



Welcome New Homeowner!

The Island Walk Homeowners Association (HOA) congratulates you on your new home purchase within the community.

Our HOA is governed by a volunteer Board of Directors. The Board of Directors (BOD) is elected by the owners to oversee the day-to-day operations and financial responsibilities of the HOA. They are responsible for maintaining the community in accordance with our Rules and Regulations, By-Laws, and Declaration of Covenants. Monthly Board Meetings generally take place on the fourth Wednesday at 2:00 PM in the Town Center. Should the Board schedule a "Conversation with the Board" or additional Board Meetings, an Email Blast will be sent to the community with date, time, and Agenda information. Residents are encouraged to attend these either in person, watch on Island Walk's community channel 195 or observe live online via Zoom. Information about meetings is posted in the Post Office and Town Center lobby, as well as emailed to homeowners along with Zoom login details. Once you have established an account for the Island Walk website (www.islandwalk-HOA.com), you can access the Governing Documents. It is important that you familiarize yourself with these documents, as it is each homeowner's responsibility to follow them for yourself and your guests.

The community has multiple communication outlets, including the website, two private community TV channels (195 and 196), a weekly publication, a monthly newsletter, community-wide email blasts, and an official *Island Walk Activities* Facebook group. The website contains community documents, a calendar of events and a list of activities, volunteer opportunities, important forms, FAQs, and a "New Resident Info" tab developed specifically for you. In addition, there are several unofficial social media groups you may want to join. Many new owners sign up on *Nextdoor*, a social app that helps you to communicate with your neighbors in Island Walk as well as connect you with over 50 surrounding communities. It's great for tips, recommendations, and buying & selling items.

We hope you enjoy Island Walk and take advantage of all it has to offer!

September 2024

THINGS TO “DO” WHEN MOVING IN



DOCUMENTATION SUBMISSION

After closing on the purchase of a home, the buyer is required to provide a copy of their new Warranty Deed to the Management Office to allow for accounts to be updated. Once the deed submission is completed, the new homeowner(s) will be issued an access code for the Island Walk website, an account code to submit payments for quarterly maintenance fees, login credentials to access the front gate information/visitor approval portal (dwellingLIVE), and their email will be added to the information distribution list.



VEHICLE REGISTRATION AND BARCODE

Homeowners must complete a *Vehicle Barcode Form* (included in packet), to purchase a barcode sticker to access the resident lane upon entering the community. To obtain a sticker(s), Residents must bring their completed form, vehicle registration, driver's license, and payment of \$15 per sticker (only credit card and checks are accepted). The vehicle must be present to allow office staff to adhere the sticker(s). Barcode stickers are non-transferable from one vehicle to another.



GATE HOUSE GUEST ENTRY – dwellingLIVE

Once the office receives a copy of the Warranty Deed, homeowners will be provided with dwellingLIVE login credentials to register guests and vendors for access through the front gate (guest-side). Residents are permitted to establish a guest list with a maximum of five (5) permanent guests and five (5) vendors, and an unlimited number of temporary visitors. New homeowners can provide the Management Office with an initial guest list by completing the enclosed *Pre-Cleared Visitor Form*. Future edits to this list must be made by the resident using the dwellingLIVE website (www.dwellinglive.com) or phone app.



AMENITY CREDENTIALS / KEY FOBS

New homeowners may receive de-activated FOBS from the prior owner. Before use, new homeowners must pay to activate FOBS or if none were provided, purchase new ones. The cost of each FOB is \$10. Each household may only purchase or activate a maximum of three (3) amenity credentials (combination of either FOBs or phone app credentials). The cost of a phone app credential is \$15. Owners must complete the *Amenity Credential Form* (included in packet), and make payment by check, money order or credit card at the Town Center office.

THINGS TO “DO” WHEN MOVING IN



HOA QUARTERLY ASSESSMENTS

Your quarterly assessments, commonly referred to as quarterly dues or fees, are due on the first day of each quarter of the year (January 1st, April 1st, July 1st and October 1st). Castle Management offers several options to pay your quarterly fees. Please review the enclosed handout to understand the options available.



