

**ISLAND CLUB PHASE FOUR  
777 SOUTH FEDERAL HWY  
NECTARINE BUILDING 4<sup>TH</sup> FLOOR  
POMPANO BEACH FL 33062  
Phone 954 -782-0711  
FAX 954 - 942-7033**

**RULES & REGULATIONS HANDBOOK**

SECURITY	954-543-4911
REC CENTER & FAX	954-543-4910
NON-EMERGENCY POLICE	954-786-4200
FIRE, POLICE, PARAMEDICS	911
J&J TOWING	954-972-0855

PHASE FOUR OFFICE – NECTARINE BUILDING, 4<sup>TH</sup> FLOOR

**OFFICE IS OPEN MON-WED-FRI: 8:00 AM TO 2:00 PM**

**AFTER HOURS:**

CALL OFFICE AND LEAVE YOUR NAME AND REASON FOR CALL  
OR LEAVE A SIGNED NOTE IN THE MAIL SLOT OF THE OFFICE

**IN AN EMERGENCY CONTACT A BOARD MEMBER IN PERSON OR PHONE (NUMBERS  
ARE LOCATED ON BULLETIN BOARDS.**

## **ISLAND CLUB IV RULES AND REGULATIONS HANDBOOK**

### **INTRODUCTION**

The following rules and regulations are interpretations developed over the years from the recorded documents to help all 121 owners, residents, and guests live harmoniously and in close proximity. In some cases, you have four neighbors living close! Refer to the official documents for more information. They are all reasonable! Live well and enjoy Island Club Phase Four.

### **ALTERNATIVE DISPUTE RESOLUTION**

If a dispute arises between an owner and the Board, a formal procedure is followed. Fines of \$100.00 per day up to a total of \$1000.00 may be levied against owners who persist in violating Island Club Phase IV Rules and Regulations.

### **ANTENNA**

No television or radio antenna or any wiring for any purpose may be installed on the exterior of any building without the written consent of the association.

### **ARRIVALS**

All residents must inform the SECURITY GATE personnel when expecting guests, servicemen, and/or deliveries. No guests will be permitted entrance into the ISLAND CLUB when security has not been notified in advance. This includes walkers or cyclists. See the official Recreation Center Rules and Regulations that follow for more information regarding entrance. Must give Security Guard valid identification and it will be recorded.

### **AUTOMOBILE DECALS**

The Phase IV office will issue decals to residents as needed. Decals identify the residents' phase and parking space number. Decals are to be placed on the rear door window on the driver's side. Failure to display decal may result in towing the vehicle at the owner's expense.

### **BALL PLAYING**

Ball playing of any kind is prohibited on ISLAND CLUB GROUNDS. Only at Basketball Court

### **BARBEQUE GRILLS & OUTDOOR COOKING EQUIPMENT**

Barbecue or similar cooking equipment cannot be used within 10 feet of any building. This applies, but is not limited to grounds, catwalks, terraces, and docks within 10 feet of the building. The smoke and odor nuisance to others must be avoided. All owners have been notified. No further notice will be given. Observation by a Board of Director member of a violation will be reported to the Pompano Beach Fire Department for enforcement. Must clean grill and turn off gas.

## **BICYCLES**

Bicycles are permitted and must either be locked in the rack, rented for \$10 per month, or within the apartment unit. The rack is provided merely as a convenience and places no liability upon ISLAND CLUB IV Inc. Bicycles kept in apartment units must be walked on the catwalks. Damage to Phase IV buildings and grounds or to any Island Club common areas will be repaired at owner's expense.

## **BULLETIN BOARDS**

Important official notices are posted on locked Bulletin Boards of the five Phase IV buildings. Notices other than official Phase IV business may be posted by residents on the open bulletin boards. Such notices should be removed in a timely manner.

## **CATWALKS**

Catwalks, stairwells, and landings must remain clear. No flowers, chairs, etc. are allowed to be placed unattended in said locations. Pompano Beach fire and rescue inspectors have stated that catwalks and stairwells must be kept clear of any articles that would interfere with movement on catwalks

## **CHILDREN**

Children are allowed in Phase IV. Children require supervision of adult relatives. Owners are responsible for the conduct of their children and the children of guests.

