



Rules and Regulations

In addition to the state laws (Florida Statutes CHAPTER 720), Islamorada has **covenants** (describing the responsibilities of the homeowners and the powers of the association), **by-laws** (which explain how the association is to be setup and run) and the following rules which have been passed by the board since it was formed. We have updated to the rules for Roof Tiles and on Immediate Action Notice.

- 1) No parking in roadways or swales. Enforced 2AM -6AM by the CDD.
Any vehicle that violates will receive one warning and then the CDD will tow the vehicle. At no time may the sidewalk be blocked /even partially by any vehicle or object. State Law. Do not complain to Islamorada or the board, this is a CDD rule. Also monitor your guest parking to be sure emergency vehicles have clear passage.
- 2) Trash cans and recycle bins should only be put out the day before pickup & must be brought in the day of pick up and stored out of view.
- 3) All Home colors must be approved colors. Homeowner cannot change house (house/fences/doors/roof) colors without Board notification and approved Architectural Review Form.
 - a.) Only Approved Color Chart colors may be used, in the correct correlation (body/trim). Body and trim colors are noted on chart.
 - b.) No two homes next to each other shall have the same color combination.

Please contact the Board before painting!

You can get the color chart from the HOA or a Board Member.

- c.) The fences and gates facing the street may only be painted white or left as raw wood.
- d.) Front doors and garage doors may only be painted white.
- e.) Roof tiles must be the original color or :

Estate "S" style

Colors: **S-SPCL-AB-Y-SM-15** or **S-COPR-NN-Y-SM-15**

These tiles are now special order custom made and not in stock.

Therefore, the HOA has approved the following roof tiles for use obtained locally and normally in stock.

Boral Villa 900 Apple Cider product id: 1MPCS0263 and Boral Villa 900 Raspberry Sorbet product id: 1MPCS7530.

Boral Villa 900 Arizona Clay product id: 1MPCS7049 and Boral Villa 900 Athenian Blend Premium product id: 1MPWS6062.

- 4) Front lawns & swales, trees and shrubs must be maintained in a neat appearance
Trees must remain trimmed and coconuts must be harvested annually preferably at the beginning of Hurricane season. Hedges between homes should not exceed 3 ft. in height.
- 5) All pets must be leashed and picked up after Please report known violators to the board or NCS.
- 6) Before any architectural modifications are made to the exterior of property, an Architectural Form must be submitted to property management. The Form will be forwarded to the architectural committee for review.

Regular Violation

1. Warning letter
2. 30 days later, another warning letter
3. 15 days later, \$100 fine
4. 15 days later, \$300 fine
5. 15 days later, \$500 fine
6. After 15 more days, legal action

The following violations are for either repeat offenders that have gone through the process above already and for issues that must be attended to more urgently for safety reasons. Also repeat minor issues such as leaving out trash (obviously some things cannot be left for 90 days).

15 Day Violation

1. Violation notice
2. 15 days later \$50 + \$5 a day thereafter if not explained to Management Company.

3 Day Violation (usually safety related)

1. Violation notice
2. Second warning with \$25 + \$5 fine a day thereafter if not explained to Management Company

Immediate action notice (either safety or repeat offender)

If action not taken in 3 days the violation will be repaired at the member's expense + 10% fine.