USPS MAILBOX AND KEYS

Mail and packages delivered by USPS are placed in your assigned mailbox or a parcel box located at the Post Office. Other delivery services, such as FEDEX or UPS, may deliver the packages directly to your home. New homeowners should receive mailbox keys from the prior owner. If not, complete the *Mailbox Lock Change Form* (enclosed in packet) to receive a set of three (3) new keys for \$25. Make payment by check to Island Walk HOA or credit card through the Town Center front office. **Residents will receive notification once keys are ready, typically within 48 hours.**



VOTING CERTIFICATE AND ELECTRONIC VOTING (E-VOTING)

Each homeowner should complete a Voting Certificate and ensure the information is accurate and on file with the office. Each homeowner may only designate one person (owner) to serve as the voting member of the household. Homeowners are encouraged to sign up for electronic voting to cast your vote online rather than on paper. It is quick, easy, and less complicated than filling out and mailing back paper ballots using multiple envelopes. And every owner can cast their vote no matter where they reside at the time of voting. Electronic voting is used yearly to elect your Board of Directors and to vote on certain required Island Walk issues.

THINGS TO “KNOW” WHEN MOVING IN



TRASH /RECYCLE / BULKY ITEMS

Pick up is on **Wednesdays** for regular trash, re-cycle, and bulk pick up. **Saturday** pick-up is ONLY for regular trash. Homeowners who have oversized item(s) must call Collier County utilities, in advance, at (239) 252-2380 to advise them. All bins and items may NOT be placed outside earlier than 6:00 PM the evening before the scheduled pick-up day. Bins MUST be returned to homeowner's garage no later than the day of pick-up. Storage of trash cans outside the garage is not permitted and fines apply for non-compliance.



PARKING AND SPEED LIMITS

Parking on the streets is NOT permitted between the hours of 11:00 PM and 6:00 AM. No parking on the grass, and vehicles and other objects may not block any portion of the sidewalk. Vehicles must park on the correct side of the street. Fines apply for non-compliance of any of the HOA Parking Rules and Regulations. **The SPEED LIMIT for all Island Walk streets is 25mph.** A complete stop at ALL stop signs is mandatory. Pay close attention to the 4-way stop at the main gate house entrance and when in front of the Town Center, make sure to check both ways before turning.



GOLF CART REGISTRATION

Residents who operate a golf cart in Island Walk must register their vehicle with the Association office, sign a waiver form and indemnification agreement with the Association, and provide proof of liability insurance on an annual basis. All drivers must have a valid driver's license and be at least 16 years old. Golf carts must be non-gasoline powered and may only be driven on streets and the wide internal pedestrian walkways along the lakes. They are **NOT** permitted on residential sidewalks and can only be operated between sunrise and sunset, unless equipped with headlights and taillights. When not in use, they must be stored in a garage.



RACQUET SPORTS COURT SIGN UP

All racquet sports players must reserve a court and time through the Reserve My Court website www.reservemycourt.com or by downloading the App: RMC



COMCAST/XFINITY SERVICES

Basic cable Television and Internet is included in your quarterly HOA dues. Contact Xfinity to set up your cable/Internet (800-934-6489). Island Walk's bulk account number is 8535100210411331. See enclosed flyer for more information.



LAKES AND FISHING

No gasoline powered watercraft is permitted on any of the lakes and are never permitted at night. Fishing is strictly “catch and release”. Be aware, alligators can be present in all bodies of water.



PROPER PET ETIQUETTE

All pets must always be leashed. Pick up dog waste and dispose in YOUR trash container. Pets are not permitted inside the Town Center, P.O., pools, fitness center, or restaurant, except for service animals.

THINGS TO “KNOW” WHEN MOVING IN



HOME EXTERIOR AND LANDSCAPE CHANGES

All exterior changes to your home, including landscaping, must be pre-approved by the Architectural Control Committee (ACC), prior to implementation. The committee meets every 2 weeks. Forms, instructions, and further information can be obtained outside the Town Center office or on the website <https://www.islandwalk-hoa.com>. There are also property maintenance requirements, such as keeping your roof, driveway pavers, and side walls clean. Refer to the Governing Documents for more information.



HURRICANE SHUTTERS

During hurricane season, June 1st through November 30th, the ACC approved shutters or panels may be placed over window and door openings without limits provided they are white or clear.



LANDSCAPE CONCERNS

Juniper Landscaping is the landscape and irrigation provider for Island Walk. Report any landscape or irrigation questions or issues to the Juniper Customer Care Representative through the Juniper portal. You may also email them at islandwalk@juniperlandscaping.com or call the Customer Care representative at (239) 296-2653. A tracking number will be issued for follow-up.