## **CLEANLINESS**

No debris of any kind shall be swept, thrown or shaken into public areas or from windows or catwalks. No clothes lines, rugs, towels, or swimsuits or the like shall be hung on patios, boat docks, or catwalk railings. Custodian service is scheduled from 8:00 AM to 2:00 PM weekdays, but not on weekends and certain holidays. Residents and guests are responsible for cleaning up after themselves in the common areas. Any such soil left after the custodian leaves will remain until the custodian returns.

## **COMMON AREAS**

The grounds outside the buildings, laundry rooms, storerooms, driveways, and catwalks are common areas and are for the limited normal use of all owners. Such use or access may not be limited by any single owner. Parking spaces and docks are limited use appurtenances and may only and exclusively be used by the named "owners" of the space or dock.

## **COMPLAINTS**

All serious complaints must be communicated to Phase IV Office in writing. Only in emergencies will phone complaints be acceptable. However, no written or phone complaint will be accepted and handled without the resident's name and apartment unit number.

## **DAMAGE RESPONSIBILITY**

Residents shall be liable for all damage to the buildings and elevators caused by the moving of freight, furniture, or any other item to and from their respective apartment units and storage bins. Residents are also responsible for damage that they, their renters, their guests, or their children cause any place within the condominium's common areas or the recreation areas including the parking lot. Parking spaces are limited common elements. Use of the space is limited to the exclusive use of the owners of the apartment to which the space is assigned. Damage to the space due to oil leakage is the responsibility of the owner. Repair costs of such damage will be a special assessment applied to said owner.

## **DELIVERIES AND SERVICE PERSONNEL**

Residents must be at home to receive deliveries and service people or arrange with a neighbor to accept delivery and/or permit entrance into the apartment unit. Security gate personnel are not permitted to accept any deliveries. No moving vans, freight deliveries, or furniture deliveries are permitted after 6:00 P.M. on Monday through Saturday and none whatsoever on Sunday. Elevators may be used for the moving of freight, furniture and other large items to and from apartment units and storage bins, provided the interior of the elevator is protected. Masonite covering, located in each dumpster room, is to be placed on the elevator floor. The Masonite covering must be returned to dumpster room.

## **DEPARTURES**

All residents and owners must advise the office of TEMPORARY departures longer than two weeks and furnish keys to a neighbor or local friend who will check the apartment unit in the owner's absence. It is urgent that water supply valves be turned off during extended absences of owners. Owners will be held liable for water damage due to negligence of absentee owners.

## **DOCKAGE**

Well-kept boats and docks complement the scenery and add to the prestige and value of the property. Thoughtless behavior can adversely affect the Condominium Association and create serious hazards. The following rules are intended to protect both boat owners and non-residents and permit each to enjoy the boats and docks safely:

- 1.No roughhouse playing is permitted on docks.
- 2.Bicycles, skateboards, etc. are prohibited on docks.
- 3.For appearance and for safety, avoid clutter on docks.
- 4.No trespassing is permitted on any dock. No one may board any boat or handle lines without the boat owner's consent. Only owners or guests of owners are permitted on docks
- 5.Entertaining on boats and docks must be limited to the hours between 8:30 A.M. and 10:00 P.M. The dock owners are responsible for the behavior of their lessees and guests of lessee.
- 6.All dock owners must submit a copy of their homeowner's Certificate of Liability Insurance that indicates coverage is currently in effect in the amount of \$300,000 or more to the Phase IV office.
- 7.No residents may store, build, construct or attach anything to the dock itself without written permission from the condominium association. Permission from the Board of Directors and governmental agencies is required before commencement of dock remodeling. Permission will only be granted after the owner has submitted detailed construction plans. Construction may not start until permits from all affected governmental agencies have been received and copies of such have been filed in the Phase Four office (Save money and time. Do it the right way). No permission will be given for dock construction or improvements that encroach on common grounds, or obstruct views, or cause legitimate complaints such as encroachment or view obstruction from nearby owners.
- 8.Boaters arriving at or leaving docks must keep engine and docking noise to an absolute minimum between the hours of 10:00 P.M. and 8:30 A.M. - Extreme caution must be used to avoid distributing other residents.
- 9.All boats must be limited to no more than 28 feet in registered length.
- 10.In order to maintain security in our canals, all dock owner's docks must be lit year-round with proper lighting conforming to Island Club lighting pattern. If owners neglect servicing of lights or sensors, repairs and/or replacement will be made by Phase IV at the owners' expense.
- 11.Dock owners may lease or assign their docks only to other Phase IV residents. Owners must provide the Phase IV office with written notification of such assignment which must include the residents'

names and building and unit number.

