



ISLAND WALK HOMEOWNERS' ASSOCIATION CONSOLIDATED RULES AND REGULATIONS

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The Island Walk Board of Directors has approved the Consolidated Rules and Regulations and penalty amounts for Island Walk property Owners and Tenants. The Rules and Regulations which follow have been put into categories with corresponding Violation Fines. For consistency of these Consolidated Rules and Regulations, the term "Resident" shall refer to a Unit Owner or Tenant. Violation letters will be sent out informing the Resident of the violation date and type and citing the relevant rule. The Resident will also be notified of the amount of the fine, due date, and a hearing date. Resident inquiries will be managed by the Compliance Coordinator or such other person designated by the Management Agent or Board of Directors.

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 (the "Governing Documents").
2. Complaints regarding the actions of residents, their guests, vendors and contractors shall be made in writing to the Compliance Coordinator.
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, or any provision or condition of the Governing Documents.
4. Fines will not be levied for first violations that are corrected or cured within 15 days of the date of the violation notification letter. Fines for violations that are not corrected or cured 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.
5. The Association, through its Board of Directors, shall have the right to file liens and to file a foreclosure action 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 Any consent or approval given under these Rules and Regulations by the Association may be rescinded at any time by the Board.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 These Rules and Regulations may be modified, added to, or repealed in accordance with the Declaration of Covenants, Conditions and Restrictions for Island Walk, Articles of Incorporation and By-Laws of the Association.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 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 facilities 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 or cured in a reasonably timely manner may result in a suspension of use rights to Island Walk amenities,

including but not limited to: the Fitness Center, Resident's Lane at the Entry Gate, the lap and resort pools, the racquet sports courts and the putting green.

11. The Resident 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 and the Compliance and Hearing Committees work to protect the health, safety, and lifestyle of Residents and their 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 violation. Verbal directions may include instructions to cease and desist the violation activity or for the offender to identify themselves.
13. The Compliance Coordinator and members of the Compliance Committee shall have access to the exterior of a Resident's property to enforce these Consolidated Rules and Regulations.
14. This document supersedes any previous versions of Consolidated Rules and Regulations.

CLASS I VIOLATIONS

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 possible suspension of access to amenities as described above and may be levied based on 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 day, until compliance, with a maximum aggregate of \$1,000.00.

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 if not, 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 pavilion, tennis and pickleball courts, lakes and associated equipment. Failure of a Resident to repair such damage may also result in suspension of amenities.
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. Residents shall have no more than three (3) dogs and cats in their unit. All dogs and cats must be leashed outdoors and are not permitted to run free. Leashes, including retractable leashes, must not exceed ten (10) feet in length. Residents, or their delegate, walking an animal must clean up the animal waste and dispose of it in the resident's trash container or in specially designated waste receptacles. 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, the Management Offices, fitness center, tennis courts, pickleball courts, pool areas, putting green, bocce courts, post office or restaurant except for duly-licensed or approved service animals. All service animals must be registered with the Management Office. Residents shall not tie up or otherwise confine their pet outside unless the Resident is present and shall not permit their pet to bark for an extended period of time outside so as to disturb the peace and quiet of neighbors.
9. Riding 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 and pickle ball courts, the putting green, bocce courts, the tennis pavilion or the lakeside gazebo. Riding the before-mentioned devices is also prohibited on the gasoline pump driveways and parking lot from the commercial properties on the west side of the Town Center building to the real estate office on the east side, and from Town Center Circle on the south to the restaurant/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 bike racks to the extent available. The Association recommends that all bicycles be equipped with a bell or other signaling device to alert pedestrians.
10. The operation of gasoline powered standup scooters, Go-Peds, unlicensed Mopeds, all ATVs, and all dirt bikes is prohibited in Island Walk.
11. Projects requiring application to the Architectural Control Committee (ACC) are those that affect the external appearance of a Unit, its Lot or the Lot's landscaping. No project shall be initiated unless previously approved by the ACC in writing. Failure to obtain ACC approval may result in a \$100 fine unless otherwise excused by the ACC or the Compliance Committee.

If exterior work is performed that does not comply with the ACC Requirements and Procedures, is not approved by the ACC and/or a variance is not granted by the Board of Directors, the improvement must be removed and the property restored to its original state or modified to comply with the ACC Requirements and Procedures with written approval from the ACC. Damage repairs to the Common Area or another Resident's property resulting from approved or unapproved work will be billed to the property Owner who had the work performed as an individual assessment.
12. If any improvement shall be altered in a manner which fails to conform with the approval granted by the ACC, the Owner, as applicable, shall within 30 days of written demand of the Association or ACC, have such improvement removed or restored to comply with the ACC Requirements and Procedures as originally approved.
13. 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, untidy or unsightly condition (as described in Declaration

of Covenants, Article XI, Section 5.E.), 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.

14. 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 in 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.
15. All pods, dumpsters, U-Hauls, and similar storage facilities must display a permit issued at the Town Center and must be parked facing the street. Permits are issued for 7 days and can be renewed one time. Subsequent renewals may be permitted in the discretion of the Compliance Coordinator or the Association's Management Agent. The storage facility cannot block sidewalks or be placed on any vegetation.
16. Roof tiles, bricks and other similar building materials stored on the exterior of private property are only permitted while roof or other allowed construction is underway and must be stored inside the property after construction is completed.
17. If the resident is away from the property during hurricane season (June 1 through November 30), all allowed decorative garden structures must be reasonably secured to avoid property damage.
18. Other than members of local, state and federal law enforcement agencies, fire departments, EMS, CERT or other first and emergency responders, the operator of a drone in Island Walk shall:
 - a. comply with federal and state laws and county ordinances;
 - b. obtain a permit from the HOA (this includes roofing, insurance and real estate companies and other contractors); the permit shall not be for a period longer than 5 days but may be extended by the Association's Management Agent;
 - c. not take photographs or video recordings of any Island Walk Owner or their guests in their Unit or on common property without the consent of the person being photographed or video recorded;
 - d. not interfere with an Owner's reasonable expectation of privacy. A person is presumed to have a reasonable expectation of privacy on privately owned real property if he or she is not observable by persons located at ground level in a place where such person has a legal right to be. (F. S. 934.50);
 - e. not in any fashion use a drone or similar device to spy or otherwise peer or take pictures into the residence of another Owner's property;
 - f. not use drones to harass any person on individual lots or on Association common property nor utilize drones in a manner to cause injury to persons or property;
 - g. be liable and solely responsible for any injury to persons or damage to property resulting in any way from the use of a drone; and
 - h. be at least 16 years old.
19. Drones may only be operated between 9:00 a.m. (ET) and dusk and must remain in the sight of the operator.
20. The Association is not a guarantor or protector of the right of privacy of any Owner with respect to any drones that are operated within the boundaries of the Community. The Association will only undertake action under its governing documents if its representatives have direct knowledge and evidence of a

violation or receipt of a written claim from an offended Owner and subsequent investigation by the Association and determination of a violation.

CLASS II VIOLATIONS

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 possible suspension of access to amenities as described above 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 day, until compliance, with a maximum aggregate of \$1,000.00.

1. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Common Area and shall not obstruct the walkways, bridges, sidewalks, and streets.
2. No Resident shall do or permit any assembling or disassembling of motor vehicles except in their 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 ACC 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, trash and refuse from the Units shall be disposed of in each Unit's private garbage or trash containers, which must be stored in the Unit's garage. No garbage or trash 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. The current pick-up days are Wednesday and Saturday. Leaving garbage or trash containers at the curb or end of driveway for more than 24 hours before or after designated pick up day is prohibited.

7. No garage doors shall be permitted to remain open except for temporary purposes and in no event longer than 4 hours during any 24-hour period. No garage shall be used as a living area. No garage may be altered to prevent the parking of two vehicles therein except for the Catalina Unit, which accommodates one (1) vehicle.
8. Basketball poles and hoops and other athletic equipment or paraphernalia are not permitted on the community's streets at any time and are not permitted after dusk in the Common Area, a Unit's driveway or exterior of the Unit.
9. Except as provided in the Seasonal Decoration Regulations or allowed under the ACC Rules and Regulations, exterior artificial vegetation, flowers, sculpture, fountains, flags, including decorative flags and banners, and similar items must be approved by the ACC, however:
 - 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 no larger than 4.5 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, POW-MIA, or first responder flag.
10. All exterior lighting, which differs from that installed when the Unit was originally built, must comply with the ACC Rules and Regulations and be approved, in advance by the ACC.
11. The Bocce Courts shall be used only for playing Bocce.
12. The East Lawn is "everyone's backyard". Current usage: lawn bowling, croquet, soccer, kids throw and catch, etc. are permitted.
13. The Putting Green shall only used as permitted in the 2025 putting green rules and regulations which are incorporated herein and shall govern in the event of a conflict with these Consolidated Rules and Regulations.
14. No tree can be removed without ACC approval.
15. No plantings shall be permitted by the Residents of any Unit except as may be approved by the ACC except:

Annual (low) flowers and replacement of dead plants installed by the Association.
16. Other than as approved by the ACC or under any applicable landscaping rule, residents may not plant or place mulch in the Common Area.
17. No above ground pools shall be erected, constructed or installed on any Lot.
18. Window tinting may be permitted, as long as the film color shade is charcoal, light gray, or medium gray. ACC approval is required, and a sample of the film must be submitted with the application.
19. No gasoline powered watercraft is permitted on any of the lakes, except by the Lake Committee and Lake Vendors. No watercrafts are permitted on the lakes at night (after dusk).
20. 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 their use of the lakes, canals, or water bodies within Island Walk.
21. No Unit shall be used in any trade, business, professional, or commercial capacity that creates a public nuisance.

22. No sign, symbol, name, address, notice or advertisement shall be inscribed or exposed on any window or other part of a Unit, Lot or Common Area without written approval of the Island Walk Board of Directors except:
- a. Those permitted by Seasonal Decorations Regulations
 - b. House number signs as defined in Architectural Control Requirements and Procedures.
 - c. Any sign required to be allowed by Florida Statutes.
 - d. Restricted Vehicles as noted in Vehicle Regulations 3 and 4.
23. 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. Hurricane shutters placed on the house before June 1st or after November 30th are prohibited. Shutter violations are considered a first and only notice to correct immediately.
24. 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. Other than the shutters and panels approved by the ACC, any window or door coverings must be removed within 7 days after a tropical storm or hurricane watch or warning has been declared over in Collier County.
25. No clothing, laundry, or wash shall be aired on any portion of a Lot in an area visible from the exterior of a Unit including across a lake or adjacent common areas. In no event can laundry be hung outside a unit between 7:00 PM and 7:00 AM the next morning.
26. Woodpecker deterrents are subject to the following conditions;
- a. Residents can affix the following to their homes as deterrents to damage caused by woodpeckers or other birds.
 - Reflective discs no larger than approximately 7 inches in diameter.
 - Mylar streamers (with or without discs) no longer than approximately 12 inches in length.
 - Gel discs painted white.
 - No more than two (2) fake or plastic owls.
 - b. Disks, streamers, and gel disks must be affixed no less than 4-5 feet apart.
 - c. Other than set forth herein, deterrents cannot be mixed.
 - d. Deterrents do not include balloons.
27. All draperies, curtains, shades or other window coverings installed in a unit, and which are visible from the exterior of a unit, shall have white backing.
28. Unit owners shall request approval from the ACC for any alteration that affects the external appearance of a unit, the lot or its landscaping.
29. To the extent not specifically addressed herein, Residents must comply with all applicable ACC Requirements and Procedures, Community-Wide Landscaping Standards, the Governing Documents, and other rules named herein or any relevant Collier County laws, rules and regulations.
30. Except as stated otherwise herein, failure to comply with the ACC Requirements and Procedures, the Community-Wide Landscaping Standards, the Governing Documents and other rules named herein or any relevant Collier County laws, rules and regulations shall be a Class I or II Violation. The Compliance Coordinator and Compliance Committee may determine

that a violation falls within Class I if the violation has a significant probability of affecting the safety, health, or security of Residents, their guests or others permitted in the community or has legal consequences.