**** Frequency & services subject to change with amendments to contract.**

Mowing	Weekly (May-Oct) Bi-weekly (Nov-Apr)
Edging	Hard surfaces (every mowing) Plant beds (every other mowing)
Debris Removal	Small amounts of lawn debris are removed weekly. Homeowners are responsible for removal of private landscape debris.
Weed Control	Ornamental beds treated with herbicide. Large weeds will be pulled.
Pruning	9x per year – Plants will be pruned to natural shape
Tree Trimming	Up to 10x per year – pruned to remove dead or damaged branches. Tree height restrictions apply. Palms are trimmed once or twice per year depending on palm species.
Fertilizer	Quarterly
Leaf/Acorn Removal	Spring & sometimes Fall removal from hard surfaces. Every other week, leaves & debris are blown or vacuumed during mowing.
Safety Border	A 6-inch safety border will be sprayed around all structures, backflow preventers and screens.
Irrigation	A wet check will be conducted 1x per month. Repairs as needed.

FLORIDA LIGHT AND POWER – FPL

(800) 226-3545

COLLIER COUNTY UTILITIES – Water, Trash, Sewer

(239) 252-2380

COLLIER COUNTY NON-EMERGENCY GOVERNMENT SERVICES

Dial 311

SERVICES, ACTIVITIES, AND AMENITIES

SERVICES

The Island Walk Town Center building is open 7:00 AM to 10:00 PM, seven days (7) days a week. The Management Office is open from 9:00 AM to 1:00 PM, and 2:00 PM to 5:00 PM, Monday through Friday. The office staff can provide homeowners with free fax and notary services (appointment recommended). The Town Center contains a library with a wide variety of literature, available for residents to enjoy via the “borrow one, share one” honor system. The library also has a computer available for owners to use on a first come, first serve basis.

The Town Center is a community facility that includes a large ballroom that can be divided into 3 separate spaces for smaller group enjoyment. The Town Center rooms can be reserved by Island Walk sponsored clubs, groups, and committees for free. Homeowners can rent these rooms for a minimal fee. Information on cost and use restrictions can be obtained from the office and on the website.

Island Walk offers a wide array of other services to include a gas station, car wash, air pump, post office, nail salon, hair salon, restaurant, and real estate office.

ACTIVITIES

Island Walk has over 50 clubs, groups, and activities, with something for everyone. Visit the website for a full list and description and contact information. Watch for emails, newsletters, and activity calendars from our Lifestyle Director for other happenings and upcoming events. Consider signing up for the “Island Walk Activities” Facebook group.

AMENITIES

All Island Walk amenities offer great opportunity for socialization and a healthy lifestyle. We are an officially recognized Blue Zone Community!

Outdoor amenities include a resort pool, lap pool, lighted racquet sports courts (7 Tennis/Pop Tennis and 4 Pickleball), bocce ball, putting green, and an open field for croquet, lawn bowling and other activities. There is also a fitness center located inside the Town Center and next to the lap pool. Most amenities are access controlled and require a FOB or phone credential to use. Please familiarize yourself with the usage rules.

HOURS OF OPERATION

Town Center Bldg.	7AM - 10PM	Management Office	9AM - 1PM / 2PM -5PM
Fitness Center	4AM - 10PM	Racquet Courts	8AM - 10PM
Resort	DAWN - DUSK	Lap Pool	DAWN - DUSK
Post Office Lobby	Open 24 hours	Post Office Service	10 AM - 2PM (M – F)



HOA QUARTERLY ASSESSMENTS: Payment Options

The Homeowners Association (HOA) assessments, sometimes referred to as quarterly dues, are due on the first day of each quarter of the year.

These fees include common area landscaping, roadways, streetlights, lake management, lawn irrigation, lawn pest control and fertilization, bulk landscape services, gated entry operations, use of amenities and facilities, professional property management, administrative services, and much more.

Payment Options:

AUTOPAY ELECTRONIC PAYMENT: Don't want the trouble of having to ensure your check will arrive on time? Visit <https://www.castlegroup.com/resident-center/> to get signed up. The online portal allows residents to make one-time payments or enroll in autopay. Residents are encouraged to sign up for autopay services. This service allows Castle Group to directly withdraw your maintenance fee on the date of your choosing each quarter.

PAY BY CHECK: Checks are to be made payable to Island Walk HOA and must be mailed to:

Island Walk Homeowners Association
c/o Alliance Association Bank
P.O. Box 621073
Orlando, FL 32862

Be sure to include your coupon with your account number in the envelope and allow at least 10 business days prior to the due date to avoid late fees.

