must be removed within 7 days after the holiday
Christmas Hanukkah Kwanzaa	Decorations for this holiday season may be installed beginning the Saturday before Thanksgiving and must be removed no later than January 10th.

TOWN CENTER RULES AND REGULATIONS

General Use

Island Walk Town Center and its facilities are for the use by Island Walk residents and their guests only.

Town Center Facilities Room Usage and Rental

The Town Manager and the Activities Director are responsible for assigning and setting up specific rooms for each approved and permitted group activity. Additionally the Town Manager and the Activities Director are responsible for facility room rental. Requests for the use of the Town Center facilities must be approved in writing by the Manager or Activities Director. A security deposit is required for all facility rentals. Residents, their families and their guests using any area of the Town Center are responsible for leaving it clean after use.

1. No Town Center property, furniture or common equipment of any kind shall be removed from the premises.
2. The playing of any audio devices (including but not limited to radios, Mp3 players, I-Pod, CD players, tape decks) without the use of earphones is not allowed in the Town Center area unless during a supervised recreation activity or private rental.
3. No ball playing is permitted within the grass areas surrounding the Gazebo. Exempt are those events organized by the Activities Committee.

Hours

The Town Center hours:

8:00 a.m. to 10 p.m. Monday - Friday

8:00 a.m. to 5 p.m. Saturday & Sunday

Closed on national holidays and during a Tropical Storm or Hurricane Warning

These hours may be extended with the advanced approval of the Town Manager or Activities Director. The hours of operation for any rentals within the Town Center shall be administered by the Town Manager or Activities Director.

Attire

Appropriate attire including shirt and shoes must be worn in the Town Center, Fitness Center and Post Office at all times. Bathing suits, wet clothing, and wet towels are not allowed. Exceptions may be approved prior to an activity by the Town Manager or Activities Director.

Children

Children under the age of thirteen (13) must be accompanied by an adult while in the Town Center.

Alcohol

Alcoholic beverages are not allowed in the Town Center except during planned supervised recreational activities or private rentals, for which alcoholic beverages have been specifically approved by the Town Manager or Activities Director.

Smoking

Smoking is not permitted in any of the Town Center buildings or Fitness Center. When smoking outside, smokers must dispose of all their trash and cigarette butts in proper containers. This rule also applies to electronic cigarettes (e-cigarettes) or other vapor producing devices that simulate tobacco smoking. (Approved by Board of Directors on February 19, 2014.)

Conduct

The Island Walk Town Center Recreational amenities exist for the enjoyment of residents, their families and guests.

Giving Fitness Center Access Cards to unaccompanied guests is strictly prohibited. Residents who permit unaccompanied guests to use any of the Town Center amenities shall be subject to a Class I Violation Fine (\$100.00/day), in addition to being fully responsible for any injury or property damage.

Abuse of the Town Center amenities will constitute grounds for immediate restriction of the use of the facilities. Residents will be held liable for damage caused indirectly or directly by themselves and/or their guests to any of the amenities at the Town Center. The Board of Directors of the Association, upon the recommendation of the Town Manager, has the right to suspend the use and privileges of amenities of any resident for violation of the Rules and Regulations, as it deems necessary.

Library / Computer Room

1. No food or beverage is permitted in the Library/Computer Room.
2. Children under 16 years of age must be accompanied by an adult at all times. The adult must supervise and be actively involved with the child. Only one computer can be used by a family at one time.
3. Residents must provide their own paper.
4. Computer users may not save their work on the computers and should plan to save their work on their storage device (i.e. floppy disc, USB drives, CD-R writable disc).
5. Each resident is allowed one-half hour computer time. If there are residents waiting to use the computers, the residents using the computers should relinquish their computer immediately after one-half hour of use. The official clock is on the wall.
6. Residents with laptop computers with wireless capability may use the wireless network located in the Town Center living room during normal Town Center hours.

SWIMMING POOL RULES (TWO POOLS)

1. Pools are open from 7:30 a.m. until dusk only. Use of the pool areas after dusk is not permitted.
2. No pets are allowed on the pool decks or in either pool.
3. Proper bathing suits are required.
4. Children under 13 years of age must be accompanied by an adult while in the pools or at the pool areas.
5. No running is permitted on pool decks.
6. No rafts, inner-tubes, floats, or balls are allowed in either pool unless during a supervised recreational program.
7. Glass containers are prohibited inside the fenced areas of the pools. No food or drink is allowed within 4 feet of the water.
8. No pool furniture of any kind shall be removed from the areas.
9. All audio devices and televisions are to be used with headphones or earphones.
10. All pool area rules posted in pool areas must be followed by all residents and their guests.
11. Swimmers must shower before entering a pool.
12. Infants must wear plastic pants over diapers until trained. Incontinent adults must wear protective garments.