12. Docks must be kept in good condition. Action will be taken to ensure that any or all docks are not a safety hazard due to disrepair, clutter, and the like.
13. During hurricane watch and warning periods, all loose furniture, equipment, etc. should be removed from docks. Absentee owners or their designees must remove all loose furniture, equipment, etc. from docks during the period they are not in residence
14. Must have fire extinguisher attached to dock piling (provided and maintained by phase).

### **DUCKS**

Feeding Muscovy ducks is prohibited by Phase Four. The City of Pompano Beach may levy a fine of up to \$500.00 for feeding the ducks. Do not feed stray cats, iguanas or birds. If you are observed, you will be reported and fined by Island Club Phase 4 with \$100. You're not helping the animals.

### **DUMPSTERS**

Waste Management empties dumpsters Mondays and Fridays during off season; Mondays, Wednesdays, and Fridays during season. Do not put large items in dumpster chutes. Clogs occur at the bend in the chute. Take large cartons to the dumpster room, break them down and place them in dumpster. Very large cartons should be broken down and placed alongside the dumpster. Owners are subject to fines if remodeling debris, carpeting, old appliances and the like are deposited in the dumpster. We have cameras in the dumpster rooms.

### **ELEVATORS**

Residents are not to call for elevator service. Call the office, or in an emergency, you may call the security guard or any board member at home.

Anyone using the elevator for moving or freight must cover floor with the Masonite cover stored in dumpster rooms. Protect the walls and ceiling from damage. You will be held responsible.

### **EXTERIOR WALLS AND IMPROVEMENTS**

No improvements may be constructed on the exterior of the building or the land upon which it is constructed without the written consent of the

Association. This shall include, but is not limited to, any additional buildings, terraces, driveways, walls, fences. It shall include but is not limited to any structure attached to or constructed upon the outside roof or exterior of the building, including any hurricane shutters, awnings, windows, doors of any kind, screens, jealousies, wall or other improvement. Refer to the specific regulations related to hurricane shutters that follow.

### **GARBAGE, REFUSE, TRASH DISPOSAL**

Garbage disposal chutes are located in each laundry room. The dumpster rooms are located on the first floor of each building. No **loose** garbage, glass, refuse, boxes, oversized containers, etc. may be deposited in the garbage disposal chutes. Garbage must be enclosed in plastic bags and tied securely to prevent vermin and odor. All glass, boxes, and oversized containers (broken down or folded as small as possible) must be taken to the first floor and deposited into dumpsters. No garbage, glass, refuse, trash, etc. may be deposited or left standing on the floor by the garbage disposal chute, in cigarette urns by elevators, on floors of dumpster rooms, on walkways, in stairways or the exterior of any building. Residents are not permitted to dispose of old furniture, appliances, carpeting, plumbing facilities, etc. in the dumpsters or the dumpster rooms. Residents are also responsible for seeing that the contractors they employ do not dispose of any waste materials in the dumpsters or the dumpster room. Residents are asked to be

considerate of their neighbors and not use garbage disposal chutes before 7:30 A.M. or after 10:00 P.M.

## **GROUNDS**

All areas outside the exterior walls of the apartments are common areas. (uses of parking spaces and docks are limited to the exclusive use by the named "owners" of the spaces and docks).. These common areas or grounds, mostly grassy areas, some with shrubbery and trees, are for the normal use and enjoyment of all owners. With the permission of the Board, owners of ground floor apartments may do minor landscaping near the back entrance to the apartment. Small plants and shrubs may be planted close to the building. The owner is fully responsible for cultivating such plantings. No excessive encroachment on the common grounds is permitted. Such plantings must not limit access to the common grounds by all owners or lawn service equipment such as mowers or ladders. All plantings require Board permission. Owners will be notified if machinery or equipment must be brought into the area for maintenance of the buildings, but the Association will not be responsible for damage to such planting. trees must not be planted by owners without permission and may be removed without notice. Further, the association's lawn and landscaping service company will not maintain such planting.