BILL PAY: Bill Pay is when a resident has their bank send a check each quarter on their behalf to the Association. Residents will need to check if there are any fees with their independent financial institution. Residents must ensure they have the correct amount and address where the payment must be mailed to. Also, be aware to allow at least 10 business days prior to the due date to avoid late fees.

PAY WITH BANK ACCOUNT: Electronic payments processed using bank accounting details, are charged a flat processing fee of \$3.95. This can be accomplished by visiting the Resident Center on the Castle Group website, <https://www.castlegroup.com/resident-center/>

PAY BY CREDIT CARD: Electronic payments processed using a credit card are charged a 3.5% convenience fee on the balance. Example: If your balance is \$830, the 3.5% convenience fee would add \$29.05. This can be accomplished by visiting the Resident Center on the Castle Group website, <https://www.castlegroup.com/resident-center/>

LATE FEES: Quarterly maintenance fees are due to the Association on the first day of each quarter. Association fees not received in full **within** **days** of the applicable due date are considered delinquent. A delinquent account will be charged late fees and interest until the account has been paid in full as provided for in the Governing Documents.



To set up your cable:

Comcast Community Contact Information:

Phone Number: 1-800-934-6489

Account Number: 8535100210411331 ***Bulk Cable

Overview of Contract Services Included through the HOA:

Television

- Digital Starter TV Package
- Equipment: 2 x 1 Boxes & 2 Digital Transport Adapters (DTA's) with Remote Controls

Internet

- Connect More – Speed Teir, 300 Mbps
- Equipment: 1 WiFi Modem

It is possible to upgrade your Xfinity services (ie: larger internet bandwidth) for extra charges from Xfinity. Please speak to a Xfinity representative for more information.

Please note, Installation Charges Are Not Included



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 "IWRsRR"). To the extent the Consolidated Rules and Regulations conflict with the IWRsRR, the IWRsRR 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 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

LKG



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.

LAWN DEBRIS

DO'S AND DON'TS

DON'T leave large piles of trimmings for Juniper. Our contract does not provide for pick-up of large amounts



DON'T allow your private landscaper to leave debris behind after they have trimmed your trees or shrubs.

YOU WILL BE SUBJECT TO A COMPLIANCE VIOLATION AND FINE

DO – put **SMALL AMOUNTS** of lawn trimmings and fallen fronds at the street in front of your home on Monday or Tuesday. Juniper picks up the West Side on Mondays and the East Side on Tuesdays.



DO – use **PAPER ONLY LAWN WASTE BAGS** which are picked up on Wednesdays by the county (trash day)

PLEASE DO YOUR PART TO KEEP ISLAND WALK BEAUTIFUL – THANK YOU

DWELLING LIVE

Visitor Management User Guide

Creating your Account with FRONTSTEPS Dwelling (formerly dwellingLIVE)

Register Your Account:

1. Visit <https://community.dwellingLIVE.com/login.aspx>
2. On the right-hand side of the page, click 'I have a one-time user Registration Code'
3. In the form on the left-hand side of the page, enter the following information
 - a. Registration Code (reference your activation email)
 - b. Your Email Address
 - c. Re-enter Your Email Address
 - d. New Password - minimum 6 characters, numbers and letters Only
 - e. Confirm New Password
 - f. Click the Register button on the bottom of the form

Logia

Get In the dr Ivt N Hlt

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otq"IRATION CQO(HIAF

Click the word En1a,
your 11g11frat1on Cod

Register With Access Code:

Regltitr.lthmC0'fe:

YoorEma;;

P. Ru-enterEltEma1:

Password (minimum 6 characters):

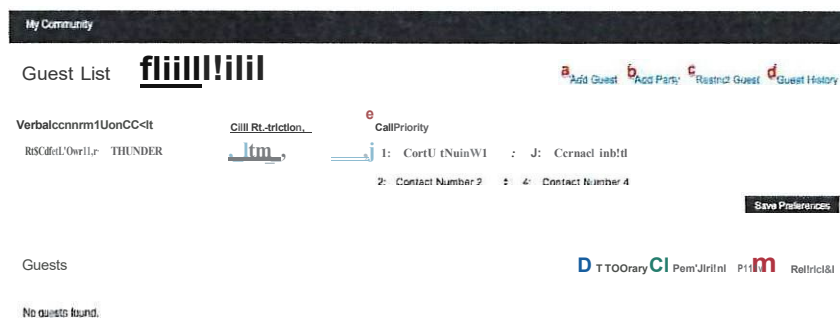
Con(1mPass.wet.