REAL ESTATE PROCEDURES

Real Estate Agents

Homeowners who wish to sell or lease their home may complete the "Notice of Intent to Sell or Lease Form" (available at the Town Center office or Island Walk website) and deliver the completed form to the Town Center office. The GateKeeper computer database will be updated to show that the home is For Sale or For Lease. The homeowner may request that the listing agent be added to the resident's Permanent Guest list.

Any real estate agent seeking access into Island Walk will present his or her Real Estate business card, driver license and provide the address of the home they will be visiting to the Access Control Officer.

If that particular address is flagged in the GateKeeper database as being For Sale or For Lease, the agent will be logged into the GateKeeper computer system for that address. The agent's driver license and business card will be returned and a Visitor Permit will be issued for that vehicle. If the agent indicates that a vehicle following them is a client, that vehicle will be issued a similar Visitor Permit as the agent and allowed entry.

Whenever a Visitor Permit is issued, the permit needs to be clearly displayed and readable through the vehicles windshield on the dashboard while in Island Walk.

If a particular address has not been flagged in the Gatekeeper database as being For Sale or For Lease, the agent will be handled as any other unannounced guest.

Open Houses

Open Houses will be allowed at Island Walk on Sundays between 1:00 p.m. and 4:00 p.m. Owners and realtors must register his or her properties with the Town Manager's office no later than 5:00 p.m. the preceding Thursday in order for their properties to be listed on an informational sheet at the Entry Gate.

Only two standard signs will be allowed to be displayed: one in front of the home and the other at the end of the street indicating an Open House is being held. The standard sign allowed will be 18" by 24", with a beige background and green lettering. No other signs will be permitted inside Island Walk, including in windows of parked vehicles. Deviation will constitute a Class II Violation and \$50.00 fine.

Anyone seeking entry on Sunday to attend an Open House during designated hours will be allowed entry with a driver license. The Access Control Officer will verify the driver license and enter it into the GateKeeper computer system and a one day Visitor Permit will be issued to the vehicle. The permit must be clearly displayed and readable through the vehicle's windshield on the dashboard while in Island Walk. Such guest will be registered under the address of the property the guest is visiting.

Appraisers, Surveyors and Home Inspectors

These visitors will be handled the same as any other guest.

FITNESS CENTER RULES

It is recommended that you consult your physician before starting any exercise program. A medical check-up and stress test prior to beginning is recommended. In order to make our facilities clean, safe and enjoyable to all residents, it is necessary for us to provide certain rules and regulations and to uniformly enforce them. Island Walk reserves the right to alter and/or add to the rules in order to maintain the best possible exercise environment. Please familiarize yourself with the following rules.

Rules of entry

- All residents (16 and older only) using the fitness center must use a fitness center entry pass and display it on their person while in the center.
- Residents are allowed non-overnight guests (without passes) in the fitness center if accompanied by the resident.
- Residents must accompany overnight guests or obtain a "guest pass" from the town center for \$5.00 which is refundable when the pass is returned.

- Youths aged 13-15 may use the fitness center if they have a certificate of training from a personal trainer and are accompanied by a parent.
- No children under the age of 13 are permitted in the fitness center

Dress code

- Shirts, shorts, or work out pants must be worn at all times
- Appropriate foot wear is required. Flip-flops, pool shoes and hard soled street shoes should not be worn
- Swim suits may not be worn as work-out clothing

Personal trainers

- A personal trainer may be hired at a cost to the resident. It is the residents' responsibility to have their trainer submit to the Activities Director, a copy of their current active certification and a copy of their personal insurance policy which names IslandWalk as a certificate holder on their policy

Cleanliness

- Residents should use the sani-wipe towelette to wipe down cardio equipment after use.
- Use of personal work-out towels is encouraged
- Used wiping towels should be disposed of in the trash container after use and not left on the floor, window sills or equipment.