## **GUESTS**

Guests are most welcome in the Island Club. The following Rules and Regulations apply to guest visits:

1. The owner is responsible for the actions of guests whether or not the owner is in residence.
2. Owners **while in residence** are not limited in the number of guest visits permitted each year.
3. When the owner **is not in residence** the following apply:
  - ☒ Owner is permitted two (2) guest occupancies within a twelve (12) month period for no longer than thirty (30) consecutive days each visit, provided that the Board of Directors receives the owner's signed written notification for each guest visit at least two (2) weeks prior to guest occupancy.
  - ☒ Owners' requests for a guest occupancy of longer than thirty (30) days but no longer than three (3) months will be considered by the Board of Directors provided guests are screened and approved by the Board prior to the extended occupancy. Regardless of the time period of guest occupancy, the owner's statement must include information as to names of guests, degree of relationship, or affiliation, (relative, friend, business associate, etc.) and the exact dates of guest occupancy. Should the information contained in the owner's statement be false, the owner may be subject to legal proceedings and/or penalties as the Board may impose, which would result in a money judgment and/or refusal by the Board to approve future guest and/or rental occupancies.
4. All guests must provide a Driver's License to Security Guard

## **HOT WATER HEATERS**

Hot water heaters must be carefully watched for aging and possible leaks. Be sure the water supply is turned fully off when the apartment is unattended for more than several days. Water damage from unattended water heaters may be considered as a liability of the owner. Tankless water heaters will not be approved because of limited building current capacity.

## **HURRICANE INSTRUCTIONS**

RESIDENTS/OWNERS OF ISLAND CLUB FOUR, INC. ARE REQUIRED TO:

- 1) Remove all unattached objects from terrace if you do not have hurricane shutters.
- 2) Remove door mat you may have placed on catwalk/walkway outside apt. unit door .
- 3) Remove plants you may have placed on catwalk/walkway as follows: Any object placed on catwalk that might interfere with access by fire or medical personnel other than a door mat, at any time, is in

violation of fire department ordinance and Phase IV Rules and Regulations.

- 4) Close all apartment unit windows and doors including terrace door.
- 5) Remove all moveable objects from your dock.
- 6) It is also recommended strongly that you follow the guidelines for hurricane preparedness issued by the media including, but not limited to, the following:

- . Remove all electrical plugs from television
  - . Turn off water
  - . Place towels and paper on all windowsills and exterior door sill to absorb water leakage
  - . Have a battery-operated camp light or flashlight.
  - . Have a portable battery-operated radio.
  - . Listen to radio for evacuation purposes

### **HURRICANE SHUTTERS**

The State of Florida Statutes require condominium associations to adopt specifications for the installation of hurricane shutters. Contact the Association office for a copy of specifications and approval of the Phase IV Association. City permits must also be obtained. Copies of such permits should be returned to the Phase Four office before installation begins.

### **KEYS TO APARTMENT UNITS**

**Residents are required by state law to furnish the Phase IV office with a set of keys or code which will open the current locks on the apartment unit door.** Access is needed, in the absence of the resident, to the apartment and to assist in emergencies such as fire, flood, etc. or where the resident is incapacitated. All keys/codes are kept in a lock box in the Phase IV office and their use in an emergency is supervised by one board member and a witness. If entrance is required in such emergencies and the owner can't be contacted, or has not provided entrance keys, entrance will be made by two or three people, at least one of them a Board Member, by breaking in or by locksmith. The owner will be held financially responsible for costs related to such action.

### **LAUNDRY FACILITIES**

The laundry room equipment may only be used during the hours from 7:30 A.M. to 10:00 P.M. The door to the room is to be closed to avoid a noise nuisance while machines are in use. The use of the equipment is on a first-come, first-served basis. All laundry articles must be removed from the washers and dryers after completion of cycle to permit use by other residents, or the next user has the right to remove contents from the machines(s). Do not overload. No TINTS OR DYES are permitted in washing machines. Each user is responsible for leaving the equipment and the laundry room in a clean condition and seeing that dryer screens are cleaned of lint after each use. Lights and fans are to be turned off, and the door shut when leaving the laundry room. Any malfunction of a machine is to be reported to the Phase IV office, or the vendor and an out-of-order sign is to be placed on the machine.