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After clicking Register, you will be logged in and taken to your guest list. From the guest list page, you can do the following:

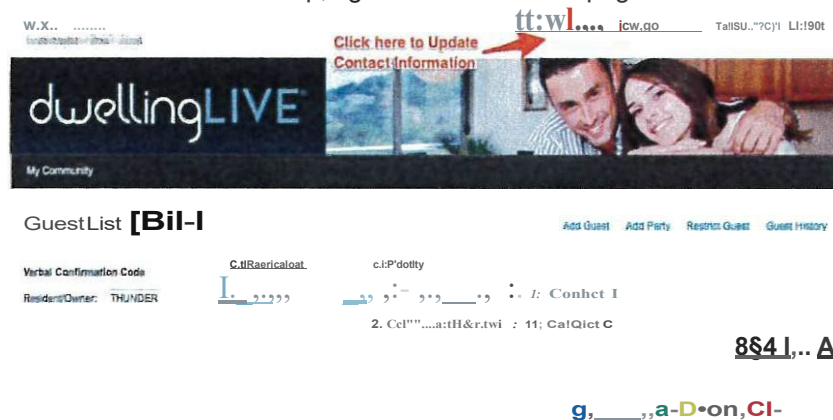
- Add or update guests and vendors
- Add or update a party
- Add or update a restricted guest
- View guest and contractor access history

You can also update your Call Priority order, which is the order in which Security personnel will use when contacting you or other residents at your property.



Update Your Contact Information:

- Click **My Accounts** located on the top, right-hand side of the page.



- If multiple residents are listed for the property, choose your profile by clicking **Edit**

My Account: 123 Test Street

My Account: 123 Test Street

Residents

Resident	TestID
Resident	Test01
Resident	Test02

Click here to Edit User Details

3. On the User Details page, you can update the following details:

- First Name
- Last Name
- Relation to Owner
- Email
- New Password
- Confirm Password
- Notification Settings
- Phone Numbers
- Call Priority

Click **Save** when finished.

User Details

First Name: [Text Field]

Last Name: [Text Field]

Relation to Owner: [Dropdown Menu]

Email: [Text Field]

New Password: [Text Field]

Confirm New Password: [Text Field]

Allow user to add and edit other users in their account: [Checkbox]

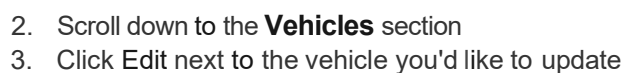
Phone Number: [Text Field]

Community Address Book Settings

Click Save when finished

Save Cancel

1. Click **My Accounts** located on the top, right-hand side of the page.



5. To delete a vehicle, follow the steps listed above but choose **Delete**

Vehicle [Back to Vehicle List](#)

License Plate	License Rate	State
GA		GA
Year	Make	Model
2012	White	
Last Modified: 06/03/18 04:36 PM		

Click Delete to remove Vehicle  **Delete** [Cancel](#)