**Conduct and Communications Standards Regarding Association
Directors, Committee Members, Management, Operations, Business**

1. Unless defined otherwise herein, capitalized terms when used in this section shall have the same meanings ascribed to such terms as are set forth in the Declaration. The term "Director" shall mean and refer to any person serving on the Board. The term "Officer" shall mean and refer to any person holding an office defined as such in the By-Laws of the Association. The term "Committee Person" shall mean and refer to any person holding a position on any Committee.
2. No Member, Owner, Tenant, invitee, licensee, Guest, or other person in Island Walk shall attempt or to directly or indirectly harass or otherwise interfere with the Board or any Committee, Director, Officer, or Committee Person while such Director, Officer, or Committee Person is acting in his or her respective capacity as a Director, Officer or Committee Person.
3. No Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk shall:
 - a. take any action to communicate at an unreasonable hour;
 - b. harass whether verbally, in writing, or physically; or
 - c. otherwise threaten or interfere withthe right of quiet enjoyment of any Director, Officer or Committee Person related to any action taken by the Board or Committee or by that Director, Officer, or Committee Person on any issue pending or expected to be pending before the Board.
4. No Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk shall or shall attempt to directly or indirectly harass or otherwise interfere with the duties and responsibilities of the Association's Management Agent, any employee of the Management Agent, any company contracted by the Association to provide products and/or services at Island Walk, or any employee of such contracted company. Members, Owners, Tenants, Invitees, licensees, Guests and other persons in Island Walk shall at all times conduct themselves in a courteous and neighborly manner towards the Management Agent, its employees, any company contracted by the Association to provide products and/or services at Island Walk and any employee of such contracted company and shall not take any action to harass, whether verbally, in writing, physically, or to otherwise threaten or interfere with the tasks and duties of the Management Agent, its employees, any company contracted by the Association to provide products and/or services at Island Walk and any of such contracted company's employees.
5. No Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk shall direct or instruct, or attempt to direct or instruct any employee of any company contracted by the Association to provide products and/or services at Island Walk, unless otherwise expressly authorized by the Board or an Officer thereof.
6. No Member, Owner, Tenant, invitee, licensee, Guest or other person in Island Walk shall contact, solicit, seek out or attempt to contact, solicit, or seek out, any company to provide products or services to the Association or at the Association's expense.
7. As used herein, the words "harass" and "interfere" shall mean any conduct that is not consistent with the highest standards for a First-Class Residential Community, including, but not limited to,

yelling, cursing, annoying persistently, intimidating, bullying, cyberbullying, other types of abusive behavior, and using threatening language or threatening body language. Abusive behavior and speech shall also include, but is not limited to words, online postings, epithets, gestures, or actions which are derogatory, insulting, hurtful, offensive, or cause discomfort to another person. Whether a reported act of harassment is an isolated incident or repetitive, the determining factor will always be whether the targeted individual felt intimidated, threatened, and bullied and not whether the angry individual viewed his or her actions as abusive or intimidating or intended them that way. Harassing, abusive speech, and/or behavior, however defined, will not be tolerated.

8. **Enforcement of Conduct and Communication Standards.**

- a. The Board of Directors may take whatever appropriate legal action is available against any individual who fails to comply with the Rules and Regulations set forth in this Resolution, including but not limited to, the levy of fines and the suspension of use rights. If the Association chooses to fine for a violation of the Rules and Regulations set forth in this Resolution, the schedule of fines shall be as follows:
 - i. First Offense - \$25.00
 - ii. Second Offense - \$50.00
 - iii. Third Offense - \$75.00
 - iv. Any Subsequent Offense after the Third Offense - \$100.00
- b. Nothing in this Resolution shall be construed as a limitation or restriction upon any of the Association's rights or remedies, or act as an election of remedies. All rights and remedies available to the Association shall be cumulative.
- c. The Board of Directors shall have the authority to interpret and implement the provisions of this Resolution and make decisions and judgments arising hereunder on a case-by-case basis.

Vehicle Regulations

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 tool boxes or containers, racks or other equipment holders or visible tools, materials or equipment. Vehicles with external business-related graphics are permitted.

1. All vehicles inside Island Walk must display a bar code except authorized guests, emergency vehicles, delivery vehicles, government and utility vehicles on official business and school buses.
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 11:00 P.M. and before 6:00 A.M. shall be conclusively presumed to be parked overnight. Exceptions include Residents and permitted guests utilizing the Town Center facilities and vehicles with an HOA-approved overnight pass issued by the HOA Staff. No vehicle shall be parked on the apron of a residential driveway overnight. Any vehicle deemed parked overnight is subject to a fine of \$50.00 for each violation.

3. No Restricted Vehicle shall park on any portion of the Common Area or outside of a garage, except Restricted Vehicles delivering goods or services during daylight hours.
4. Law Enforcement vehicles with official markings or a clearly displayed placard may park overnight on streets or in the Common Area. Unmarked and un-placarded Law Enforcement vehicles may not park overnight on streets or Common Area. Law Enforcement includes: First Responders, Firefighters, Emergency Medical Technicians, Paramedics, or individuals volunteering for these roles.
5. No Vehicle shall be parked, at any time, on any vegetation, including grass, within Island Walk.
6. Vehicles draped with car covers may not be parked on any driveway or Common Area.
7. 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.
8. No vehicle shall stand or park, with or without the engine running, at the Town Center other than in a space designated for parking.
9. Vehicles shall not exceed the marked time limit restrictions for the Town Center parking.
10. In accordance with Florida Statute 316.195, parking vehicles the wrong way or in the wrong direction 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.
11. For units with front-facing garages or rear-facing garages in the case of Arubas, no more than two vehicles can be parked side by side in a driveway.
12. If the parking or vehicle violation is not corrected in 24 hours, the Association shall maintain the right to issue fines for parking violations, and/or to authorize the towing 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.
13. All Residents are required to authorize their guests and vendors to enter Island Walk by entering their guests and vendors in the approved Visitor Management Software Program. Residents shall inform their guests and vendors of the need to obtain a visitor pass when entering Island Walk and of the requirements that such pass be displayed and readable in the vehicle's windshield. Guests and vendors who have not been authorized by a Resident to enter Island Walk may be denied entry until proper authorization has been obtained.
14. Guests and vendors may not enter Island Walk unless they have been authorized to enter by their host or customer having entered them in to approved Visitor Management Software Program, have obtained a visitor pass at the front gate, and have displayed the visitor pass in such a manner that the visitor pass is readable through the vehicle's windshield.

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 (i.e., each attempt to use the Resident's Entry Gate).

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. Drivers shall provide proof of a valid driver's license on request of a member of the Board of Directors, employees of the Managing Agent, or members of the Island Walk Compliance Committee.
4. Golf carts must be non-gasoline powered.
5. Golf carts must be in good working order and comply with all applicable local and state laws.
6. Golf carts shall only operate between sunrise and sunset, unless equipped with functioning headlights and taillights.
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, no 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 on the following holidays: Halloween, Christmas, Hanukkah, and 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 the 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.

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	Decorations may be installed 7 days prior to the holiday and must be removed within 7 days after the holiday
Halloween	Decorations may be installed 3 weeks prior to the holiday and must be removed 7 days after the holiday
Thanksgiving and Fall-themed decorations	Decorations may be installed beginning on November 7 and must be removed 7 days after Thanksgiving.
Christmas Hanukkah Kwanzaa	Decorations may be installed on the earlier of the Saturday before Thanksgiving or when the HOA holiday lights are turned on and must be removed no later than January 10th.

TOWN CENTER AND LIBRARY AND COMPUTER STATION RULES AND REGULATIONS

These Consolidated Rules and Regulations incorporate the October 2025 Town Center Guidelines and the Library and Computer Station Guidelines (as may be amended) (the "October 2025 Guidelines"). To

the extent the Consolidated Rules and Regulations conflict with the October 2025 Guidelines, the Guidelines shall control.

Town Center

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 Association's Management Agent and the Activities Director are responsible for assigning and setting up specific rooms for each approved and permitted group activity. Additionally, the Association's Management Agent 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 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.
4. The use of any material(s) that could damage Town Center property is prohibited. This includes, but is not limited to, paint, glitter, confetti, candles, oil lamps, and similar items. Bingo is to use water washable daubers only.

Hours

The Town Center hours:

8:00 A.M. to 10 P.M. Monday - Sunday

Closed on National Holidays and during a Tropical Storm or Hurricane Warning

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

Smoking

Smoking is not permitted anywhere on the Town Center campus. This rule also applies to electronic cigarettes (e- cigarettes) or other vapor producing devices that simulate tobacco smoking.

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 Association's Management Agent, 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.

RESORT POOL RULES

These Consolidated Rules and Regulations incorporate the Resort Pool Rules (as may be amended). To the extent the Consolidated Rules and Regulations conflict with the Resort Pool Rules, the Resort Pools shall control.

1. The pool will be open from dawn to dusk.
2. The maximum person limit is 90; the maximum pool depth is 5 feet.

3. Except for water, no food or drink is allowed in the water or within 4 feet of the pool edge. Glass containers are not permitted in the pool area.
4. No animals are allowed inside the pool area.
5. Bathing suits are required.
6. Showering before entering the water is a Florida state requirement.
7. All children up to the age of 4 years must wear swim diapers and a flotation device in the pool and be accompanied by a parent or guardian. Plastic pants over diapers are allowed.
8. Children under 12 years must have adult supervision.
9. Rafts, inner tubes, floats, ball throwing, and frisbees are not allowed. Sling chairs and noodles are permitted.
10. All electronic equipment must be used with headphones.
11. Pool furniture is to remain on the pool deck. Bikes and scooters are not allowed in the pool area.
12. Running on the pool deck is not allowed.
13. Once the pool is locked at dusk, no entry is permitted.
14. Incontinent users must wear proper protective garments.

NO DIVING AT ANY TIME FROM THE POOL DECK. SWIM AT YOUR OWN RISK.

LAP POOL RULES

These Consolidated Rules and Regulations incorporate the Lap Pool Rules (as may be amended). To the extent the Consolidated Rules and Regulations conflict with the Lap Pool Rules, the Lap Pool Rules shall control.

1. Lap swimmers take precedence in this pool. Walkers are requested to use the resort pool for exercise and swimming lessons.
2. The pool will be open from dawn until dusk.
3. The maximum person limit is 32; the maximum pool depth is 5 feet.
4. No food or drink is allowed in the water or within 4 feet of the pool edge. Glass containers are not permitted in the pool area.
5. No animals are allowed in the pool area.
6. Bathing suits are required.
7. Children under 12 years must have adult supervision.
8. Showering before entering the water is a Florida state requirement.
9. All electronic equipment must be used with headphones.
10. Pool furniture is to remain on the pool deck. Bikes and scooters are not allowed in the pool area.
11. Running on the pool deck is not allowed.
12. Once the pool is locked at dusk, no entry is permitted.
13. Incontinent users must wear proper protective garments.

NO DIVING AT ANY TIME FROM THE POOL DECK. SWIM AT YOUR OWN RISK.

REAL ESTATE PROCEDURES

Real Estate Agents

Homeowners who wish to sell or lease their home must complete the "Notice of Intent to Sell or Lease Form" (available at the Town Center Office or on the TownSquare 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.

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 Management 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

These Consolidated Rules and Regulations incorporate the Fitness Center Rules (as may be amended). To the extent the Consolidated Rules and Regulations conflict with the Fitness Center Rules, the Fitness Center Rules shall control.

General Rules:

1. The Fitness Center is open to Island Walk Residents and their overnight guests.
2. Workout participation in the fitness center is voluntary and individuals assume all risk when engaging in activities.
3. All equipment must remain in the facility.
4. Sandals, flip flops, open-toed shoes are prohibited. Bare feet prohibited except when working on mats.
5. Youths 14 years of age or under must be accompanied by an adult.
6. No food or drinks other than water or sports drinks. Glass bottles prohibited.
7. Discard trash and empty bottles.
8. Personal Trainers must be certified and insured and registered with Castle Group Management.

Personal Conduct:

1. Use of headphones or earbuds required when listening to music.
2. Be respectful of other members using the facility. This is a judgement free workout zone.
3. Be aware of workout space. Try not to block mirrors or workout areas of other users.
4. Limit phone use and phone conversations while working out.
5. Bikes, skateboards and other personal transport items must be left outside.