### **MONTHLY ASSESSMENT PAYMENTS AND LATE FEE CHARGES**

Owners' monthly assessment payments are due on the first of each month and must be received on or before the 10th of each month. Payments received after the 10th will result in a \$25 late fee charge. Checks are to be made payable to **ISLAND CLUB FOUR, INC.** for the exact amount of the monthly assessment and indicate the apartment unit number. Where advanced payments are made, the amount must equal an exact multiple of the monthly assessment amount. Payments are to be mailed in the envelopes provided. Include your apartment number on all checks. Electronic payments may be made by

arrangement with the Bank.

### **MAINTENANCE MAN'S DUTIES**

The maintenance man has been hired for the purpose of performing duties as required for the welfare of the association. He has a written schedule and specific procedures to follow. He is not authorized to perform specific services on the interior of residents' apartments. Any maintenance (repair) required in common areas should be reported to the Phase IV office.

### **NOISE-NUISANCE**

No resident or guest shall make or permit any disturbing noises, nor permit anything that will interfere with the rights, comfort and convenience of others. No one shall play any TV, radio, hi-fi, organ, piano, musical instrument, voices, or other sound producing device so loud as to disturb others. ***Walking with hard heeled shoes on tile floors or catwalks is disturbing to other owners.*** Motor vehicles of all types should be driven at posted speeds and in such a way that they do not create objectionable noise. Voices carry over water. Please keep your voice lowered on your patios early in the morning or late at night. Remodeling or any work done to the interior of apartment is not permitted on Sundays and should not start before 8:00 AM nor continue beyond 6:00 PM on weekdays due to the noise nuisance.

### **OFFICE**

Phase IV maintains an office on the 4th floor of the Nectarine Building next to the laundry room. Office Hours are Mon-Wed-Fri from 9:00 am to 12:00 pm; Phone and fax number: 954-782-0711. If your call is not answered, leave a message and you will be contacted as soon as time allows. **Officers are all volunteers. Do not call their homes except in an emergency. Effort will be made to return calls left on the answering machine within a reasonable period of time.**

### **PAINTING**

No paint shall be applied to the exterior of any building or any common area without the prior written consent of the Association. All doors must be painted with the approved color.

### **PARKING SPACES**

Parking spaces are limited common areas. Each apartment is assigned one space for the owner/s' exclusive use. The owner cannot use the space for anything but head in parking of an acceptable vehicle. The cost of repairing damage of any kind, for instance damage due to oil leakage, to the parking space or the car stop, is the responsibility of the owner/s of the related apartment.

### **PETS**

No PETS are permitted in the ISLAND CLUB. No guest or visitor is permitted to bring pets onto ISLAND CLUB grounds.

### **RECREATION CENTER**

The Island Club Recreation Center has adopted specific rules and regulations related to security gate procedures as well as the use of the pools, meeting rooms, exercise rooms and other facilities. These rules and regulations apply to all owners of Phase IV units. Rules are posted. Call the Recreation Center for any questions about your gate entrance transmitter or use of the recreation facilities. Official Recreation Center Rules and Regulations are provided in the original recorded documents. All residents of Phase IV and their guests must also abide by the rules and regulations set forth and posted by the Island Club

Recreation Center, Inc. Their rules & regulations pertain to the recreational facilities and all common areas of the Island Club which include the use of pool facilities, Jacuzzi, rest rooms, exercise rooms, barbecue picnic area, entertainment room and its respective furnishings and appliances, game room, billiard room, parking surfaces, and security gate. Call the Recreation Center office with any questions about your gate opener transmitter or the use of recreation center facilities. Official recreation center rules and regulations are found in the official condominium documents.

### **LEASING OF APARTMENTS**

Some usage RESTRICTIONS follows. Contact the Phase IV Office for additional restrictions and the detailed procedure to follow for leasing. Application papers are provided by the Phase IV office.

- 1) SINGLE FAMILY RESIDENCE ONLY.
- 2) ONLY 4 OCCUPANTS PER 2 BEDROOM APARTMENT UNIT.
- 3) NO PETS
- 4) **NO TRUCKS**

Contact the office with a copy of the lease proposal and all forms, information, and instructions will be provided.