CONCUR Matters... a communication to all IW homeowners

It's not "*their*" organization - it's **yours!**

Online: <https://iw-concur.com> E-Mail: chair@iw-concur.com

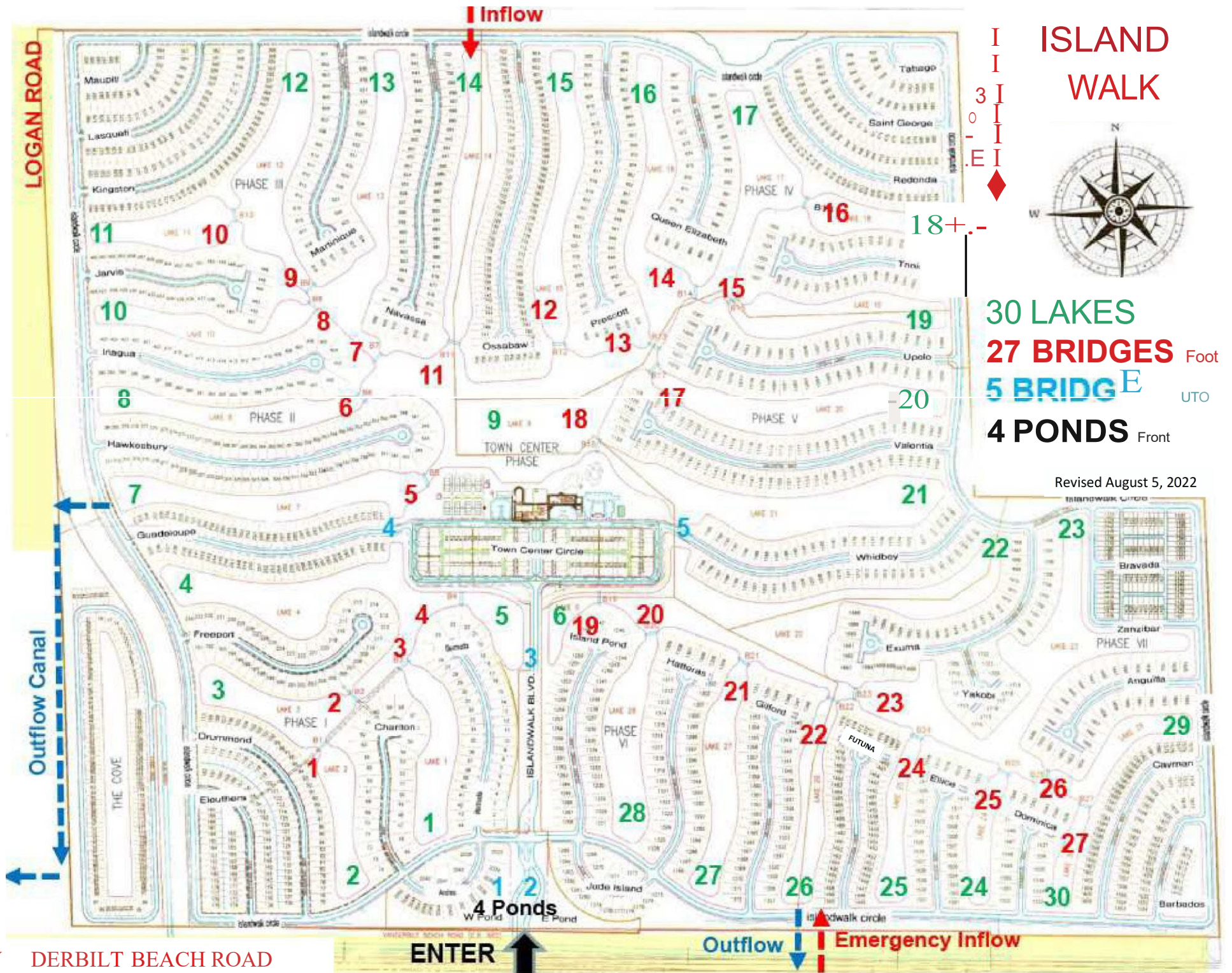
"What is CONCUR?"

CONCUR (Council of Neighborhood Committee Representatives) is an independent body, consisting of the elected members of each neighborhood within Island Walk. CONCUR serves as the voice of residents; community matters are discussed and brought to the attention of the President of the Board of Directors and the Island Walk General Manager by the CONCUR Chair and Vice-Chair. When appropriate, CONCUR also votes on items requiring owner approval.

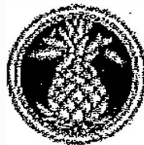
The CONCUR website can be accessed at the above link. Look for the large "Register Here" button, click it and fill in the resulting form. You will receive a password within minutes allowing you to access the site. If denied access, use the "Contact Us" link on the initial page to notify the site administrator.

CONCUR communicates the highlights of its meetings and other information through its newsletter, CONCUR Matters; distribution is via IW email. Your local representative may also be in touch from time to time. Please take the time to read the CONCUR communications - they may have a direct impact on you.

We are here to serve you, the Island Walk Homeowner!



STICKER #



IslandWalk Golf Cart Registration Form

Name:	Address:
Home phone:	Cell phone:
Insurance Company:	Expiration Date:

IslandWalk Rules, Regulations and Restrictions regarding GOLF CARTS.

Article XI. Use Restrictions. 11.5. R. Golf Carts: Golf carts shall only be used in compliance with all applicable local state laws. All golf carts leased, owned, or otherwise used by Owners or Owner's Delegates shall be parked, placed, or stored only in the Unit garages. No golf cart shall be placed, parked, or stored on the lawn of any Unit or on any portion of the Common Area, unless such area is specifically designated as a golf cart parking area by the Board. Owners of golf carts, by possessing same within Island Walk shall be presumed to have released the Association of all liability arising from the use of said golf cart. Each year, the owners of golf carts shall provide the Association with proof of liability insurance in connection with the possession of their golf carts, and such insurance shall have such limits as shall be approved by the Association in its sole discretion. Each such insurance policy shall name the Association as an additional insured, and shall provide the Association with thirty (30) days notice prior to its cancellation. A golf cart owner shall be held fully responsible for any all damages resulting from the use or misuse of a golf cart caused by said owner, his family members, and guests. Licensees, invitees, tenants, employees, or agents, and the Owner shall reimburse the Association for any and all damages the Association may sustain by reason such use or misuse. Such damages shall be collectable as an Individual Assessment pursuant to the procedures for such assessments set forth herein.