Equipment Use and Safety:

1. Return all weights and other equipment to storage racks.
2. All training should be performed in a controlled and safe manner. Dropping, slamming and banging weights is prohibited.
3. Use of chalk is prohibited.
4. Weights and bars should not lean against equipment, mirrors, or walls.
5. Use of collars is required for plate loaded free weight lifts.
6. Be courteous to others and vacate equipment when finished with your set. Use of treadmills is limited to 30 minutes and a weight machine 20 minutes.
7. If there are any issues with equipment or machines, please contact: The office at (239) 513-0045 or
Castle Management Group (24 hrs/day or call 800-337-5850 or islandwalkfitness1@gmail.com Do not try to fix the equipment yourself.
8. Island Walk reserves the right to close or limit the use of the facility due to operational or safety concerns as determined by the IW Board of Directors. *IF necessary, the CDC rules i.e., masking and maintaining social distancing, will be enforced.*
9. Everyone who uses the Fitness Center must thoroughly sanitize the equipment when finished.

Should a situation arise that is not specifically covered by these Rules and Regulations, please contact a member of the Fitness Center Committee.

ISLAND WALK RACQUET SPORTS RULES AND REGULATIONS Tennis,

Pop Tennis, and Pickleball

These Consolidated Rules and Regulations Incorporate the August 3, 2025 Island Walk Racquet Sports Rules and Regulations for Tennis, Pop Tennis and Pickleball (as may be amended) (the "IWSRR"). To the extent the Consolidated Rules and Regulations conflict with the IWSRR, the IWSRR shall control.

PUTTING GREEN RULES

Rules governing the Putting Green are incorporated herein and shall control in the event of a conflict with these Rules and Regulations.

In addition to those items enumerated in these 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: _____

Island Walk Architectural Control Committee
Requirements and Procedures
Board Approved 4-09-2025

Placing controls on the architectural and aesthetic elements of any residential development is a proven way to manage the overall visual character of a community while helping to protect an owner's individual property value. Therefore, any work that affects the external appearance of a unit, the lot, or landscaping requires prior approval from the Island Walk Architectural Control Committee (ACC) as established in Articles 10 and 11 of the Declaration of Covenants.

Failure to submit an ACC application for approval prior to commencing work on a project will result in the work being referred to compliance for a possible fine.

Homeowners will need to correct any outstanding compliance violations, or delinquent accounts before an ACC application will be approved.

NOTE: Your application will be considered void if an outdated form is used. The most current forms are available from the management office and on the website.

COMPLETION OF PROJECTS: As required by Article 10.10 (C) of our governing documents, projects must be completed within six months of ACC approval. Intent to Paint projects must be completed within 90 days of ACC review.

Requested changes must meet the "Community Wide Standard" that is defined in the Island Walk Declaration of Covenants.

Each application MUST include, where appropriate, the following:

- A complete description of the changes requested by the homeowner,
- A copy of your plot plan/site survey detailing the location of the work to be done, which can be obtained from the management office or by requesting it via email to islandwalkoffice@castlegroup.com.
- Photos or manufacturer's literature of the items to be installed. Fabric samples, paint samples or other descriptive documentation, blueprints or contractor drawings as required.
- Signature(s) of owners(s) and lot easement neighbor if appropriate.
- Affected person/Neighbor signature/approval for any planting/plant removal in lot easement (Carlyle/Oakmont) Must demonstrate a good faith effort to obtain neighbor approval including requesting assistance from management office.

All drawings, photos, designs, and all other documentation, which are submitted with the application for approval, become part of the official documentation of the work to be done. As such, the homeowner may NOT change the work described in the application or the approval will automatically be voided without further action by the ACC. Any change from the documentation submitted with the application will require the submission of a new application for approval. Any work not expressly described in the application is not included within any approval granted with respect to the application.

The homeowner is ultimately responsible for all county, state, or federal code safety requirements. Neither the ACC nor the HOA has any responsibility or liability where permitting is required, or for any damage that any home or lot modification causes to any property for any reason.

The Association has amended its governing documents to allow for an Individual Assessment against any Member to reimburse the Association for costs incurred in repairing any damage or bringing a lot into compliance with these Requirements & Procedures.

THE TIME FOR THE ACC TO ACT DOES NOT BEGIN TO RUN UNTIL THE FIRST ACC MEETING AFTER A CURRENT AND COMPLETE APPLICATION HAS BEEN FILED WITH THE ACC.

**THIS DOCUMENT AND THE ACC APPLICATION CAN BE FOUND IN THE TOWN CENTER OFFICE
AND ON THE WEBSITE AT www.TownSquare.com**

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The following list (in alphabetical order) identifies community standards and specific requirements for the various types of changes that homeowners commonly request. **All projects listed require an ACC application unless specifically excepted:**

I. Awnings

1. Retractable fabric awnings either manual or motorized will be approved on the rear of home only. They must open over a solid surface such as a concrete pad, pavers, etc. The solid surface must be larger than the area covered by the fully opened awning and must conform to the standard size requirements set forth under "Construction A.1." **All specifications and dimensions must be included in the application.**
2. Samples of approved fabric colors are available at the Town Center Office. Homeowners may select only from ACC approved indoor/outdoor (Sunbrella or equivalent) fabric color and pattern samples **and must identify the swatch by name in the application.** ACC will determine if the fabric choice meets the requirements. A fabric/color sample must be submitted with the ACC application. Brackets, framing and hardware must be the same color as the house color or white.

II. Construction (See also Section XIX re Pools and Pool Equipment)

- A. **Screen Cages** must be constructed of white aluminum with charcoal screen with mesh dimensions of either 16/14, 18/14, 17/20, **20/20 or super screen** mesh. "Super Screen" is approvable but "super solar screen" is not allowed.
1. Privacy screening on lanai cages is specifically prohibited except on the screen door area of Aruba units only that face public walkways, with ACC approval. The material to use is vinyl-laminated fiberglass mesh screen roll. A sample must be provided. Privacy screening is only appropriate for areas where the public is walking by the door areas of Arubas that face a walkway. Privacy can be accomplished at the homeowner's cost by planting 15 gal clusia plants (or other approved plants) on one's property, with ACC approval, that are maintained at a height of 6 ft.



2. Extending an existing concrete patio, or adding a new concrete/paver patio at the rear of any home is permitted provided the addition meets these standard size requirements:
 - o Capri - 31' W X 21' L
 - o Oakmont - 40' W X 25' L
 - o Carlyle - 50' W X 24' LExceptions may be made in special cases where oversized lots allow space for the requested variance, which must be approved by the Board.
Exceptions may also be made in cases where a 1/2 size cage is requested.
Affected irrigation lines must be rerouted, closed off and repaired by the HOA landscape vendor at the homeowner's expense prior to any concrete work.

3. Requests for construction of patios or screened cages must include architectural blueprints and specifications of the entire proposed construction along with the plot plan.
 4. Replacement of an existing screen enclosure must conform to the Community-Wide Standard for color and mesh specifications.
- B. *Installation, removal, or renovation of pavers or tile* inside an existing screened cage, lanai, or patio requires an ACC application.
- C. *Partial Lanai Roof Extensions* at the rear of the home are approvable if the dimensions of the extension are less than the width of the home and extend no more than 12 feet in length from the original rear exterior of the home. No full patio roof extensions will be permitted. The partial extension must be fully enclosed within a screened cage as described in Section II A above, to provide camouflage. The partial roof extensions must also be anchored in concrete to prevent damage during high wind conditions and must meet all applicable county code requirements. Requests for ACC approval must include the complete technical design, as well as the plan for additional landscaping and plantings.
- D. *Decorative Columns* are approvable on either side of the front entry door when added to a Capri unit, provided they are identical in shape, size, and color to those originally installed by DiVosta in Island Walk. They must be painted according to the requirements for the color scheme chosen for the house.
- E. *Balustrade Railings* are approvable for the front porch entry area of Carlyle units. Such balustrades must be made of stone-like (composite or pre-cast) construction and painted white. The plans and material specifications must be submitted with the ACC application.
- F. *Storage Structures* of any type and sizes, including portable freestanding units are NOT permitted on any lot within Island Walk.
Owner assembled portable units, such as deck boxes are allowed without prior ACC approval only within the confines of the pool cage or screened enclosure.
- G. *AC Unit Screens* (Oakmont only) must include a drawing or photo of the intended structure and a copy of the plot plan showing the location of the intended structure ACC must approve the design, and it must meet community-wide standards and be made of metal or plastic that will not deteriorate. There must be an opening for access to service the equipment. If approved by the ACC, the screen footing must be anchored in concrete.
- H. All construction affecting the exterior must include a drawing and description of the proposed work.
- I. *Electrical Equipment/EV Chargers* Any exterior electrical equipment and works must be located inside the garage (including electric vehicle chargers), except for the solar panel or generator disconnect switch (see other solar energy and generator requirements), or placed on the view side of an Oakmont or Carlyle unit. You do not need an ACC approval to install an EV Charger in your garage, but you are responsible for complying with all applicable laws and regulations.

III. Downspouts and Drainage

1. The addition of extension of and/or modification to any rainwater downspouts anywhere on any unit requires ACC approval.
2. No person may grade, excavate, or begin site work that would alter the natural drainage on any lot to cause erosion, or increase the drainage of storm water onto adjacent properties or onto the Common Area without ACC approval, and the written consent of the Owner of the affected adjacent property, including the HOA for the Common Area. No drainage system is allowed on the banks of a lake or within 10 feet of a slope grade change to a lake.

3. Homeowners are required to use an insured landscape contractor, civil engineer, or excavation contractor to install a drainage system.
4. Homeowners are responsible for the maintenance of any drainage system and must correct any issues that result in erosion or flooding. No drainage may extend into any lake, terminate on common property, or terminate at a point that will cause future erosion.
5. Drainage systems that channel water from the house gutter downspouts and/or pool deck drains must be directed away from the home to prevent flooding to a perforated sleeved drainage pipe that is a minimum of four inches (4") to six inches (6") in diameter. Downspouts must be attached to the drainage pipe with the proper adapters, which should be painted white to match the downspouts. The pipe must terminate in a catch basin/drain box of 8" X 8" or 12" X 12" and must be placed in a landscaping bed if possible. Exposed above ground pipe is not allowed. If placed in a landscaping bed, it is required that the drain box be at least 12" from the edge of the bed.
6. The drainage pipe must be backfilled with drainage rock and soil, then covered by 8" to 10" of compacted soil and topped with sod level with the surrounding landscape. All excess debris and fill material must be removed from the site.

IV. Exterior Doors and Garage Doors

Doors: Any alterations to exterior doors must meet state and county codes. A photo and manufacturer's literature must be submitted with the ACC application. Front doors must be painted with an approved IW color. Garage, side and roll-up doors must be painted with PPG 1001-1 Delicate White (or an exact match if using another paint manufacturer.)

- A. *Entry Screen Door Enclosures* are approvable provided that they are constructed of white aluminum with standard charcoal screen of 16/14, 18/14, 17/20, or 20/20 per square inch. Super Screen" is approvable but "super solar screen" is not allowed.
- B. *Glass Door Inserts or Panels* may be added to entrances, provided they:
 1. Are set in molding that is the Island Walk approved color of the homeowner's door, and
 2. Meet the current Florida Building Code requirements
- C. *Garage Doors* must be the exact same style as the original garage doors. No garage door vents are permitted. Garage doors must be painted Delicate White PPG 1001-1, or an exact match if using another paint manufacturer. ACC approval is required to repaint the garage door Delicate White PPG 1001-1 or an exact match if using another paint manufacturer.

V. Exterior Home Décor & Clotheslines

- A. *Artificial Floral Decorations* are not permitted in landscaped areas. Wreaths may be displayed on front doors and in recessed areas of the home only and shall be removed when faded, weather worn or not in compliance with Community-Wide Standards. Refer to the consolidated Rules & Regulations (CRRs) (Seasonal Decorations) for exceptions.
- B. *Plaques and Other Wall Art* may be displayed on recessed areas of the home ONLY, in compliance with Community Wide Standards.
- C. *Clotheslines* must not be visible from the street in front of the home and may have clothing hanging on them only between the hours of 7 am and 7 pm.

VI. Exterior Planting Structures (Arbor, Pergola, Trellis)

1. All applications for exterior structures, including but not limited to arbors, pergolas, and trellises, must include a drawing or photo of the intended structure and a copy of the plot plan showing the location of the intended structure.
2. The structure may not exceed 4' wide, 8' long and 8' high and must be anchored in concrete using fence anchors in the ground with permanent fasteners to the structure at all corners. If adding climbing vines, they must be from the Island Walk approved list and the homeowner must maintain them.