Use of equipment

- A 20 minute limit of use on all cardio equipment when others are waiting. All dumb bells, balls, and equipment attachments must be returned to its proper rack after use
- Dropping free weights and crashing machine stack plates are prohibited

General rules of conduct in the fitness center

- No smoking
- No animals allowed
- No cursing or abusive language
- No food or drink other than water in a closed unbreakable container
- No equipment may be removed from the fitness center
- All users of the fitness center are to be courteous and respectful of others

Problems with equipment

- Any problem with the equipment in the fitness center should be reported to the office in the town center. (in person, by phone 239-513-0045, fill out Maintenance/Repair Request form or e mail islandwalkadmin@kwpmc.com

ISLAND WALK TENNIS RULES AND REGULATIONS
Effective November 19, 2014

Availability

The Tennis facilities are available to all residents and guests seven days a week. While visitors are permitted to use the courts, their usage of the facility is restricted as explained below.

Hours of Play

8:00 AM to 10:00 PM

Definitions

Resident: Island Walk owner or lessee (When leasing to a non-resident the owner forfeits rights to use Town Center facilities - CCR 3.1)

Guest: IW resident overnight house guest tennis player

Visitor: Non-IW resident daily tennis player invited by IW resident

Prime Time: 8:00 AM to 11:00 AM seven days a week from November 1 through April 30 (Subject to change by approval of the Tennis Activities Committee, hereinafter referred to as TAC). Prime Time is reserved for Round Robin, residents and guests only. Visitors may not play during prime time.

Visitors

During non-prime time hours, visitors must be playing with an IW resident on the same court.

Lights

Lights may be turned on at each individual court as needed. Lights will automatically shut off at 10:00PM; however, players are requested to turn off lights upon completion of play.

General

Appropriate attire, courteous behavior and proper language are required on the courts at all times. Tennis shirts, blouses, tennis shoes, shorts, skirts and socks are acceptable and required wear. Unacceptable wear includes bathing suits, tank tops, cut-off jeans, sandals, etc. Excessive yelling, noise, profanity and racquet throwing will not be tolerated at any time. No pets, bicycles, roller blades, skateboards, scooters, etc. are permitted on the courts. Parking and/or riding of bicycles on the walkway between the courts is not allowed. All bicycles must be parked in the bicycle racks adjacent to the courts. Play is not permitted in extremely dry or wet conditions to avoid personal injury and/or damage to the courts. Smoking (including e-cigarettes) is not allowed in the tennis area.

Children

Parents will be responsible for their children's behavior at all times on the courts and will be responsible for any damages caused by their children. An adult must accompany children under twelve years of age at all times unless participating in an organized program or tennis lesson.

Reservations

Court reservations can be made one week in advance by sign-up sheets at the Tennis Pavilion. Sign-up can be made at, but not before, 7:30 A.M. seven calendar days prior to the desired date. For example: on Monday beginning at 7:30 AM a court may be reserved up to and including the following Monday (subject to change by approval of the TAC). Entries shall be made using first and last names. Each reservation is limited to 1-1/2 hours with back-to-back reservations not permitted. Reserved courts are held for 10 minutes then become available to walk-ons. Anyone who walks on

an open court to play shall first sign up. Players must respect court reservations. Erasure of names or changes to reservations without notification to affected individuals is considered a Class II Violation as defined in the IW Consolidated Rules and Regulations.

Round Robin Play

Doubles Round Robin for men and women is on a drop-in basis. No sign up is necessary. Morning Round Robin play is scheduled 8:00 AM to 9:30 AM as follows: Men: Monday, Wednesday and Friday. Women: Tuesday and Saturday. Three courts shall be allotted for Round Robin play. The ten minute cancellation policy is in effect regarding unused courts.

Activities

Any type of tennis activity beyond regularly scheduled play (e.g. tournaments, special events, league play, etc.) must be approved in advance by the TAC. Such approvals take precedence over regular court reservations.

Leagues

League practice or play is not allowed during prime time hours. All team captains must obtain approval from the TAC for their respective teams prior to league registration. All team rosters must be comprised of at least 50% IW residents, unless this requirement has been waived by the TAC. When League play is scheduled the captain is responsible for providing the names of the visiting team to the Entrance Gate 24 hours in advance. League practice or play shall be allotted a maximum of six courts to ensure that a minimum of two courts is always available to IW residents and guests. Approved league play has preference over all other play; however, any changes to league schedules (reschedules, make-ups, playoffs, etc.) require prior approval by the TAC.