1. All golf carts must be driven by a licensed driver age 16 or older.
2. Golf carts may be driven on the streets of Island Walk or on the wide lake paths behind the homes and which connects to the Town Center. Golf carts are not permitted on pedestrian sidewalks, or on the Town Center's paver sidewalks.
3. Golf carts must be parked in a designated parking slot at the Town Center.
4. All drivers are expected to use caution and care when operating around the residents of Island Walk; drivers are liable for all personal injury to themselves and to other residents.
5. All golf carts must be registered with the HOA office, obey all traffic laws and posted traffic signs or drivers will be subject to fines.
6. Florida Law requires all golf carts driven on the roads after sunset to have head lights, tail lights and turn signals.

The stickers will cost \$5.00

Two options to place the sticker:

1. Stickers are to be placed on the lower right corner of the passenger side windshield.
2. Stickers are to be place on the front hood of the golf cart.

Signature: _____ Date: _____

Signature: _____ Date: _____

By signing this registration owner agrees to abide by all rules and regulations regarding golf carts and their use as per the IslandWalk Homeowners Association, 6155 Towncenter Cir., Suite #101, Naples, FL 34119.



ISLAND WALK HOMEOWNERS'S ASSOCIATION, INC.

A Florida not for profit corporation

**NOTICE OF OPT-IN TO ELECTRONIC VOTING AND CONSENT
TO RECEIVE ELECTRONIC COMMUNICATION**

I/We, the undersigned Owners of Lot # _____, located at: _____ In Island Walk,
hereby elect to Opt-In to electronic voting, adopted by the Island Walk Homeowner's Association, Inc.
(the "Association") Board of Directors at the Board Meeting on June 26, 2019.

I/We understand and acknowledge that this notice shall remain in effect until I/We Opt-Out of electronic
voting pursuant to the procedures established by the Board of Directors.

I/We understand and acknowledge that we are providing this Notice to Opt-In to Electronic Voting at
least seventy-two (72) hours before notice of the election or other unit owner vote in which the Association
authorizes online voting has been sent to owners.

I/We understand and acknowledge that I/We may Opt-Out of online voting by notifying the
Association in writing no less than seven (7) days before the election or other unit owner vote in which the
Association authorizes online voting.

I/We understand and acknowledge that my/our vote shall be counted as attending the meeting for
purposes of determining a quorum.

I/We understand and acknowledge that this Opt-In shall also serve as a consent to receive electronic
communication from the Association pursuant to Section 720.306, Florida Statutes. The notices include, but is
not limited to, notices of Annual and Special Member's Meetings of the Association. Please send all further
Association communications to

_____(Primary Email Address)

_____(Secondary Email Address)

Owner

(Signature)

(Print Name)

(Date)

Owner

(Signature)

(Print Name)

(Date)



VEHICLE BARCODE FORM

INSTRUCTIONS:

COST: \$15 per sticker

ACCEPTED PAYMENT METHODS: Check Payable to Island Walk HOA or Credit Card

When paying by credit card, there is a service fee.

NECESSARY ITEMS / DOCUMENTS: Bring vehicle registration, driver's license, and the vehicle. ONLY a Front Office team member may affix the sticker to the vehicle's window.

Island Walk Address _____

☐ **Resident/Owner**

Name _____

Phone _____

☐ **Tenant**

Lease Expiration Date ____/____/202____

Name _____

Phone _____

Vehicle Information

Make
Model
Year
License Plate
State
Color
Bar Code
Rental Dates (If Applicable)

You must complete one form for each vehicle.

Only vehicles listed on the form will be issued a barcode.

By signing this barcode request form, you are certifying that the above information is true and accurate and that the barcode access into Island Walk is a privilege that may be suspended or terminated at the sole discretion of Island Walk in the event that you or any persons in the vehicle violate the rules and regulations of Island Walk.