VII. Fences

No fencing, including "invisible" fencing, is permitted except for the following:

- A. Child safety fencing within a pool cage;
- B. Fencing to conceal pool equipment within a screen cage; and
- C. In lieu of a pool cage, a white aluminum 4 1/2 ft. fence, with vertical square pickets, 3-rails, straight top, no embellishments, and compliant with current Florida Code and Collier County ordinance.

NOTE:

- No chain link, wire, woven, solid, vinyl, PVC, or any other type of fencing will be approved.
- The fence must be installed on the edge of the perimeter of the pool deck.

An ACC application is required and must include a photo or professional rendering of the proposed fence style, the fence specifications as submitted in the permit to Collier County, a plot plan clearly marking the location of the fence, and a diagram of the existing or proposed landscape plan. At or before the HOA's final inspection, a copy of the county's approval of final installation must be provided.

VIII. Fire Pits

Must meet all applicable County and Florida requirements for no burn days, and NFPA1 and Florida Fire Prevention Code.

1. Fireplace/Fire Pit use: When using an outdoor fireplace or fire pit, it must be used so as not to present a smoke hazard or nuisance to surrounding Units. In addition: Any type of outdoor fire shall not take place when atmospheric conditions (i.e., high winds) or local circumstances (i.e., extremely dry conditions) make such fires hazardous, or cause the fire, embers, or smoke to be offensive, dangerous or objectionable.
2. Unit owners must adhere to the Collier County Fire Prevention and Protection Code and local fire danger alerts or burn restrictions.
3. Fires shall be completely contained within the device. The fire must be constantly attended until the fire is completely extinguished. Adequate fire extinguishing equipment (hose or water bucket) must be available for immediate use.
4. Fire pits must be placed a safe distance (10-25 feet) from any flammable structures or surfaces. This includes your house, trees, shed, vehicle, neighbors' property, and wood deck, among other things. Fire pits must be kept away from overhanging branches.

IX. Flags/Flagpoles

1. Flags and flagpoles must be in compliance with Florida Statute 720.304 (2) (a & b) and Collier County Ordinance 5.06.02

- A resident may display, in a respectful manner, without ACC approval, one portable, removable United States flag and/or official flag of the State of Florida, no larger than 4.5 feet by 6 feet, **OR**,
- A resident may display, in a respectful manner, without ACC approval, up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:
 1. The United States flag.
 2. The official flag of the State of Florida.
 3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
 4. A POW-MIA flag.
 5. A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term "first responder flag" means a flag that recognizes and honors the service of any of the following:
 - a. Law enforcement officers as defined in s. 943.10(1).
 - b. Firefighters as defined in s. 112.191(1).
 - c. Paramedics or emergency medical technicians as those terms are defined in s. 112.1911(1).
 - d. Correctional officers as defined in s. 943.10(2).
 - e. 911 public safety telecommunicators as defined in s. 401.465
 - f. Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. 464.003.
 - g. Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under s. 252.35.
 - h. Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1).
- ACC application and approval are required for the installation of a flagpole. Flag poles must be less than 20 ft and anchored in concrete.

For seasonal and decorative flag display see the Island Walk Consolidated Rules and Regulations.

X. Fountains/Waterfalls

1. Fountains and waterfalls to be installed in exterior landscape areas of the home must be located within existing planting beds. They cannot cause unreasonable noise or disturbance.
2. A picture or rendering of the fountain or waterfall must also be submitted and must meet the size restrictions set below for Lawn and Garden Art (Section XIV).

XI. Gazebos

1. Permanently installed gazebos are NOT permitted.

XII. Generators/Propane Tanks/Mini AC Units

To preserve neighborhood safety, permanent generators and propane tanks must be installed by an insured contractor and placed in an area in which the homeowner has exclusive use. **No portable generators may be installed permanently.** PORTABLE GENERATORS MUST BE STORED IN THE GARAGE WHEN NOT IN USE.

1. Permits **MUST** be obtained from the county, including but not limited to structural, electrical, plumbing and FEMA as required. Review of the proposed installation by the ACC is required prior to county permitting. The owner or contractor must provide a copy of all county permit submittals to the ACC.

2. The location and installation of a **generator, propane tank and / or mini-split AC unit** are subject to ACC approval. A pre-application meeting with a designated ACC committee member, owner and contractor will be required. The meeting purpose is to establish project goals, expectations, and requirements.

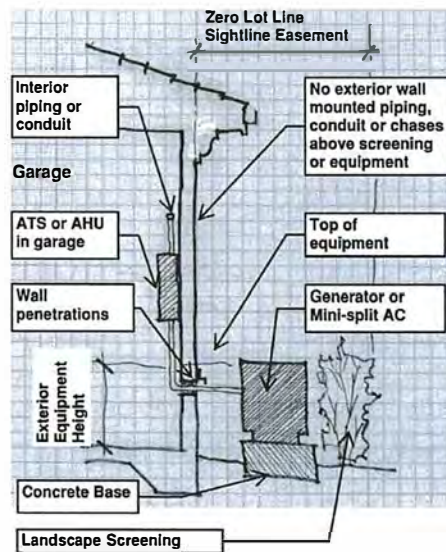
At least forty-eight (48) hours prior to the pre-application meeting, the owner or contractor shall provide the ACC with a full drawing of the proposed installation, showing the proposed placement of the fuel tank, generator, and all conduit, piping, wiring, switches, fixtures, and other wall attachments, all drawn to scale.

No above-ground unit may be placed in front of the house or in a location that would result in the placement of exposed bollards, gas lines, wiring, conduit, pipes or other materials on or in front of the house. Underground propane tanks may not be placed in front of the house if doing so would result in the placement of exposed bollards, gas lines, wiring, conduit, pipes or other materials on or in the front of the house.

3. All submittals **MUST** have a plot plan of the property and a detailed drawing to scale illustrating proposed equipment installation including routing of all conduits, switches, fuel lines, line sets, control wire etc. and equipment locations.

- Owners will submit a set of scale drawings and equipment cut sheets from all contractors prior to ACC approval.
- The scale drawings must have the specific dimensions of the fuel tank and generator in relation to locations of the house and property lines. The scale drawings shall also include elevations showing the generator, fuel tank, and all associated bollards, gas lines, wiring, conduit, pipes, switches or other material on the house and all proposed screening.
- Any exposed conduit or other equipment must be fastened flush against the wall and painted the color of the house.
- Generators and mini-split AC units installed in the Oakmont or Carlyle sightline easement requires the affected neighbor's written approval with signature. **The affected neighbor's written approval must attest that he/she has viewed the scale drawings and is satisfied with the placement of the equipment to be installed in the sightline easement or on the wall of the house adjacent to the sightline easement.** Any equipment and related screening installed partially within the sightline easement and partially outside the sightline easement must be situated entirely within the boundaries of the property of the owner seeking to install the equipment.
- Installations in the sightline easement are subject to illustration XI.01.
- Installations in Capri and Aruba models are subject to equipment height and locations in illustration XI.01

(continued on next page)



XI.01 Equipment Installation in Easement

4. **Automatic Transfer Switch (ATS) unit or mini-split air handling unit (AHU) must be located inside the garage. The Disconnect Switch must be the only equipment installed on the outside of the house, and it must be no higher than the meter. No exposed fuel tanks or fuel piping is allowed, use buried fuel lines and fuel tanks only. All exposed conduit, pipe, connectors etc. must be painted to match the house body color.** Exception: buried fuel tank flush fill caps shall be painted to match the surrounding landscape, lawn or paver material.
5. **Placement of generators or mini-split AC units** in the Oakmont and Carlyle sightline easement requires the affected neighbor's written approval (including an attestation meeting the requirements of C (4) above) with signature. Installations in the sightline easement or alcove are subject to illustrations XI.01 and the other requirements of this Section XI.
6. Any permanent generator installation **MUST** be equipped with a "sound enclosure" package or a "quiet" package from the vendor. Sound attenuation levels must comply with the Collier County Land Development Code.
7. County final inspection and approval of the installation must be provided to the ACC, and the installation must pass the ACC's final inspection.
8. **All equipment must be screened** from the street view, the lake view (if the property is adjacent to a lake or lake pathway), and from any neighbor's view **to fully conceal the equipment at the time of installation. Screening must utilize ACC-approved 15-gallon shrubs and planting material for landscape screening, 3 plants on each visible side. Landscape screen height must match or exceed the height of the equipment. The owner is responsible for maintaining such screening while the equipment is in place.**
9. **Mini Air Conditioning Units** must be elevated or mounted on a concrete slab. The unit must be screened by ACC-approved shrubs to completely block the view from the street, the lake (if the property is adjacent to a lake), and by neighbors as noted in item H. The ACC application requires the affected neighbor's written approval (including an attestation that satisfies the requirements of C (3 & 4) above) to be located in the sightline easement.

A wall elevation drawing for the mini-split AC-side exterior wall must be provided by the contractor for ACC review prior to approval or permitting. No conduit, line sets, wall penetration(s), chase, condensate drain lines or control wiring will be allowed above the top of condensing unit on the exterior building wall when installed in an easement. Any exposed conduit or other equipment must be fastened flush against the wall and painted the color of the house.

10. ACC pre-approval is required for any alternative plan location. A County permit is required. Window air conditioning units are not permitted
11. All approvals must be in writing. Neither the owner nor contractor may rely on any verbal approval or assurance of any kind, regardless of the source of the approval or assurance.
12. **The Association has amended its governing documents to allow for an Individual Assessment against any Member to reimburse the Association for costs incurred in repairing any damage or bringing a lot into compliance with these Requirements & Procedures.**

XIII. House Numbers

- A. *House Mounted:* House mounted numbers must be clearly visible for emergency vehicle purposes. Address numbers may replace the original numbers mounted by DiVosta. They must be Arabic numerals and in simple block format. The size of each number must be between 4" - 5" in height and 3" - 4" in width and no more than 1" in depth mounted horizontally. The color **MUST** be black. Numbers that are installed on the house should be installed in the same location as originally located by DiVosta or on the exact other side of the garage. If visibility is hindered in both locations, the homeowner **MUST** apply to the ACC for an alternate location on the home.
- B. *Stand-Alone Ground Numbers:* In addition to (and not in lieu of) house mounted address numbers, homeowners may install an address sign at ground level, placed on a decorative rock, or contained in a sign device attached to a low stake. Stand-alone address signs must be positioned within a planting bed and may not be placed in any open grassy areas where they can interfere with lawn maintenance. Free-standing address signs shall not be more than 24" wide, and not higher than 12 inches.

XIV. Landscaping

A unit's lot must be well-maintained. Yards should have healthy trees, shrubs and sod, and neatly trimmed weed free planting beds. **It is not acceptable to remove all landscaping and not replace it.** (See also Island Walk Community-Wide Landscaping Standards)

The HOA landscape contractor is responsible for the basic maintenance of Island Walk lots. Homeowners who choose to exclude the HOA landscape contractor from maintaining part or all of their property, and whose lots exhibit excessive overgrowth, overcrowded planting beds, shrubs that are higher than the Community Wide-Standards adopted by the Board, or untrimmed trees and shrubs, prohibited trees and plants, diseased or dying plantings will be considered in violation of the Community-Wide Standards, and subject to a compliance violation and fine.

1. In its function to preserve the beauty, quality, and value of the community, the ACC **REQUIRES** homeowners to apply and receive approval **BEFORE** making any changes to their landscape, unless otherwise expressly excepted (i.e., annuals)
2. Homeowners may select plantings from the lists of approved plants and trees, copies of which lists can be found on the Island Walk website.
3. An application for landscaping **MUST** include a plot plan of your property that has been clearly marked with the location of the work to be done, as well as a sketch or drawing with the names,

number, and size of plantings. An application without this information will be rejected and returned.

4. The Oakmont and Carlyle units are subject to a Lot Easement (IW Covenants Article VIII B). Please be aware when making an application for landscaping in this area. Plantings in the Lot Easement must not touch the Lot Perimeter Wall or the roof. Ornamentals, including, but not limited to, the Bird of Paradise, MUST be kept below the roof/gutter line.