#### **Required:**

1. An application processing fee of \$100.00.
2. Appear for an interview for approval. .

No leases will be considered on sole occupants of less than 21 years of age. **No lessee may occupy a unit until approved by the board. \*\*\*No lease will be considered where occupancy is for less than three months.\*\*\*** Board approval is required for leases of longer than one year. No unit may be rented more than once a year. No units may be subleased. No rooms may be rented. No transient tenants accommodated. The Board will review leases annually. Copies of all renewal leases must be furnished to the Phase 4 Office.

**VIOLATIONS OF ANY OF THESE RULES AND REGULATIONS MAY RESULT IN LEGAL ACTION; AND IN THE CASE OF RENTALS, THE REMOVAL OF TENANT.**

### **RESALES**

GENERAL REQUIREMENTS FOR POTENTIAL BUYERS ARE AS FOLLOWS:

- a. Upon presentation of a copy of the pending sale contract, the office will provide all forms, detailed information, and instructions. Specific preliminary information related to common "questions and answers" is available upon request.
- b) A unit transfer processing fee for \$100.00 is required for the screening process.
- c) Applicants must appear for an interview with the Board of Directors before a Certificate of Approval is given.
- d. Applications will not be considered on Corporations, Partnerships, or Joint Ventures;
- e) Unit sale closing cannot take place prior to interview and board approval.
- f) Purchaser cannot occupy unit until after sale closing.

### **SIGNS**

Absolutely no signs or notices are permitted in windows, patios, cars, or in the common elements.

### **SKATEBOARDS AND SKATES**

Skateboards, scooters, roller blades, and/or skates, and the like, are ***not permitted*** anywhere on the grounds.

### **SOLICITATIONS**

There shall be no door-to-door sales, distribution of advertising material, or solicitation by any person in any building for any purpose.

### **STORAGE LOCKER BIN**

All owners of apartment units have an assigned storage locker bin. No owner may have more than one storage locker bin. Where an owner permits another owner the temporary use of the assigned storage area, written notification of this permission must be furnished to the Phase IV office. To prevent vermin and odor in these storage areas, it is suggested that residents do not store bedding, carpeting, clothing, etc. unless such articles are enclosed in sealed containers. You may not store flammable items, i.e., paint, solvents, gasoline, etc. Owners selling apartment units must ensure their storage locker bins are cleared on or before the closing date of the sale. Fire department regulations prohibit the storage of any articles outside of storage bins. Articles stored outside of storage bins will be disposed of by the Board of Directors.

### **TELEPHONE NUMBERS**

All residents must inform Phase IV office of the following:

- 1) Island Club apartment unit phone number.
- 2) Where applicable, their business phone number in Florida or out of state.
- 3) Where applicable, their residence phone number in Florida or out of state.
- 4) The phone number of a relative, friend or responsible party who can be reached in case of an emergency.
- 5) Where applicable, provide their cell phone number.

### **TRAFFIC SAFETY**

All vehicles and bicycles must proceed in designated directions obeying all signs and speed limits.

### **TRUCK PARKING**

You must notify any guests visiting you with a truck of the following: All visitors with a truck must park in the Northeast lot and nowhere else. Truck rules will be strictly enforced.

### **VEHICLES AND PARKING**

The owners' assigned parking space is for **AUTOMOBILE** use only. These spaces are only transferable when owners mutually agree to an exchange of their parking spaces and their written request with respect to the exchange is approved by the Board of Directors and documented. Where one owner permits another owner the temporary use of their assigned space, written notification of this permission must be furnished to the Phase IV office. Blank permission forms are available in the Phase IV office. **OWNERS ARE NOT PERMITTED TO PARK TRUCKS, TRAILERS, BOATS, MOTORCYCLES, BUSES, MOPEDS, or any other type of WORK VEHICLES** overnight within the boundaries of the **ISLAND CLUB** condominium property. Guests are permitted to park pickup trucks **ONLY IN THE** Northeast lot and nowhere else. See the reference to parking space damage in the "Damage Responsibility" section of the Rules and Regulations. No vehicle may be stored for thirty (30) or more days in the Northeast parking lot while the owner is at a different residence. No car **WASHING** or **REPAIRS** are permitted in owner or guest spaces. However, residents may wash, but not repair, cars at the designated place in the Northeast

parking lot. All vehicles in any parking space must be parked **HEAD IN** to avoid fumes in residents' apartment units; and to avoid damage to shrubbery and grass. All automobiles for overnight guests must be parked in the Phase IV guest parking spaces located in the Northeast parking lot. All owners and renters are required to lease additional parking space for their second vehicle. All new owners and renters are required to lease additional parking space for their second vehicle, prior to being approved by the Board of Directors for occupancy of the apartment unit. Guest parking spaces are the common property of all owners and are for the exclusive use of guests.

