RULES & REGULATIONS OF ISLAND VILLAS CONDOMINIUM ASSOCIATION

The following rules and regulations of Island Villas Condominium Association. Condominium living requires the utmost cooperation of all residents. Consideration should be given to those whose views do not coincide with yours. Rules are made for the betterment of the community.

Property:

1. Speed Limit is 10 MPH. Children should be supervised at all times while on the common property. Do not ride bicycles or motorized vehicles in the grass.
2. Keep walkways, railings, and common areas clear. No storage of personal items under the stairs or on the upstairs walkway. Bikes need to be stored on the back balcony or patio. Hoses should be rolled up and stored inside or neatly on the back patio/porch.
3. Outside plants must be in pots and are limited to one (1) per unit. Do not plant anything in the ground without prior board approval. Plants must not obstruct access to fire extinguishers, hydrants, or walkways.
4. Trash is to be put in dumpsters, do not leave or store bags on balconies, at front doors, or on any common areas. DO NOT PUT BULK ITEMS (CARPETING, FURNITURE, BEDDING, OR APPLIANCES) BY THE DUMPSTER. Disposal fees will be assessed to the owner of the unit.
5. Common areas are not to be used as a party venue. No inflatable bounce houses or tents. Equipment from outdoor games needs to be picked up immediately when done (croquet, badminton, bocce ball etc.)
6. No signs, advertisements, or notices shall be placed in windows, doors or on common area; two "For Sale" signs may be placed in the windows of the unit.
7. No material changes to the building or common area; i.e., satellite dishes or video surveillance equipment.
8. No Fishing, swimming, or wading in lakes or retention ponds. Please do not throw trash in lakes. Do Not feed the wildlife including squirrels.
9. Only electric grills are allowed. No open flames or fire pits allowed. (St. Johns County NFPA 1:10.10.6.1)
10. Do not throw cigarette butts or other trash over balconies or on the grounds.
11. No Fireworks allowed on the property.

Units:

1. No leases less than six (6) months are allowed. ***No Airbnb!***
2. Authorized residents allowed to live in the unit are only those listed on the lease or the owners. Violation of this will result in removal. Maximum occupancy is four (4) people.
3. Management must be notified of all renovations / improvements to the unit and provide a building permit if applicable; ie., plumbing, A/C, electrical, windows or doors, etc.
4. Pest control comes weekly, currently on Monday, please advise management if you need additional services. You must be home to allow access to the unit.
5. Please be respectful of your neighbors. Quiet times are 10 PM to 8 AM. Noise within the unit is to be held down so as not to unduly disturb other residents. SECOND FLOOR RESIDENTS: Please be considerate of the family below you.
6. Second Floor owners wanting to put tile or wood flooring down must provide a noise barrier to be installed under the floor.

7. All window covering shall have white backing or lining. Exterior windows and sliding doors are to have bronze frames. All front doors must have a flat surface and screen doors can be bronze or black.

Pets:

1. No more than two (2) domestic pets are allowed, not exceeding 30 lbs.
2. Pets are not permitted in pool areas or in pools.
3. Pets are not allowed to be left unattended in front or on the outside balcony or patio or other outside area. No dog runs.
4. According to St. Johns County Ordinance, Ordinance Rule 2001-19 dogs & cats must be on a leash at all times when in common areas.
5. Please relieve dogs on the outside berm, not in front or back of buildings or on sidewalks.
6. Pet owners must clean up after their pets.
7. No reptiles "or farm animals" are allowed.

Pool:

1. Follow posted pool rules. Violation of rules can result in pool closing.
2. Operating hours are 9:00 A.M. to dusk.
3. Only two (2) guests per unit are allowed and they must be accompanied by an adult resident that invited them.
4. All sound emitting devices used in pool areas shall be attached to personal listening devices and not disturb other residents.
5. All children under fourteen (14) must be supervised by an adult over eighteen (18) at all times. Bare bottom babies are not allowed in the pool.
6. Except personal safety flotation devices, NO floats, rafts, boogie boards, etc. are permitted. No running on the pool deck.
7. Glass of any kind is not permitted around or inside the pool area.
8. No parties or barbecues are allowed at the pool or on the common areas.

Vehicles:

1. Numbered spaces are assigned to one per unit only. Do not park in other numbered spaces. Guest spaces are First Come - First Served.
2. Do Not Park on the Grass.
3. Only working, licensed and currently registered passenger vehicles can be parked in parking spaces. Undrivable or expired tags are subject to towing.
4. NO commercial vehicles, trailers, boats, jet skis or food trucks are allowed. Signage on a vehicle is considered a commercial vehicle and is not permitted.
5. No vehicle repair or storage is permitted.
6. Violators of these rules will have their vehicle towed at the owner's expense.