Applications: Important requirements before any ACC Landscape Application will be considered:

- Any plant removal or installation requires an application, including sod.
 - Plants must be approved by the ACC, listed for USDA climate zone 10a, and not on the Island Walk prohibited plant and tree list (such as fruit trees and plants.)
 - Each Lot requires landscaping and landscaping beds approximating the size of the original beds. At least one County-approved Florida native hardwood tree is required on each lot.
 - **Required Attachments:** You must submit your plot plan (survey) **marked by you** where the work will be done. (available from the management office)
 - Dimensions of the area(s) affected, and a list of plants and numbers must be submitted with a drawing. Photos are helpful.
 - A wet check by the HOA landscape vendor to identify irrigation heads and to confirm that it is working is required.
 - If you have a landscape company other than Juniper do the work, a \$65 standard irrigation fee will be charged by the HOA landscaping vendor to check and run extra irrigation while the plants are new. Any damage to the irrigation system is the homeowners' responsibility.
 - Reasons for removal of a tree: Tree is dead or dying or threatening structures on property or causing damage or imminent damage. ACC will determine if the tree can be removed. If you don't have a Florida native hardwood tree on your property, you will be required to plant one. Stump grinding to 8" below grade is required. (See **Section XXIII. Trees/Tree Removal**)
 - New plantings or trees require mulch, or sod if applicable.
 - Planting beds may not remain empty for longer than 6 months.
 - Sod replacement must be St. Augustine (Floritam) turf.
 - Outstanding compliance violations must be corrected before the ACC application can be considered.
-
5. Loose stones of a natural color, up to 15", may be used in planting beds. Natural stone borders around planting beds are also permitted, as are boulders in planting beds of a scale in keeping with the landscape. Edging is required when using stones in beds.
The HOA landscape contractor will not edge areas where decorative stones are not edged with a barrier.
 6. Planting annual flowers in existing plant beds or planting within a screened enclosure does not require ACC approval.
 7. Changes in the landscaping beyond one's own property line, whether in drainage easement or in any part of Island Walk's Common Area is strictly prohibited.
 8. Mulch is required to be applied to all new landscaping.
 9. Any ACC approved equipment installed on the exterior of a house that can be viewed by a neighbor, from the street or across the water must be completely screened using HOA approved plants.

For tree removal and replacement guidelines, see section XXIII.

XV. Lawn/Garden Art

- A. *Landscape Ornamentation* including sculpture, pottery, garden art, statuary and decorative bird baths that do not have running water, are permitted on private property within Island Walk. All display items must be located within planting beds or on paver surfaces and may not be free-standing in any grassy area. No items shall interfere with normal lawn or garden maintenance by the HOA contractor. Vertical height of an individual item must not exceed 60 inches. The total number of decorative items on a property outside of a screened area or lanai is limited to a maximum of 6.
- B. *Moveable Outdoor Planters and Pots* are allowed but must be entirely located within planting beds and no closer than six inches (6") from the edge of the planting bed or on paver surfaces and may not be free-standing in any grassy area.

XVI. Outdoor Lighting and Fans

Outdoor lighting can greatly enhance the look of your home and landscape. However, bright white lights are a nuisance to neighbors and are not allowed. Bright white lights will be a compliance violation and subject to a fine.

- A. *ALL Outdoor Lighting must be soft/warm white in color temperature (2700 to 3000 Kelvin), and not more than 2000 lumens (27-50 Watt LED equivalent) for coach light bulbs, 600 lumens (10-15 Watt LED equivalent) for soffit and no more than 750 lumens (12-17 Watt LED equivalent) for all other outdoor lights and landscape light bulbs. Lights that are brighter than the standard will be subject to a compliance violation and fine.*
- B. *Exterior Mounted Light Fixtures* can be coach lights or sconces.
- Dimensions of the light fixture including the mounting plate must be between 13 to 22 inches high and 5 to 10 inches wide.
 - Illumination must not exceed 2000 lumens (27-50 Watt LED equivalent) per fixture.
 - A PHOTO and DIMENSIONS of the proposed light MUST be submitted with the application before it will be reviewed for approval.
 - The color of the light fixture must be all black, white, brass, bronze or verdigris.
 - Light bulbs must be soft white in color temperature. (2700 to 3000 Kelvin)
- C. *Recessed Soffit Lighting* must be a flush mounted fixture with a maximum of 600 lumen (10-15 Watt LED equivalent) soft white bulb. Recessed soffit lighting is not permitted in a lot easement. A manufacturer's data sheet must be submitted describing fixture size, aperture, trim, reflector, color and lamping (type, temperature and wattage). Fixtures shall be constructed with recessed lamps and reflectors. Surface lamps are not permitted.
- D. *Outdoor Ceiling Fans* with or without lighting must use a 12 inch or less drop rod.
- E. *Landscape illumination* must not exceed 750 lumens (12-17 Watt LED equivalent) per light, be a soft white bulb, and must point up or down. All outdoor lighting must be a shielded light fixture. The source of the light (blub) must not be visible. A drawing of the lighting plan MUST be submitted along with manufacturer specifications of the fixtures and lumens. Lighting must be installed 12 inches inside planting beds only. The landscape vendor is not responsible for damage to lighting that is placed close to the grass.

- F. *Solar Pathway Lighting* may be placed in landscaped areas 12" inside planting beds without ACC approval, but no more than 6 lights for a Capri or Aruba, 8 lights for an Oakmont, and 10 lights for a Carlyle home.
- G. *Outdoor permanent lanai lighting* - A diagram showing the location of the lighting and the specs showing bulb brightness must be submitted with the application and approved by ACC
1. Small permanent lights installed on the interior of lanai vertical struts must be limited in number and not visible to neighbors.
 2. Any permanent lighting on the cage structure and ceiling struts must be set to a warm white color temperature (**2700-3000 Kelvin**), and the lowest brightness (no more than 600 lumens, 10-15 Watt LED equivalent.) Bright or white lighting will be considered a compliance violation.
 3. Permanent lighting on the lanai cannot be left on all night, and must be turned off at midnight, or at the end of a gathering where people are present.
 4. Spotlights on the lanai must be pointed downward and must meet the outdoor brightness standards

XVII. Painting

Homeowners must submit the most recent Board-approved Intent to Paint form, available from the office or on the website, and follow all instructions in this section, the ACC Instructions for Painting, and special instructions if selecting the Town Center color scheme. **All outdated forms are automatically deemed rejected.** Anytime a homeowner repaints, they must submit a new Intent to Paint Form.

The homeowner has 90 days to complete their project from the date of submission, or the submission will be deemed invalid, and a new Intent to Paint form will need to be submitted. All garage doors must be painted Delicate White PPG 1001-1 and all doors other than the front door must be painted Delicate White (or an exact match if using another paint manufacturer.) Satin finish paint must be used.

A. Privacy Walls and Exposed Lanai Walls

- Painting of privacy walls and exposed recessed lanai walls within the screen cage enclosure must be an approved body color and a drawing must identify the approved color each wall will be painted if different than the body color approved by the ACC. Only one additional approved color is allowed in the recessed area of the lanai.
- Murals to be painted on one wall on the inside privacy wall must have a sketch or photo approved by the ACC.
- All exterior walls and privacy walls facing one's home that are outside the screen cage, must be painted the same approved body color as the house.

B. House Exterior (excluding roofs) - Repainting of any portion of the exterior of the home, including decorative shutters, party/privacy wall must be done using an exact match of the approved colors specified on the "Intent to Paint Form." The formula by any other paint manufactured paint supplier must indicate that the code matches the approved PPG paint code. Failure to match the codes exactly will result in a requirement to repaint at any point in time. Gutters must be white.

C. Owner must file an Intent to Paint form and comply with all requirements of the most recently approved Intent to Paint form.

D. All garage doors must be painted Delicate White PPG 1001-1 and all doors other than the front door must be painted Delicate White, or an exact match if using another paint manufacturer.

- E. Satin finish paint must be used.

XVIII. Pavers and Driveway Extensions

Installation of, or extension to walkways/pathways and driveways MUST be as identical as possible to the original DiVosta pavers in color, size and method of installation already in place. Except as discussed below for driveway aprons and driveways that cross sidewalks, modifications shall not occur outside the unit owner's property lines. A scale drawing of the proposed expansion is required and must also be marked on the homeowner's plot plan.

1. Approved paver size is 9 ½" x 6 ½", and 6 ½" x 6 ½". Outer edges of walks and driveways must be the larger size. **Paver color must be Tri-Circle: (Red, Yellow, Charcoal) or Tremron: (Crimson Rose) color.** It may be necessary to use some older pavers from an existing area to achieve a match where it will be visible from the street. Newer pavers may work best in an area not in view.
2. Concrete edging must reach up to only half the depth of the paver and sod must be replaced at the owner's expense.

A. Driveway Modifications:

Oakmont and Carlyle:

- **Side Load Models:** In the case of an Oakmont or Carlyle model with a side-loading garage, the driveway shall not extend more than three (3) feet past the original bump-out section, nor more than three (3) feet past the right side of the original section of driveway between the sidewalk and the bump out section.
- **Front Load Models:** In the case of an Oakmont or Carlyle model with a front-loading garage, the driveway shall not extend more than three (3) feet past the right side of the original driveway, or not more than three (3) feet past the left side of the original driveway, but not both.

Capri and Catalina Models:

- The driveway for a left-side Capri or Catalina model shall not extend more than three (3) feet on the left side of the original driveway.
- The driveway for a right-side Capri or Catalina model shall not extend more than three (3) feet on the right side of the original driveway.
- Extensions to the right side of the original driveway on a left-side Capri unit and to the left side of the original driveway on a right-side Capri unit are not allowed.

Aruba Models:

- Driveway modifications for Aruba models are not allowed.

3. If the driveway is to be widened and includes the driveway apron, and the added width abuts the sidewalk, the owner shall be responsible for the cost of:
 - a) Removing the existing sidewalk to match the proposed width of the driveway
 - b) Installing pavers in the area from which the sidewalk was removed
 - c) Installing pavers to widen the driveway apron to match the pavers in the sidewalk area.The apron extension must have a diagonal line. All such work shall be done by a vendor approved by the HOA because it affects the Common Area. The proposed driveway apron must be a minimum of 10 ft away from any drain, fire hydrant, lamp post, utility or street tree and a root barrier may be required.
4. Affected irrigation lines must be rerouted and repaired by the HOA irrigation vendor, at the homeowner's expense, prior to any paver work.

XIX. Pools/Pool Equipment (See also Section IIA re Construction)

A. Construction

1. All screen cages must be constructed of white aluminum and charcoal-colored screen

having a mesh dimension of either 16x14, 16x16, 18x14, 17x20, or 20x20 per square inch. "Super screen" is permitted, but "super solar screen" is not allowed.

2. Privacy screening on lanai cages is specifically prohibited except on the screen door area of Aruba units only that face public walkways, with ACC approval. The material to use is vinyl-laminated fiberglass mesh screen roll. A sample must be provided. Privacy screening is only appropriate for areas where the public is walking by the door areas of Arubas that face a walkway. Privacy can be accomplished at the homeowner's cost by planting 15 gal clusia plants (or other approved plants) on one's property, with ACC approval, that are maintained at a height of 6 ft.



3. Enlarging an existing patio and/or screen cage or constructing a new patio and/or screen cage at the rear of any home is permitted provided the resulting patio and/or the screen cage does not exceed 31' W x 21' L for a Capri, 40' W x 25' L for an Oakmont, and 50' W x 24' L for a Carlyle. For purposes of these rules, the term "patio" is deemed to mean all impermeable and semi-permeable surfaces situated in the rear of the home, including pool decks, but excluding walkways no more than 36sf in area and situated immediately adjacent to a screen cage door.
 - a) A screen cage may not extend beyond the concrete patio area.
 - b) The height restrictions for a screen cage are 12' for a Capri, 13' for an Oakmont, and 13' for a Carlyle.
 - c) Neighbors on both sides of the property must be notified and provided with a copy of the completed application for the patio and/or screen cage. The application shall include evidence that the requirements have been met.
 - d) Prior to any construction work taking place, all irrigation lines affected by the construction shall be rerouted and/or repaired by the HOA's approved irrigation vendor at the Homeowner's expense.
 - e) All applications for construction of patios and/or screen cages must include architectural drawings (in the case of a patio) and stamped engineering drawings (in the case of a screen cage) of the proposed construction, as well as a plot plan of the subject residential lot.
 - f) A variance from the size limitations set forth in Section II, Paragraph A (2) for an oversized patio and/or screen cage may be granted, provided the following additional requirements are met:
 - 1) The footprint of the oversized patio and/or screen cage does not exceed 15% of the total lot area, exclusive of any area covered by an impermeable surface accessible by other Residents.