Professional Tennis Instruction

Instruction may be given to Island Walk residents and their guests/visitors. Only authorized USPTA or PTR members approved by the TAC and the Town Manager may give instruction. All approved instructors must provide proof of \$1,000,000 liability insurance and name Island Walk as additional insured.

Court Maintenance

The Town Manager is responsible for proper grooming and maintenance of the courts. Please report any problems with the court surfaces, lines, nets, etc. to the Town Center Front Desk at 513-0045. Court maintenance is scheduled daily on courts 1-4 from 1:00 to 2:00 and on courts 5-8 from 2:00 to 3:00. Courts are unavailable for play during these times.

Rules Infractions

Please report rules infractions in writing to TAC via Town Center Front Desk.

Revised 11/13/14

Approved by IW Board of Directors 11/19/14

ARCHITECTURAL CONTROL COMMITTEE

DAMAGE DEPOSIT and LATE FEES

Whenever an IslandWalk resident has landscaping or construction work done on their private property, a possibility exists for accidental damage to the Common Areas and other units and/or Lots of IslandWalk, involving lawns, sidewalks, irrigation, and the like.

In the event that the homeowner or contractor does not voluntarily repair any damage, the HOA will repair said damage using the Damage Deposit Fee. Homeowners will also be billed for any required damage repairs that may exceed the originally required deposit.

If a homeowner submits an application after the initiation of the project, they will be required to submit the Damage Deposit Fee, along with a non-refundable Late Fee. If a homeowner is cited by the Compliance Officer which requires an application to the ACC, that application must also be submitted with the appropriate Damage Deposit Fee and non-refundable Late Fee.

<u>Project</u>	<u>Deposit Fee</u>	<u>Late Fee</u>
1. Awnings – Lanai	\$0	\$100
2. Coach Lights	\$0	\$100
3. Concrete Work	\$500	\$250
4. Construction-Exterior	\$500	\$250
5. Downspouts w Gutters	\$100	\$100
6. Drainage Project	\$500	\$250
7. Generators/Propane Tank	\$1000	\$250
8. Hurricane Shutters	\$100	\$100
9. Landscape Lighting	\$100	\$100
10. Landscape Project – Major	\$1000	\$250
11. Pavers	\$300	\$100
12. Planting 10 plants or less (except annuals)	\$100	\$100
13. Planting 10 plants or more (except annuals)	\$200	\$100
14. Pool Fencing	\$500	\$250
15. Pool Heaters Outside Cage – Installation	\$500	\$250
16. Pool Refinishing or Modifications	\$1000	\$250
17. Pool with Screen Cage – Installation	\$2000	\$250
18. Roof Replacement	\$1000	\$250
19. Screen Cage Enclosure	\$1000	\$250
20. Solar Panels	\$100	\$100
21. Tile Lanai	\$300	\$100
22. Tree Planting/Removal (under 10 ft)	\$200	\$100
23. Tree Planting/Removal (over 10 ft)	\$500	\$250
24. Trellises or Arbors	\$100	\$100
25. Waterfalls or Fountains (Pre-Fab)	\$100	\$100
26. Waterfalls or Fountains (Constsructed)	\$500	\$250
27. Windows and Doors	\$500	\$250

PLEASE NOTE: UPON COMPLETION OF THE SPECIFIC PROJECT AND AFTER FINAL INSPECTION BY TOWN CENTER PERSONNEL, HOMEOWNER'S DEPOSIT WILL BE RETURNED OR APPLIED TO ANY OUTSTANDING DELINQUENCIES. PLEASE CALL THE TOWN CENTER OFFICE TO SCHEDULE STAFF FOR REQUIRED ON-SITE INSPECTION VISIT.

In addition to those items enumerated in these Consolidated Rules and Regulations, no resident or other person shall violate any terms of the Declaration of Covenants, Conditions and Restrictions for Island Walk.

I/We have read the Rules and Regulations as stated in the Declaration of Covenants for Island Walk Homeowners Association, Inc.

Date: _____

Signature: _____

Signature: _____

Revision History:

These Consolidated Rules & Regulations Approved by Board of Directors December 12, 2012.

Administrative Rule #4 Added Effective January 1, 2014. Approved by BOD August 21, 2013.

Town Center Rules & Regulations Smoking Effective February 19, 2014, Approved by BOD February 19, 2014. Approved by BOD May 16, 2014.

Tennis Rules and Regulations Approved by November 19, 2014

ACC Schedule of Fees, BOD Approved September 25, 2019

ACC Schedule of Fees updates, BOD Approved April 29, 2020