Resident Printed Name _____

Resident Signature _____



AMENITY ACCESS CREDENTIAL FORM

	BLUETOOTH/ OR/ FOB	CREDENTIAL NUMBER	NAME	EMAIL (REQ FOR BLUETOOTH)
1				
2				
3				

Max of 3 Amenity Credentials per House

Amenity Rules:

- **No Fitness Center Access for individuals under the age of 16**
- **No Resort Pool Access for individuals under the age of 13 w/o adult supervision**
- **No Lap Pool Access for individuals under the age of 18**
- **Tennis courts are to be reserved prior to using and No play after 10 pm**

By signing this Amenity Credential Form, you are certifying that the above information is true and accurate and that the amenity access in Island Walk is a privilege that may be suspended or terminated at the sole discretion of Island Walk in the event that you or any persons in your party violate the Rules and Regulations of Island Walk.

_____Address

☐ Owner

☐ Tenant ____/____/____Lease End Date

☐ Resident

_____Printed Name

_____Signature

Payment Notice:

By signing this form, you give us permission to debit your account for the amount indicated on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

I understand that returns, refunds and cancellations are only allowed in limited situations at the sole discretion of "Island Walk HOA". I certify that I am an authorized user of this credit card or bank account and that I will not dispute the payment with my credit card company or financial institution. I understand that a charge from "ISLAND WALK HOA" will appear as the charge on my credit card statement. I understand that I will be assessed a 4.00% fee (Visa, MasterCard, Discover, AMEX) on the amount indicated. I understand that should I require a refund at a later date, these costs may be withheld from the principal refund amount.



INSTRUCTIONS:

COST: \$25 for a set of three mailbox keys for each property. Keys will be ready within 3 days.

ACCEPTED PAYMENT METHODS: Check Payable to Island Walk HOA or Credit Card.

When paying by credit card, there is a service fee.

REQUIRED ITEMS / DOCUMENTS: Proof of identity and residency in Island Walk.

MAILBOX LOCK CHANGE FORM

Disclaimer:

Neither the Island Walk Homeowner Association, Inc., nor any of its employees or contractors, will be held liable for the content of any Island Walk resident's mailbox, and from any liability arising from the employee's or contractor's service in connection with changing a mailbox lock at the Island Walk post office at the request of a homeowner/resident.

CHARGE \$25.00

I AGREE: _____ (Initials)

PAID WITH: CHECK # _____ / CREDIT CARD _____

Homeowner's Name:	
Address:	
Phone Number:	
Date Requested:	
Signature:	

I, _____ owner of _____ authorize

_____ to pick up the mailbox keys on my behalf.

PICKED UP BY:

Name: _____ Date: _____

Signature: _____ Date: _____



Email Addresses for Households to Receive Communication about Island Walk from Board of Directors, Board Committees, and Management Office About Island Walk.

It is important for our residents to be notified about urgent issues as well as information and changes in activities, requirements / policies, community operations, Board discussions and decisions, and owner voting results on HOA Business. If you do not have an email, please establish one to stay informed.

Island Walk Address: _____

☐ Owner ☐ Renter _____
Full Name (please print)

Email address (please print)

☐ Owner ☐ Renter _____
Full Name (please print)

Email address (please print)

☐ Owner ☐ Renter _____
Full Name (please print)

Email address (please print)

☐ Owner ☐ Renter _____
Full Name (please print)

Email address (please print)

Note: Once completed, return this form to the Front Office. Only homeowners may modify the Information In the DIRECTORY of the IW website at www.islandwalk-hoa.com

YOUR RECORD INFORMATION

Castle Account #: _____

Website Code: _____

Website Password: _____

DwellingLIVE Username: _____

DwellingLIVE Password: _____

ACTION CHECKLIST

NEW OWNER ORIENTATION DATE _____

___ FOBS- REGISTERED OR PURCHASED

___ CAR PASSES - PURCHASED & INSTALLED

___ DWELLING LIVE - SET UP ACCOUNT & GUEST LIST

___ SUBMIT PRELIMINARY VISITOR LIST

___ ISLAND WALK WEBSITE – SIGNED UP?

___ MAILBOX KEYS (3) – OBTAINED OR PURCHASED

___ SUBMIT VOTING CERTIFICATE

___ ELECTRONIC VOTING CONSENT FORM – SIGNED UP?

___ ARCHITECTURAL GUIDELINES - REVIEWED

___ RULES AND REGULATIONS – REVIEWED

___ EVENTS CALENDAR - RSVP FOR NEXT COMMUNITY EVENT