- 2) The footprint of the proposed patio and/or screen cage does not encroach into an easement of any sort.
- 3) The requirements of Section II, Paragraphs A (1) and A (4), are satisfied.
- 4) The variance is approved by the Board.
- 5) In deciding whether or not to approve the variance, the Board may consider other factors, including but not limited to the aesthetic design of the oversized patio and/or screen cage, proposed landscaping, the proximity of the oversized patio and/or screen cage to any Common Area, and the proximity of the oversized patio and/or screen cage to other Lots.

B. Pools or Freestanding Hot Tubs

Must include a drawing of the proposed installation, a copy of the plot plan, a Collier County signed Notice of Commencement for a new pool installation, and any changes to the landscaping. A drawing is not required for refinishing an existing pool.

- Hot tub sizes may be no greater than 7 ½ feet by 7 ½ feet.

C. Pool Heaters and Other Pool Equipment

All equipment and any screening panel MUST be completely screened immediately after installation to fully block the view of the equipment with ACC approved shrubs which are at least 15 gallons. Such plant screening shall be maintained by the owner while the equipment is in place.

- Oakmont Units ONLY - No approval will be granted for installation of the pool equipment in the Lot Easement.

D. Above Ground Pools are not permitted.

XX. Roofs

A. Entire Roof Replacement

1. You MUST CHOOSE a roof tile from the Board-approved tiles which are listed in the most current ACC Application for Roof Replacement and available for viewing in the Town Center and on the website. Hip and ridge TILE GROUT must MATCH the tile color.
2. An ACC application MUST be filled out and must specify the manufacturer and blend of the tile. The roof hoods, vent stacks, and main roof vents (except for solar-powered vents) MUST be painted a color to match the new roof color. BARE METAL is NOT ACCEPTABLE.
3. You must store any extra roof tiles inside your property (garage). Storage in gardens or in the lanai or pool deck area is not allowed. Storing extra tiles along the side or back of your home is prohibited.
4. Roof tiles must not extend beyond the property line, and the ridge line must be centered for Capri, Aruba and Catalina models. If one unit's roof has been installed with a ridge tile between the two units then that original ridge tile must remain in place and the new replacement roof will butt up to it.

B. Roof Repair

ACC approval is not required to repair a leak in your roof, but any replacement tiles MUST be the same size and color of the existing roof tile. An application is for informational purposes.

C. Roof Painting

Homeowners may color (paint) their entire roof a color to match an approved tile color. An ACC application MUST be filled out and must include the manufacturer of the current roof tile AND the manufacturer and color of the roof coating. Manufacturer's specification sheets or supporting photos/documentation must be submitted along with a color sample.

XXI. Satellite Dishes

Satellite dishes are permitted under the Federal Communication Commission "Over the Air Reception Devices Rule" (OTARD). However, the FCC rules permitting satellite dishes (and prohibiting restrictions thereof) do not apply unless the satellite dish owner has "exclusive use or control" of the location where the antenna or dish is to be installed.

In Island Walk, homeowners of Oakmont and Carlyle model homes grant a lot easement to the property owner on the left, (i.e. the glass brick window) side of their homes. The homeowner granting the easement does not have exclusive use or control of the property on that side of his/her home. Therefore, no satellite dishes may be placed either on the side of the house or on the ground on the lot easement side of any Oakmont or Carlyle home in Island Walk.

The Island Walk standards and requirements for the placement of satellite dishes are as follows for ALL homes with Island Walk:

1. For installation of their satellite dishes, owners must notify the Homeowner's Association in writing within 30 days of installation.
2. The placement of the satellite dish must be consistent with the following requirements:
 - All satellite dishes must be placed in locations that are not visible from any street and in a location to minimize annoyance or inconvenience to other residents of the community, if this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.
 - All satellite dishes shall be screened from view from neighboring properties, and pedestrian and vehicular access areas, provided the placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.
 - Ground level reception is the preferred mounting location within existing planting beds, no higher than 36 inches above the ground.
 - Satellite mounting bracket and hardware that is mounted on the house shall be painted the same color as the house. Such painting should be accomplished in order not to affect the satellite signal.
 - A satellite dish that must be mounted on the house shall be mounted below the gutter line and shall not exceed beyond 4 feet above the gutter.

XXII. Solar Energy

1. Solar panels (photovoltaic or pool heating or domestic hot water) are permitted on homes within island Walk but only on the side or rear-facing roof areas.
2. No solar panel may be installed on any front roof surface.
3. Solar panels must be black in color.
4. No solar power equipment, pipes or other devices will be permitted within the lot easement of the property except for a solar panel disconnect switch, which must be located lower than the utility meter base using minimal conduit. All exposed equipment and conduit must be painted the color of the house and fully screened with plants. The view side neighbor must approve the design plan. Any piping along a wall must be flush against the house and painted the color of the house.
5. All solar power electrical equipment must be mounted inside the garage except for the disconnect switch. A drawing by the contractor must show placement of the disconnect switch and what will be visible on the side of the house.

XXIII. Storm and other Shutters

Hurricane protection on a structure is a major element in the overall appearance of a community. Refer to the Island Walk Declaration of Covenants for specific information.

1. When applying to install storm protection devices, the owner shall provide the contractor's Notice of Commencement. The owner shall include in the application the type of protection to be used, i.e., accordion shutters, roll downs, individual panels, fabric or alternative, or Bermuda/Bahama shutter. The owner shall identify on a plot plan where each type of protection is to be installed on a house and identify the color of product. If fabric storm protection is used, the manufacturer's descriptive literature and a sample of the material must also be submitted. Engineering data is not required for any type of shutter protection.
2. The following specifications must be adhered to
 - A. *Accordion Shutters*: The top and bottom track must be painted the same color as the house or white. The shutters must be white.
 - B. *Corrugated Shutters*: The top and bottom track must be painted the same color as the house or white. The panels must be white, or clear plastic.
 - C. *Roll Down Shutters*: The shutter top box, side and bottom tracks must be painted the same color as the house or white. The roll down panels must be white.
 - D. *Fabric Protection*: Fabric storm protection hardware must be painted the same color as the house or white. Fabric color must be white.
 - E. *Plywood and/or Unpaired Corrugated Shutters*: Plywood protection and/or unpainted corrugated shutters may be installed when a storm warning or watch is announced and must be removed no later than 7 days after the storm warning or watch has been removed. Installation of these items do NOT require prior ACC Approval.
 - F. *Bermuda/Bahama Hurricane Shutter*: Only hurricane-rated shutters that cover the entire window are approved. This shutter would function as a hurricane shutter and meet all applicable Miami Dade hurricane standards. Additionally;
 - a. The only window the shutter may be used on is the garage window for the side load Oakmont and side load Carlyle homes. Either the Bermuda/Bahama hurricane shutter or the original DiVosta flat louvered decorative shutters may be used on this window, but not both.
 - b. The shutters must be powder-coated aluminum and must be powder-coated an approved accent color.
 - c. The shutter must be kept in the open position except for hurricane season months (June 1- Nov 30.)
 - G. *Decorative Shutters on House Walls*
 1. Shutters that are the size and type originally installed on the homes shall be maintained or replaced as per Article 9.2 of the Governing Covenants. The exception is an ACC application for a Bermuda/Bahama style hurricane shutter as required in Section XXII B6 of the ACC Rs & Ps above.
 2. Other window shutters must be approved by the ACC and must match the size of the window opening. Shutters that are not the same size as the window will be a violation and subject to a fine. The size for the large windows on the Capri, Oakmont and Carlyle homes must be 14 1/2 X 62 1/2 with a straight top and open louver. One source is MidAmerica Vinyl Products.
 3. Approved shutters may not be closer than 5 inches to another shutter on any windows. The kitchen window on the Capri must not have shutters if the other windows have shutters.

4. Decorative shutters must be painted an approved accent color. An Intent to Paint form must be submitted when painting and an ACC application must be submitted when replacing the shutters.

Section XXIV. Trees/Tree Removal

There may be times, in various situations, when an Island Walk homeowner wishes to remove a specific tree on his/her private property. At least one of the following criteria **MUST** be determined by the ACC to have been met in order for a homeowner to receive approval for the removal of a tree.

1. The tree or tree roots are causing damage or imminent damage to a structure, foundation, or other parts of a homeowner's property or a Common Area sidewalk adjacent to the owner's property.
 2. The tree or tree roots are causing damage or imminent damage to utilities such as invading sewer lines or compromising electric, cable or phone lines.
 3. The tree is causing an imminent safety hazard, or;
 4. The tree is diseased, damaged, or dead.
- This policy statement applies **ONLY** to trees on residential lots in Island Walk. Trees on Common Area property are the responsibility of the HOA. This includes trees situated in the rear of houses and that are on Common Area property. Trees situated on a residential lot are the responsibility of the owner of the residential lot. If it is determined that an oak tree is on Common Area property, it will be resolved in accordance with Board policy. Homeowners are expressly prohibited from making any changes to any landscaping on Island Walk Common Area.
 - Oakmont and Carlyle: Single family homes within Island Walk are required to have one or two approved native hardwood canopy trees depending on the lot size. Palm trees are **NOT** canopy trees. DiVosta planted native Live Oak, Magnolia and Holly trees on each home site. Whenever a hardwood canopy tree is removed, a replacement hardwood canopy tree is required if there are less than the required hardwood canopy trees. If there are sufficient remaining hardwood canopy trees on the home site, the requirement of a replacement tree will be determined by the ACC. See list of approved Native Hardwood Canopy Trees for Island Walk.
 - Capri and Aruba Attached Homes: Generally, the removal of an oak in the front of two attached Capri units will be approved where the tree is co-located with the underground service utilities. The ACC will determine if the tree meets the criteria for removal and if space allows for a replacement tree. Canopy trees, at the rear of the privacy wall between two attached Capri units, may be approved by the Board for removal by the HOA if it is in the drainage easement and it is causing damage or imminent damage to the storm water drainage system. In either case, both the homeowners of the attached Capri units must sign the ACC application.
 - County Approved Native Hardwood Canopy Trees Small to Medium – The ACC will update this list as the County adds or removes trees from the approved list
 - Black Ironwood (*Krugiodendron ferreum*)
 - Dahoon Holly (*Ilex cassine*)
 - East Palatka Holly (*Ilex attenuate*)
 - Florida Elm (*Ulmus Americana*)
 - Geiger Tree (*Cordia sebestena*)
 - Milkbark (*Drypetes diversifolia*)
 - Satin Leaf (*Chrysophyllum oliviforme*)
 - Simpson Stopper (*Myrcianthes fragrans*)
 - Soldierwood (*Colubrina elliptica*)

- Silver Buttonwood (*Conocarpus erectus* var. *sericeus*) Standard or Multitrunk
- Green Buttonwood (*Conocarpus erectus*) Standard or multitrunk

The following trees are on the County list, but not recommended for Island Walk due to their large size at maturity, because they have invasive root structures, or that they drop fruit and other messy debris.

- Blolly (*Guapira discolor*)
- Magnolia (*Magnolia grandiflora*)
- Scrub Hickory (*Carya floridana*)
- Scrub Live Oak (*Quercus geminate*)

Any favorable decision granting ACC approval to an owner's request for tree or palm removal on private property will require that the following process be carefully followed:

1. The owner should be alert to proximity issues involving neighbors, utilities, and irrigation. The application form must include all relevant details of the proposed removal project including a photo of the tree proposed for removal, and a marking on the plot plan showing the location of the tree on the homeowner's property. Any tree company doing the removal must be insured for tree removal.
2. Removal of any native hardwood canopy tree (i.e. oak, magnolia, holly) dictates that the owner's property continues to meet regulation for the required number of hardwood canopy trees per residential lot. This may involve planting in a secondary location, on the homeowner's property, at owner's expense, a new replacement Native Hardwood Canopy tree from the County approved ACC list. The ACC favors replacement.
3. Removal of any non-canopy tree (i.e. palm, etc.), may or may not require a replacement tree. The ACC will decide each request based on the unique and aesthetic characteristics of the owner's lot, other trees on site and view issues.
4. Stumps of removed trees must be ground down to a minimum level of 8 inches below grade unless doing so would interfere with existing utilities or irrigation lines. If the removed tree is outside a planting bed, the area must then be re-sodded at the homeowner's expense. (Stumps may be ground by hand if the grinding process would interfere with utility lines on the site.)
5. Replacement canopy trees must meet minimum size requirements. The proposed tree must have a minimum 25-35 gallon container and be minimum of eight (8) feet in height from ground level, once planted.
6. The tree canopy, for the newly planted or replaced tree, should not exceed 25 feet at maturity. The distance to the nearest structure should be taken into consideration for potential roof damage in the future.