All Phase IV residents who have house parties or lease the Recreation facility for an event will be permitted the use of Phase IV guest parking spaces by the pool area, **if available**.

### **WALKWAYS**

Walkway and doorways should be always kept free and clear. Do not leave objects of any kind including plants and flowers in any walkway or stairway. Refer also to the rule under the heading "Catwalks".

**ISLAND CLUB RECREATION CENTER, INC. RULES AND REGULATIONS**  
**(EDIT COPY)**  
**FORWARD**

To protect our investments, we have established rules and regulations. All the facilities available for the enjoyment by owner members, their tenant rentals, and guests of both have been made possible financially and otherwise, by all the owner members in the Island Club.

It is, therefore, the responsibility of each and every owner's member to know these rules and regulations thoroughly; and to see to it that his or her children, tenant renters, and guests of both, know and observe all the rules and regulations as stated in the attached pages.

If we all comply and work together, we will have the most enjoyable and possibly the best condominium complex in Broward County.

**SECURITY RULES AND REGULATIONS**

1) All owners and renters must use RESIDENTS' GATE; and gain entrance by using BATTERY OPERATED COMPUTERIZED SECURITY GATE TRANSMITTER.

2) VISITORS and SERVICE AND DELIVERY PERSONS must use visitors' gate and obtain a DAILY VISITOR'S PASS from the Security Gate Guard. (Residents arriving in visitors' vehicles must comply with this provision). The DAILY VISITOR'S PASS must be PLACED and REMAIN on DASHBOARDS for the ENTIRE TIME the vehicle is within Island Club property boundaries.

3) Where GUEST VISITORS or SERVICE PERSONS will be in Island Club for one week or more, the owners and renters must obtain EXTENDED GUEST/VISITOR PASS from their respective Phase office. Even though an extended pass has been issued, the guest/visitor and service person are still required to use the visitor's gate and show the extended pass to the security gate guard and place the pass on the dashboard of the vehicle.

4) Owners, renters, and guests of both must call the security gate guard office at 954 782-3983 when they are expecting visitors, service persons, or deliveries of any kind as these parties may be turned away when prior authorization has not been received at the security gate (WHEN PRIOR AUTHORIZATION HAS NOT BEEN RECEIVED AND THERE IS NO BACKUP OF VEHICLES AT THE VISITORS GATE, THE GUARD, AT HIS OR HER DISCRETION, MAY CALL THE APARTMENT UNIT. HOWEVER, IF THE LINE IS BUSY OR THE CALL IS UNANSWERED FOR ANY REASON, THE GUARD WILL HAVE TO TURN THE PARTY AWAY. THEREFORE, A CALL TO THE SECURITY GATE WILL ENABLE THE GUARD TO PREPARE AND ISSUE A PRE-WRITTEN PASS, WHICH WILL AVOID DELAYS AND TRAFFIC CONGESTION).

5) Realtors will no longer be permitted to enter Island Club property by using their business cards to gain entrance. It is the owner's responsibility, when selling or renting through a realtor, to obtain an extended pass from the phase office which is to be given to the Realtor along with the apartment keys. The Realtors are to be informed they are responsible for the pass as well as the keys.

6) Owners and renters are responsible for obtaining vehicle decals from their phase office. The decals show Phase # and assigned parking space # and are to be placed at the TOP on the OUTSIDE of the LEFT SIDE WINDOW BEHIND THE DRIVER so that they can be readily seen from the guardhouse or by patrols.

7) Owners and renters who rent additional parking spaces, for their second vehicle, are obliged to secure and display vehicle decals mentioned in items 6 above.

8) Any vehicle attempting to use Residents' gate, which do not display current decals, will be challenged by security gate guard.

9) Any vehicle parked in any recreation area guest spaces, which do not display Visitor/Guest Pass, will be subject to towing at the vehicle owner's expense.

