

Isles of Sarasota Homeowners Association, Inc.

RULES AND REGULATIONS

The definitions contained in the Declaration of Covenants and Restrictions for Isles of Sarasota H.O.A. are incorporated herein as part of these Rules and Regulations.

The owners, lessees and guests of each lot shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, the Articles of Incorporation and Bylaws of the Association.

COMMON AREAS

1. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.
2. Any damage of the Common Areas, property, or equipment of the Association caused by any owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such owner.
3. No clothing or other household items shall be hung, dried, or aired in such a way as to be visible from the Association Property or another Lot.

PARKING/VEHICULAR RESTRICTIONS

4. An owner will not park or position his vehicle so as to prevent access to another lot. The owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all owners.
5. Vehicles shall not be parked overnight on Roads or swales.
6. No owner shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each lot owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
7. All commercial vehicles, recreational vehicles, trailers, campers, camper trailers, boats, watercraft, motorcycles, and boat trailers must be parked entirely within a garage.
8. No motorcycle, truck, trailer, boat, van in excess of 17 feet in length, camper, motor home, bus, commercial vehicle of any type (*i.e., any vehicle which has any exterior lettering or logo, or has tools or equipment*), non-passenger van (*i.e., any van which does not have a rear seat and side windows*), or similar vehicle shall be parked on any part of the Isles of Sarasota, any driveway, or designated parking space within the Isles of Sarasota, except
 - (1) within a garage
 - (2) commercial vehicles, vans or trucks delivering goods or furnishing services temporarily during the daylight hours
 - (3) trucks rated not more than one-half ton capacity (*i.e., not larger than a Ford F150 or GMC 1500*) may park overnight in the driveways serving the Homes or Lots or in the appropriate spaces or designated areas in which parking may assigned
 - (4) upon such portion of the Isles of Sarasota as the Board, in its discretion, may allow.

9. Vehicles over eighty (80") inches in height, or those vans or trucks which do not have windows completely circling the vehicles exterior (*similar to windows around a station wagon*), and permanent installed seating for four or more passengers, shall be considered to be a prohibited vehicle, van or truck. The Association shall have the right to authorize the towing away of any vehicle in violation of this rule with the cost and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.
10. The garage, or any portion, cannot be enclosed or converted into living space. The garage cannot be altered in any way that reduces the number of automobiles that may be parked in the garage, as originally constructed. When not in use, the garage door shall remain closed.

ANIMALS AND PETS

11. No animals shall be raised, bred, or kept on any Lot, except that dogs, cats, or other household pets may be kept on the Lot, provided they are not kept, bred or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board.
12. No owner shall be permitted to maintain on his or her Lot any dog or dogs of mean or of violent temperament or otherwise evidencing such temperament. An Owner shall immediately pick up and remove any solid animal waste deposited by his or her pet.
13. Any pet must be temporarily caged, carried or kept on a leash when outside of a Home. No pet shall be kept tied outside of a Home, or on any balcony or patio, unless someone is present in the Home.

ADDITIONS AND ALTERATIONS

14. No Owner shall make any improvement, addition, or alteration to the exterior of his or her Home or balcony or patio, if applicable, including, without limitation, the painting, staining, or varnishing of the exterior of the Home, including doors, garage doors, patios, balconies, driveways and walkways, without the prior written approval of the Architectural Control Committee, which approval may be withheld for purely aesthetic reasons, and all applicable governmental entities. Additionally, no Owner shall make any improvement, addition or alteration to the interior of his or her Home that would affect the fire protection, electric, plumbing or other like system without the prior written approval of the Architectural Control Committee.

TRASH

15. All rubbish, trash, garbage, refuse, or other waste material shall not be kept on the Lots or Association Property, except in sanitary, self-locking containers located in the garage of each Home.
16. Trash shall be placed in front of each Home no earlier than 5:00 p.m. the night before pick-up and trash receptacles shall be removed no later than midnight on the day of pickup.