Section XXV. Windows/Window Film

- A. Window replacements must be identical in shape and dimensions of those originally installed by DiVosta in Island Walk, must be white and must include grids.
- B. Window tinting must be light or medium gray. A photo and manufacturer's literature must be submitted with the ACC application. Window film may be permitted, as long as the film color shade is of light or medium gray. A sample of the film must be submitted with the application.
- C. All draperies, curtains, shades or other window coverings installed in a unit, and which are visible from the exterior of a unit, shall have a white backing.

COMMUNITY-WIDE LANDSCAPING STANDARDS

Community-Wide Landscaping Standards are necessary to maintain the harmonious beauty of Island Walk, by ensuring a healthy planting environment.

To enhance the value of the community, all Lots must have:

- Healthy, neatly trimmed shrubs, trees, palms, and sod.
(See Island Walk Plant Maintenance Standards)
- Well-maintained planting beds that are edged and free of weeds.
- Plantings properly trimmed to prevent overgrowth, or overcrowding which deters unsightly and unhealthy conditions.

ISLAND WALK HOA RESPONSIBILITIES

- The landscape contractor will provide services in accordance with the Green Industries Best Management Practices. Services include: pruning, trimming, mowing, edging, fertilization, weed control, insect and disease control, and irrigation for the entire community.
- Shrubs will be trimmed on an HOA schedule. Plantings, such as bromeliads or agave that require different maintenance, will be the responsibility of the homeowner.
- The arbor contractor provides care and maintenance of trees and palms on all Common Area and residential lots.
- All palms and hardwoods which include oaks, magnolias, hollies, and buttonwoods will be trimmed on an HOA schedule. If a homeowner requests an additional trimming, the HOA will determine whether such trimming is necessary, and if, at the discretion of the Association, it is not, then the homeowner may have the trimming done at their expense.
- Removal of diseased and dying palms will be the responsibility of the Association.

HOMEOWNERS' RESPONSIBILITIES

- Homeowners who **do not** allow the Island Walk landscaping contractor to perform the necessary landscaping tasks are required to maintain their property to the Community-Wide Standards.
- Lots that are not maintained according to the Community-Wide Standards will be issued a letter of non-compliance, and will be subject to a fine.
- Examples of non-compliance
 - *Overgrown shrubs, trees, and vines
 - *Crowded planting beds
 - *Diseased, dying, or dead shrubs, palms, or trees
 - *Weeds
 - *Prohibited plantings (see list)
 - *Installation or removal of shrubs, palms, or trees without ACC approval.
 - *Visible unused containers or pots containing dead plants
- A home being sold must be in compliance with the Community-Wide Standards or a letter of violation for non-compliance will be issued, potentially delaying the sale of the property

YARD WASTE PICK-UP

- The landscape contractor will pick-up **small** amounts of yard waste on one HOA designated day only. The scheduled day will be announced through email and posted on the Island Walk website.
- Yard waste must be placed at the curb in front of home (not in the cul-de-sac) in the evening prior to pick-up day.
- Debris left out on non-designated days is in violation of Island Walk rules.
- Private landscape vendors hired by homeowners may **not** leave yard waste at curb, but must take the debris with them.
- Collier County will pick-up yard waste on recycling days, but it must be tied in bundles no longer than 4 feet long, or placed in yard waste **paper** bags (NO plastic). It may be in a trash can no larger than 32 gallons, and not heavier than 50 pounds filled. Homeowners may place the yard waste at the curb on Tuesday evenings only per Collier County regulations.

TO REPORT LANDSCAPING, IRRIGATION, or ARBOR ISSUES

Contact Juniper

Email: islandwalk@juniperlandscaping.com

Call: (239) 296-2653

Submit a ticket through the "Juniper Sync" portal
<https://www.juniperlandscaping.com/crm/clients/landing>

Island Walk Plant Maintenance Standards

This document intended for:

- Homeowners (who have installed their own plantings)
- Homeowners' Hired Landscapers
- Landscape Vendor

Schedule for Pruning by the Landscape Vendor:

- Pruning is done to maintain health and blooming schedule using mechanized hedge trimmers on traditional hedges and hand pruning of individual plants to maintain their natural shape
- Plants and trees should be hard cut annually according to species
- Ornamental grasses as needed; cone shaped

SMALL/LOW PRUNING HEIGHT REQUIREMENTS: Cut to 12" to 36"

- Entrance walkways
- Driveway border
- Landscape border

MEDIUM PRUNING HEIGHT REQUIREMENTS: Cut to 20" TO 48"

- ~~Screen utility housing, air conditioners and pool equipment~~
- Planting should not be more than 4-6" above housing/equipment
- Front and side hedges

TALL PRUNING HEIGHT REQUIREMENTS: Cut to 48" to 72"

- Decorative plantings along privacy walls and pathway walls
- Lanai Privacy: Plantings used as foliage fences around lanai shall not exceed 72"



ISLAND WALK PROHIBITED PLANTINGS



The following list is non-inclusive and contains Category 1 species listed on the Florida Invasive Species Council list. Click link for FISC list.

<https://floridainvasivespecies.org/index.cfm>.

For more information see the article on Collier County Invasives, or visit UF/IFAS Center for Aquatic and Invasive Plants by clicking the link <https://plants.ifas.ufl.edu>.

Also included in this list are plants and trees which are considered a nuisance or pose maintenance issues.

- Fruit and citrus trees are prohibited under IslandWalk's Covenants.
- Common house plants, such as Philodendron and Pothos, become aggressive growers on tree trunks.
- The asterisk next to the species indicates plants can only be grown in containers.

Air Potato
Areca Palm*
Asparagus Fern
Australian Inkberry
Australian Pine
Bamboo*
Banyon
Bishopwood
Bismarck Palm
Brazilian Pepper
Cacti*
Carrotwood
Castor Bean
Catclaw mimosa
Chinese Tallow Tree
Chinaberry Tree
Climbing Fern
Downy Rosemyrtle
Ear Tree
Earleaf Acacia
Eucalyptus

Ficus* (all species, includes Rubber plant,
excludes Green Island Ficus)

Fruit and Citrus Plants and Trees* (only inside lanai)
Glorioso Lily
Hong Kong Orchid (approved for Common Area only)

Indian Rosewood
Indian Spurge
Italian Cypress*
Jacaranda (approved for Common Area only)
Java Plum
King Sago
Lather Leaf
Melaleuca
Norfolk Island Pine*
Oleander
Orchid Tree
Paper Mulberry
Philodendron*
Pothos*
Rosary Pea
Royal Poinciana (approved for Common Area only)
Seagrape Tree (approved for Common Area only)
Schefflera Umbrella
Shoebuttan Ardisia
Silk Tree
Slash Pine
Surinam Cherry
Sword Fern (Tuberous, Asian)
Virginia Creeper
Wedelia
Women's Tongue



ISLAND WALK
Approved and Recommended
SHRUBS and PERENNIALS



- African Iris
- Agapanthus
- Agave
- Allamanda
- Alocasia and Colocasia
- Arboricola Green and Variegated
- Bird of Paradise (colorful dwarf)
- Bougainvillea
- Bromeliads
- Canna
- Cape Jasmine
- Carissa Boxwood and Emerald Blanket
- Cast Iron Plant
- Chenille Plant
- Clusia
- Coontie
- Copperleaf
- Cordyline
- Croton
- Dombeya
- Dracaena
- Dwarf Ixora
- Dwarf Podocarpus
- Dwarf Schilling
- Eugenia
- False Agave
- Firebush
- Flax Lily
- Golden Dewdrop/Goldmound
- Heliconia
- Hibiscus
- Indian Hawthorne
- Iris
- Ixora
- Jatropha
- Juniper
- Lakeview Jasmine
- Ligustrum
- Liriope
- Loropetulum
- Ornamental Grasses (Dwarf Fakahatchee, Muhly, Fountain)
- Plumbago
- Podocarpus
- Red Tip Cocoplum
- Snowbush
- Thyralis
- Ti
- Tibouchina
- Viburnum
- Wax Jasmine
- Yesterday, Today and Tomorrow



Florida-Friendly Landscaping Rule #1: RIGHT PLANT, RIGHT PLACE

When choosing plants for your garden, consider the plants' needs, such as light, water, and soil conditions.

More plants and planting information can be found by clicking on the following links:

South Florida Plant Guide

<https://www.south-florida-plant-guide.com>

Friendly Landscaping Plant Guide

<https://ffl.ifas.ufl.edu/resources/apps/plant-guide/>

Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design

https://ffl.ifas.ufl.edu/media/ffl.ifas.ufl.edu/docs/FFL-Plant-Guide_v03222022_web.pdf

Florida-Friendly Handbook for Home Landscapes

https://ffl.ifas.ufl.edu/media/ffl.ifas.ufl.edu/docs/FFL-Handbook_03172022_web.pdf

Florida Native Plant Society

[FNPS.org](https://fnps.org)

Updated November 2023

ISLAND WALK RACQUET SPORTS RULES AND REGULATIONS

Tennis, Pop Tennis, and Pickleball

Availability

The Racquet Sports 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 and all other IW amenities. - CCR 3.1)

Guest: IW resident's overnight house guest.

Visitor: Non-IW resident invited by and playing with an 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 Racquet Sports Committee, hereinafter referred to as RSC). Prime Time is reserved for Round Robin, residents, lessees and guests only. Visitors may not play during prime time.

Play is not permitted in extremely wet conditions to avoid personal injury and/or damage to the courts.

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(9 :00PM from May 1 - Oct 31); however, players are requested to turn off lights upon completion of play.

General

Pickleball/Tennis/Pop Tennis attire, courteous behavior and proper language are required on the courts at all times. Shirts required; unacceptable wear includes bathing suits, cutoff jeans, sandals, etc.

Appropriate shoes are required.

Tennis/Pop Tennis - flat bottom soles with a herringbone pattern to maximize traction on court surface is required. These shoes minimize damage to the courts.

Pickleball- Pickleball shoes, commercially available at all Pickleball stores or online, shall be worn when playing on the Pickleball courts.

ONLY NON- MARKING SHOES ARE ALLOWED on the court and minimize damage to the court surface, e.g. no running shoes.

Appropriate equipment is required

Pickleball Paddles - All Pickleball paddles must comply with the National Standard for quietness. The Racquet Sports Committee has approved "QUIET" pickleball paddles. A list can be found on www.ReserveMyCourt.com.

Pickleball Balls - Balls used **MUST** conform to the National Standard for open play.

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 are 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 racquet sports area, nor on the entire town center complex.

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 any children under twelve years of age at all times unless they are participating in an organized program or lesson.

Reservations

Court reservations must be made on ReserveMyCourt.com. Reservations can be made no more than one week in advance by signing-up for ReserveMyCourt.com. Reservations can be made at, but not before, 7:00 AM seven calendar days prior to the desired date. For example: on Monday beginning at 7:00 AM a court may be reserved up to and including the following Monday (subject to change by approval of the RSC). Each reservation is limited to 1-1/2 hours with back-to-back reservations not permitted. Reservations should be made for these 90-minute time periods in prime time at 8AM, 9:30AM, 11:00AM.

Residents receiving private instruction must make the reservation, NOT the instructor. An IW resident/instructor can reserve court time for clinics, and group instruction for IW residents and overnight guests.

Reserved courts are held for 10 minutes, then become available to walk-ons. If you have reserved a court but are not going to use it, you must cancel your reservation so others can reserve the court.

Leagues

League practice or play is not allowed during prime-time hours. All team captains must obtain approval from the RSC 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 RSC. 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 normally allotted six courts to ensure that a minimum of one court is available to IW residents and guests (e.g., 6 for tennis, 3 for Pickleball). It is understood that there are rare incidents that all courts are needed for leagues and there won't be a court otherwise available for the hours of that league match. 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 RSC scheduling rep.