10) The towing of unauthorized or illegally parked vehicles in the Phase Guest spaces and/or resident

assigned slots, and the towing of those Owner and Renter vehicles that do not display decals, will be at the discretion of each phase Board of Directors, as it lies within their jurisdiction.

11) The Security guards have their orders and WILL NOT take any contrary orders from any resident or board members. All COMPLAINTS and QUESTIONS are to be directed to the Security Director. All notices to be placed in the guardhouse are to be cleared with the Security Director. THERE WILL BE NO EXCEPTIONS.

12) All owners, renters, guests, visitors, and service & delivery people must abide by the 10-mile per hour speed limit within the Island Club property boundaries.

### **POOL AREAS**

1) The swimming pool and Jacuzzi may be used from 8:00 AM to 10:00 PM.

2) NO CHILDREN UNDER 4 YEARS OF AGE will be permitted in the swimming pool.

3) CHILDREN, AGES 4 TO 14, using the swimming pool must be SUPERVISED AT ALL TIMES BY AN ADULT RESIDENT.

4) NO CHILDREN UNDER THE AGE OF 18 will be permitted in the Jacuzzi pool.

5) NO FOOD will be permitted in the swimming or Jacuzzi pool areas.

6) LIQUID REFRESHMENTS in CANS or PLASTIC CONTAINERS will be permitted in the swimming pool area, but NOT in the swimming pool; and must be placed in trash receptacles before leaving the pool area.

7) NO LIQUID REFRESHMENT CONTAINERS OF ANY KIND will be permitted in the Jacuzzi pool or in the Jacuzzi pool area.

8) All persons using the swimming or Jacuzzi pools must SHOWER before each occurrence of entering either of these pools.

9) Chairs and lounges may be reserved for NO MORE THAN 30 MINUTES.

10) Umbrellas must be CLOSED and TIED before leaving pool area.

### **BILLIARD/POOL ROOM**

1) ADULT OWNERS AND ADULT TENANT RENTERS ONLY may use the equipment in this facility; NO CHILDREN UNDER THE AGE OF 18 will be permitted to use the equipment, nor will CHILDREN UNDER THE AGE OF 18 be permitted in the Billiard/Pool Room without an ADULT RESIDENT in attendance. A video surveillance A video surveillance monitoring tape is made of activities in this room.

2) An ADULT OWNER or ADULT TENANT RENTER must ACCOMPANY and REMAIN in the Billiard/Pool Room with their visiting relatives and guests.

3) All occupants of the room must always observe PROPER CONDUCT; and NO FOOD, NO ALCOHOLIC BEVERAGES and/or NO LIQUID REFRESHMENTS OF ANY KIND will be permitted in the room AT ANY TIME.

4) The key to the Billiard/Pool Room door is to be secured from the Security Gate Guard by an ADULT OWNER or ADULT TENANT RENTER, who must show Island Club identification; and who are required to SIGN LOG BOOK when securing and returning key to Security Gate Guard.

5) Anyone VIOLATING these rules and regulations will be subject to EJECTION from the room and LOSS OF FUTURE ENTRY. **GRILLS**

When using Rec. Center outdoor grills, you must wait and turn them off or we will discontinue outdoor grills.

### **GREASE**

Please do not put grease down sinks or toilets. It solidifies in the plumbing and damages the pumps. Put grease in can and dispose of with trash/garbage

**SECURITY GATE SYSTEM-May 15, 1995**

As only one digital transmitter will be issued to each apartment unit owner's assigned parking space, the owner will have to make the digital transmitter available to their guests, seasonal apartment unit renters or annual apartment unit renters. Owners may charge rental fees for digital transmitters to guarantee their return upon expiration of apartment unit rental leases.

If apartment unit owner or annual renter has a second car, they may purchase another transmitter provided: Recreation Center furnished with written proof to effect that additional parking space rented for 12 (twelve) month period from as Island Club Association. However, if additional parking space for six (6) months rental periods obtained from another individual owner a second digital transmitter will not be issued. The owner who is renting out their parking space must give their purchased digital transmitter to the renter of the parking space. Requests for digital transmitter are to be sent to Recreation Center. Make checks payable to: "Island Club Recreation Center, Inc.". Check should indicate phase number, building name, and apartment unit number.