

**ISLAND POINT CONDOMINIUM ASSOCIATION  
RULES AND REGULATIONS**

**Sale/Rental of Unit:**

Owner should notify the Board of Directors of intent to sell or rent a unit prior to any realtor activity. Once the sale or lease is signed, a copy should be submitted to the board for processing and establishing an interview date. New owner/tenant form should be secured from the management company.

Sale or Rental signs must be approved by a board member and placement restricted only to the S.E. 6<sup>th</sup> St. and S.E. 7<sup>th</sup> St. entrances. Signs should be in conformity to normal realtor signs. The bulletin board next to the phone box is also available for posting such information. Please limit size to 5"x 8".

Open Houses are restricted to one per month per unit.

Leasing/Rentals can be done up to twice a year with a three month minimum per rental period.

Renters may not sublease a unit.

Owners are to assure that their renters follow these rules and regulations.

**Parking:**

Each occupant is required to register annually the make, model, and license plate number of any vehicle parked at Island Point. The management company will notify all occupants of the annual required registration. If an occupant acquires alternate or additional vehicles, they should be registered promptly. Number of vehicles, on site at any time, is restricted to two per unit.

Residents will receive two guest parking placards. New cards will be distributed annually by the management company. A card must be displayed in a guest vehicle parked in any Island Point space overnight or for an extended period.

The four guest parking spaces are intended for short term visits or by service vehicles while doing work in a condo. Service workers should be encouraged to park in an owners 2<sup>nd</sup> parking space when possible.

Park only in numbered spaces assigned to your unit. Please, no parking in areas not designated as parking spaces. No one should park in an owner's space unless the owner has given permission.

Motorcycles will not be permitted for new owners/renters. Trucks, buses, trailers, boats or motor homes are not permitted in parking spaces at any time.

When parking, please park between lines and head in only.

Rules will be strictly enforced! Violators will have a **violation** sticker adhered to their window. Repeat violations will result in the towing of the vehicle at the owners expense.

**Pool Usage:**

Children under the age of three are not allowed in the pool. Children between the ages of 3 - 10 are permitted in the pool with parent/adult supervision.

Pool regulations are posted on the South wall in the pool area. Compliance will be appreciated and enforced.

Gas grill is provided for resident use. Please clean after usage and cover when grill cools down.

Please place furniture back to where you found it.

**Trash Room:**

Trash pickup is on Monday and Thursday. We do recycle at Island Point and bins are provided for newspapers, **flattened** card board boxes; glass aluminum and steel; plastic; magazines, catalogs, phone books, junk mail. Trash room is intended to be used for daily trash disposal. Contractor debris should be disposed of by the contractor.

Please do not place large items or cardboard boxes in the trash room or in trashdumpster. Workers will not pick them up!! Large items should be placed in the swale at the S.E. 6<sup>th</sup> Street entrance on Sunday evening for pickup on Monday morning. Or large items pickup can be arranged by calling the waste management company at 954-480 4379.

**Building Care (exterior):**

Display of the American Flag is the only item that can be displayed over the sides of the balcony. Please no towels, bathing suits or rugs, etc.

Construction work permitted between the hours of 8:00 A.M. and 6:00 P.M. – Monday through Friday only. Please no unreasonable noise.

Security doors must be kept locked at all times. Do not open doors to unknown persons. It is the owner's responsibility to insure that service personnel or delivery persons properly close doors when finished with work or delivery.

Rollerblading, skateboarding, scooters, or bicycles are not allowed to be used or stored on catwalks.

Owners are responsible for any damage or defacing of property which they, their guests, or their service personnel have caused.

**Pets:**

Only one pet weighing under 30 lbs. is permitted for new residents who become owners after these rules are adopted. Renters or guests are not allowed to house a pet at Island Point.

Pets are not allowed in garden /pool area or in the elevator. Owners must leash or carry the pet when using the catwalks and must pick up after them.

If a pet becomes a problem, the Board will be authorized to ask the owner to remove the pet from Island point residency.

**Elevator:**

Use the elevator with respect and concern for all residents. It is the owner's responsibility to make sure that workers or delivery people keep the elevator clean.

**Miscellaneous:**

Garage or rummage sales are not permitted at Island Point.

Patio furniture must be stored indoors when occupants leave for extended periods.

Storage Units (across pool areas rest rooms) should be locked and materials should not be left in the common space.

Fire Equipment Storage closets must not be used for resident storage. This is against fire department code.

Gas or charcoal grills are not permitted on patios.

**Any owner may petition the Board for a variance from any rule or regulation, providing just cause.**

**Adopted the the Board Of Directors April 29, 2003**