Professional Tennis Instruction

Instruction may be given to Island Walk residents and their guests/visitors. Residents are responsible for making the court reservation for their private lesson. Only authorized USPTA or PTR members approved by the RSC and registered at the town center office are approved for tennis and pop tennis instruction. Only authorized PPR members approved by RSC and registered at the Town Center office are approved for Pickleball instruction. All approved instructors must provide proof of a minimum of \$1,000,000 liability insurance and name Island Walk as additional insured.

Ball Machines

The rental of the Pickleball/Tennis Ball Machines is for the sole use and benefit of Island Walk residents 16 years of age and older. The Ball Machine is NOT available for use by guests or non-residents. **Each resident renting the Ball Machine must attend an initial training session and sign a waiver form.** The Ball Machine may be rented for 90 minutes at a charge of \$10.00. An annual rental is also offered in the amount of \$90.00 for Pickleball, and \$145 for Tennis. The annual rental membership offers unlimited use in increments of 90 minutes, when the machine is not already in use. The anniversary date shall be the date a check is given to the IW HOA for either PB or Tennis ball machine rental. This option shall be for a one-year term. These rental offers may be reviewed and adjusted if needed. No refunds.

NOTE: Use of the Ball Machine in consecutive 90-minute increments is not allowed. The machine is prefilled with the appropriate Pickle and Tennis balls. It is the responsibility of the player to return the machine filled with the exact number of balls that was received at the time of the rental. Do not place used personal balls in the ball machines.

Rules Infractions

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

Revised 8/3/25

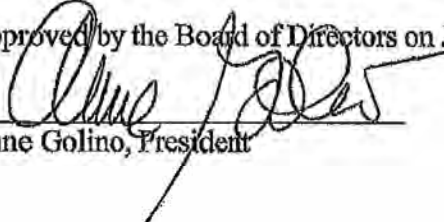
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USE OF THE PUTTING GREEN

The Island Walk Putting Green is open to use by all Residents with privileges to use amenities and their Guests, subject to the following:

1. This new putting green is comprised of a special synthetic turf, and may be used for putting and chipping activities only. All chipping activity must take place from the chipping pads. All non golf-related activities are prohibited.
2. The putting green is open for use between the hours of sunrise and sunset.
3. Residents are responsible for any damage caused by them, their children, any of their Guests, and any child using the putting green under their supervision.
4. Children aged 10 and younger must be accompanied by an adult who shall be responsible for their actions.
5. A Guest must be accompanied by an adult Resident or have a Guest Pass.
6. Walkers, bicycles and other wheeled-devices are not allowed on the putting green.
7. Events organized by the Putting Green Committee or sponsored by the Association shall take precedence over other uses of the putting green.
8. Food, drink and glassware may not be used on the putting green.
9. No littering – Any person using the putting green and surrounding area is responsible for removing all trash and other debris generated by that person.
10. No pets are allowed on the putting green.
11. The putting green area is under video surveillance. Use of the putting green constitutes consent to such video surveillance and to the use by the Association of any images captured on such video surveillance.
12. **REMINDER:** The putting green is located within the Town Center campus, which is a designated **NO SMOKING AREA**.
13. **CAUTION:** By design, the putting green contains numerous elevation changes and uneven surfaces. **Use of the putting green constitutes assumption of all risks inherent in such elevation changes and uneven surfaces.**

Approved by the Board of Directors on July 9, 2025.


Anne Golino, President



Town Center Guidelines (October 2025)

We're proud to share our beautifully renovated Town Center! Please help keep it welcoming and in excellent condition by following these simple rules:

1. Attire & Supervision

Proper attire, including shirts and shoes, is required. No bathing suits, wet clothing, or towels. Children must be accompanied by an adult.

2. Furniture Use & Movement

- Do not move furniture between rooms (e.g., from the Antigua Room, library, or conference room).
- Large furniture pieces may only be moved by Castle staff with the General Manager's permission.
- Please return all chairs to their original tables when finished.

3. Care & Cleanliness

- Keep feet off all tables and furniture, and do not remove pillows from chairs.
- Dispose of trash, and do not leave food, drinks, bags, or cups behind—especially on tables or the coffee station.
- Report any spills immediately to Castle staff.
- Only approved cleaning products may be used; cleaning staff will handle all surfaces.

4. Room & Table Use

- Tables in the living room are available to everyone.
- No painting or crafts involving materials that could damage furniture, rugs, or finishes.

5. Lighting, Temperature & Coffee Station

- Lighting and temperature settings are controlled by Castle staff.
- The coffee station is managed by the Lifestyle Director.

Thank you for helping to keep our Town Center beautiful for all to enjoy!



Town Center Library & Computer Station Guidelines (October 2025)

We're proud to offer this comfortable space for reading, studying, and computer use. Please help us maintain an atmosphere that is pleasant and respectful for everyone by following these rules:

1. General Conduct

Please observe the same quiet and courteous behavior expected in any public or school library.

2. Hours of Operation

Library hours are set by the Association. The Library may occasionally close for maintenance or events; advance notice will be posted.

3. Attire & Cleanliness

Proper attire is required, including shirts and shoes. Bathing suits, wet clothing, and towels are not permitted. No food or beverages are allowed in the Library or Computer Room.

4. Books & Materials

Books are for the shared enjoyment of all residents. Please return any borrowed books promptly.

5. Children

Children under 16 must be accompanied and supervised by an adult who remains present and actively involved. Only one computer may be used per family at a time. Computers are not for video games or entertainment use by children.

6. Computer Use

- Residents are expected to have basic computer knowledge. Staff can offer limited assistance but cannot provide lessons or training.
- Each resident is allowed 30 minutes of computer time. If others are waiting, please yield your station after that period.
- Bring your own paper for printing.
- Save your work only to your own USB drive; files may not be stored on library computers.

7. Wi-Fi Access

Residents with laptops or wireless devices may use the Town Center's Wi-Fi network from the living room during regular hours.

Thank you for helping to keep the Library and Computer Station a welcoming space for all residents.

There are 3 classes of e-bikes:

Class 1 is pedal assisted up to 20 mph.

Class 2 is throttle and pedal assisted up to 20 mph.

Class 3 is pedal assisted up to 28 mph.

The following language incorporating the governing Collier County ordinance, as well as the relevant Florida State statute, will be inserted after paragraph 9 of the Class I Violations section of the IW Homeowners' Association Consolidated Rules and Regulations:

NEW RULE BEGINS HERE:

9.A. Electric Bikes.

In addition to the regulations set out in Fla. State Statute 316.20655 and Collier County Ordinance 2025-22, Sec. 110-116, the owner and operator of an electric bike ("e-bike") in Island Walk are subject to the following:

- E-bikes that exceed 750 watts of power and all other motorized bicycles (electric, gas or battery-powered) that do not meet the definition of Class 1, 2 or 3 e-bike are prohibited on Association property except as otherwise allowed by the Governing Documents.
- No person under the age of 16 shall be permitted to operate a Class 3 e-bike.
- No e-bike shall exceed 15 mph on any sidewalk in Island Walk.
- No e-bike shall exceed 25 mph on any roadway in Island Walk.
- Class 3 e-bikes shall not be operated on sidewalks by a person over the age of 16, unless that person is accompanying a child under the age of 16 who is also riding on the sidewalk.
- Operators of an e-bike on any and all sidewalks or roadways must yield the right of way to all pedestrians and must deliver a warning bell before passing a pedestrian in either direction.
- Racing or other irregular operation of e-bikes anywhere in Island Walk is prohibited.
- Operators of e-bikes must obey all stop signs and come to a complete stop at all intersections; operators of e-bikes must yield the right-of-way if a vehicle is already in the intersection or if a pedestrian is in a crosswalk.
- Any person operating an e-bike on a sidewalk or roadway when approaching a school bus displaying a stop signal must come to a complete stop and must not pass the school bus until the stop signal is not in use and it is safe to proceed.
- E-bikes are prohibited in all areas where bicycles are prohibited and in other no ride zones. E-bikes are prohibited in the Town Center, on Town Center pavers, in all pool enclosures, on any racquet sport court, bocce ball court, putting green, other turf and preserved areas and any other common areas except roadways and walkways.

- No person under the age of 16 years shall be permitted to operate an e-bike without wearing a safety helmet.
- E-bikes shall not be operated after sundown and before sunrise without adequate head lights and rear reflectors.
- Operators of all e-bikes on roadways must proceed in the direction of traffic.
- Any person who is not an owner or approved occupant or tenant of a unit in Island Walk ("Guest") may only operate an e-bike on common property while accompanied by an owner, approved occupant or tenant ("Host"). "Accompanied" shall mean the Host is physically present with the Guest during the use and operation of the e-bike and remains in visible contact with the Guest. A Guest may not otherwise ride an e-bike on common property. The Host is responsible for the Guest's awareness of and compliance with these rules as well as all traffic and bicycle laws and ordinances and must ensure the Guest's e-bike is a legal e-bike and is operated in a safe manner.
- The Board, HOA management or security may require any Guest entering Island Walk on an e-bike to present a government-issued photo-identification. Failure to provide identification or failure to be accompanied by a Host are grounds to deny entry of the e-bike operator into Island Walk or on its common property.
- Repeated violations of these e-bike rules may result in the loss of Guest or Host e-bike privileges.
- Any damage to HOA property or property owned by another unit owner caused by the operation of an e-bike shall be assessed against the owner, operator or Host of the operator of the e-bike.

Adopted by the IW Board of Directors on September 9, 2026

To be inserted in the Real Estate Procedures Section of the Consolidated Rules and Regulations

Leases

Leasing of residential properties in Island Walk is governed by Article XIII of the Declaration of Covenants, Conditions and Restrictions ("Declaration"). The Declaration incorporates the By-Laws and Rules and Regulations of Island Walk. Owners have an affirmative duty to keep the Association fully apprised of any changes in the occupancy of their premises to facilitate the accurate maintenance of the Association's membership records.

No less than twenty (20) days before the effective date of the Lease, the Owner must submit the Notice of Intent to Sell or Lease Form ("NOI"), together with a hard or electronic copy of the Lease, to the Management Office.

The Lease must be in writing with notarized signatures of all parties and:

- Be for a term of not less than four (4) months.
- Provide that the tenant is subject to the terms of the Declaration and that the failure of the tenant to comply with the Declaration shall constitute a material breach and default of the Lease.
- Identify the party responsible for any assessments by the Association during the term of the Lease. However, the Tenant's agreement to pay any assessments does not relieve the Owner from paying those assessments if the Tenant fails to do so.

All Tenants, except those continuously residing at the same address in Island Walk under an approved lease (as may be amended) for at least five (5) consecutive years, must complete a Tenant Evaluation Form with respect to the original lease and any amended lease. Tenants residing at the same address for at least five (5) consecutive years are not required to complete a Tenant Evaluation Form. A link to the Form is available online or at the Management Office. The Tenant is responsible for the cost of processing the Tenant Evaluation Form. The current processing cost for the Tenant Evaluation Form is \$150.00 for individuals and married couples and \$200 for unmarried tenants sharing a residential unit. If the Tenant has leased the premises for at least five continuous (5) years, the Owner must submit a Certificate of Long Term Occupancy thereby relieving the Tenant of the obligation to complete the Tenant Evaluation Form and paying the requisite processing fee. All Tenants are required to pay a \$50.00 administrative processing fee for all new and amended leases to cover the costs to update the tenant information in the software supporting Dwelling Live, Jenark and other programs utilized by the Association, and in all resident files.

Unless the parties to the Lease expressly agree otherwise in the Lease, the Lease shall constitute an automatic delegation and relinquishment of the Owner's right of use of the common area and facilities in Island Walk, including all amenities.

If the parties to the Lease agree to extend the term of the Lease, they must execute a new lease or an addendum to the Lease and submit the new Lease or addendum to the Association for approval. The Tenant must submit a new Tenant Evaluation Form for each renewal subject to the five-year exception above. The addendum must state the new term of the Lease and verify that the tenant information remains unchanged and is current, including vehicle and tenant information.

Within ten (10) business days of receipt of a copy of the Lease or addendum to the Lease, the Association shall issue a certificate of approval of the Lease or Addendum. However, prior to the issuance of the approval, the Tenant must agree to comply with the Consolidated Rules and Regulations of Island Walk.

The following leases are prohibited:

- Subleases of any kind.
- Short-term leases (less than four(4) months).
- Leases for any term issued by or through any short-term rental agency, travel website or vacation rental company, including but not limited to Airbnb or VRBO.

These prohibited leases shall be deemed voidable.

Adopted by the IW Board of Directors on September 9, 2026