OUTSIDE DISPLAYS, ACTIVITIES, AND SIGNS

17. No sign (specifically including, but not limited to, for sale signs), display, poster, or other advertising device of any kind may be displayed in public view of any portion of any Building or other Improvement in the Isles of Sarasota or in or about an automobile.

LANDSCAPING

18. Any landscaping, exterior sculpture and similar items planted or placed upon any Lot must be approved in writing by the Architectural Control Committee prior to installation. The Owner assumes complete responsibility to maintain the landscaping planted by the Owner.

ANTENNAE

19. No outside television, radio, or other electronic towers, aerials, antennae, satellite dishes or device of any type for the reception or transmission of radio or television broadcasts or other means of communication shall hereafter be erected, constructed, placed or permitted to remain on any portion of the Isles of Sarasota or upon any improvements thereon, unless expressly approved in writing by the Architectural Control Committee.
20. The guidelines of the Architectural Control Committee state that satellite dish antennae must not exceed one meter in diameter (FCC regulation). Satellite dishes may not be mounted on the zero-lot easement side of a home. They must be installed at ground level and properly concealed from view and landscaped. Ground mounted satellite dishes should not exceed 48 inches above ground as measured to the highest point of the ground-mounted dish. Exceptions will be made on a case-by-case basis in the event homeowner cannot obtain adequate signal reception with a ground mounted satellite dish. If the homeowner cannot comply with this policy, it is the responsibility of the homeowner to provide the evidence that compliance is not achievable without a degradation of reception. Evidence must be in the form of a written document from an authorized installer of satellite equipment.

SALE AND LEASE

21. Not less than 20 days prior to the date of any closing or effective date of any lease, the Owner shall notify the Association by submitting an Application to Lease or Application to Purchase, whichever is applicable, along with a \$50.00 application fee, and a copy of the contract for purchase or copy of the lease agreement, whichever is applicable. Upon receipt of such documentation as noted above, the Association shall within ten (10) business days, issue a Certificate of Approval of the transaction.
22. All lease agreements between an Owner and a lessee shall be in writing, shall provide for a term of not less than four (4) months, and must provide that the lessee shall be subject in all respects to the terms and provisions of this Declaration and that any failure by the lessee under such lease agreement to comply with such terms and conditions shall be a material default and breach of the lease agreement. By leasing his Home, an Owner automatically delegates his right of use and enjoyment of the Association Property and facilities to his lessee.

HURRICANE SEASON

23. Each Owner who plans to be absent from his or her Home during hurricane season must prepare his or her Home prior to his or her departure by removing all furniture, potted plants and other movable objects, if any, from his or her balcony, patio, and/or Lot and designate a responsible firm or individual satisfactory to the Association to care for the Home should the Home suffer hurricane damage.

24. At no time shall permanent hurricane shutters be installed without the prior written approval of the Architectural Control Committee. Storm shutters and panels which are not permanently installed shall be put in place or closed not more than five (5) days before and five (5) days after a storm event (*a "storm event" is defined as a meteorological even in which winds in excess of fifty (50) miles per hour and rainfall has occurred, or is expected to occur*)

WINDOWS

25. All draperies, curtains, shades, or other window coverings installed in a Home, and which are visible from the exterior of the Home, shall have a white backing, unless otherwise approved in writing by the Architectural Control Committee.

GARAGE SALES

26. No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be allowed on or about any portion of Isles of Sarasota

FISHING

27. Isles residents are allowed to fish in any of the lakes on the Isles property. We ask that you be courteous and observe your neighbors property and fish only from the common areas." No Trespassing" signs have been posted in several areas around the lakes and police should be contacted in case you suspect someone is in an area and is not a homeowner. Owners are allowed to fish from the common areas by the recreational area and clubhouse but not in common areas abutting individual lots. The Isles HOA management will address an owner if they are accessing another owner's rear yard for fishing purposes and ask them to cease and desist immediately.

Complaints regarding the management of the Association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.

Any consent or approval given under these Rules and Regulations by the Association may be modified, added to, or repealed in accordance with the Bylaws of the Association.

By Resolution of the Board of Directors of Isles
of Sarasota Homeowners Association, Inc.
August 1, 2016