

Island House Northeast Condominium Association



Rules and Regulations

These Rules and Regulations have been established by the Board of Directors for the guidance of all owners and their guests and tenants. Any suggestion or questions regarding them should be made directly to a Board Member.

Occupancy

1. Apartments are to be occupied by a family, its servants, its guests or its lessees only as a residence, and for no other purpose. However, no guest (other than family members of the dwelling unit owner or lessee) shall occupy the dwelling unit, unless said dwelling unit owner or lessee is in residence, unless an exemption to this requirement is granted by the Board of Directors of the Association.

When a family member of an owner is not actually in residence in the apartment of that owner at Island House Northeast, such family member may not come to Island House Northeast solely for the purpose of using the common elements of the association.

2. Owners are responsible for their guests' observance of these Rules and Regulations, and for any acts, behavior or damage to common elements caused by family, guests, or lessees.

Activities

1. Sunbathing is permitted only in the pool area and on the beach. Bathing suits are not suitable attire in areas other than the pool and the beach. Shirts, jackets, or other cover-ups should be worn over bathing suits outside those areas.

2. Walkways are not to be used as sitting areas.

3. Children shall not play on the walkways or play with sports equipment around the pool. The elevator should not be operated by a child under the age of 8 without adult supervision.

4. The use of skates or skateboards is prohibited on condominium property.

Facilities

1. The common elements of the condominium are attended by the maintenance man each weekday. The work schedule and contact information are posted on the bulletin board at the main entrance. Except in emergencies, he is not to be asked to perform personal services during working hours.

2. Kitchen sink disposals are for soft garbage and food waste which should not be placed in the the trash chute. All dry trash should be bagged in plastic bags of uniform size (13 gallons) that may be obtained from the maintenance man upon request. All bags should be tied at the top before being placed in the chute to prevent spillage. Boxes should never be placed in chute.
3. Newspapers, bottles, cans and cardboard boxes should be left in the trash closet in the appropriate containers.
4. All residents are asked to keep the walkways, and pool area and lawns free of litter or personal belongings (when not in use at the pool). Clothing, towels, or other items are not to be hung on any walkway or balcony railings.
5. The laundry rooms should be used only between 6:00 A.M. and 9:00 P.M. Dryer lint filters should be cleaned following each use by the user. Residents are asked to use only one washer and dryer at a time when others are in residence on the same floor.
6. The common areas are for the use of owners, lessees, and their families. Any guest on the property using the common elements must be accompanied by their host at all times while using the common elements. (The guest of a unit owner using the common elements would be considered accompanied by the unit owner if the unit owner is in residence at the time). Use of the common elements by unauthorized persons is prohibited.

Cars and Parking

1. It is necessary to have the owner's explicit permission to use another owner's deeded parking space.
2. All vehicles parked in the carports should be parked face in to the rear wall.
3. Guest parking on the perimeter of the property is for cars and delivery or service trucks. Boats, trailers, campers, and other utility vehicles may not be parked on the condominium property. No motorcycle, moped, or any other two wheeled motorized vehicle may be parked in a carport, parking space, or be stored in a cabana on condominium property. Personal vans and SUV's are allowed, but no vehicle or truck marked with commercial signage or used for commercial purposes may be parked on the property except while temporarily providing service to a resident or to the association.
4. The lobby entrance should not be blocked except while loading or unloading vehicles. Unattended vehicles should not be left at the front steps at any time.

Pool and Beach

1. Attention is directed to the Rules for Pool Usage posted at the pool house and listed below:

No Diving
No running on the Pool Deck
No Loud Music (Headphones should be used in respect for others)
Children under 12 must be accompanied by an adult
Keep pool and grill areas clean

All owners and guests are reminded that any form of glass in the pool area can be very dangerous. Plastic bottles, cups, glasses and plates should be used at all times.

2. Proper cover-up should be worn outside the pool area going to and from residences or the beach.
3. When returning from the beach, residents and guests should be mindful of sand and other items that should be removed from the feet. A water hose is provided at the top of the steps for cleaning purposes. Anyone using the pool following a visit to the beach should be aware that sand is damaging to pool filters and pumps, and if applicable, use the pool shower accordingly before entering the pool.
4. Outdoor cooking is allowed on association grilles only. No cooking of any kind is allowed on the walkways, balconies, or the lawn areas at any time.

Sales and Leasing

1. Approval of the Board must be obtained for the sale, lease or other transfer of ownership of any apartment. Details regarding the procedures for such actions may be found in articles XI and XII of the Declaration of Condominium.

Nuisance

No nuisance shall be allowed upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition and, no rubbish, refuse or garbage shall be allowed to exist. No dwelling unit owner shall permit any use of his dwelling unfit or make any use of the common elements that will increase the cost of insurance upon the condominium property.

No bird or reptile of any kind shall be permitted, kept or harbored in the condominium unless the same, in each instance, be permitted in writing by the Board of Directors, and such consent, if given, may be revoked at any time by the Board of Directors in their sole discretion. In no event shall any cat, bird or reptile animal of any kind be permitted in the pool area or any of the condominium common elements unless on a leash or carried.

Dogs and Cats

1. One small dog or cat weighing 25 lbs. or less may occupy a unit.
2. A dog must be on a leash at all times when outside a dwelling unit.
3. Dogs or cats may not be left unattended on a balcony or walkway.
4. No dogs or cats in the pool or pool area.
5. Dogs on a leash and cats held in hand are permitted on the elevator.
6. Dogs may only use the grass on the West side of the building for their walk, and owners must pick up after immediately. If an owner does not comply with this rule, or the dog is heard barking while unattended and becomes a nuisance, the owner may be subject to action by the Board of Directors including requiring the owner to remove the dog from the property.

General and Other

1. All outside planting must be approved by the Board. The Landscape Committee must review all proposals prior to action by the Board.
2. No owner shall permit any use of an apartment that allows a fire hazard to exist, nor shall any use be made of the common elements that would increase insurance costs of the common property.
3. Outside contractors and workmen must have written permission from the Board to work or park on the property outside the normal work week, i.e. Monday through Friday 8:00 A.M. To 5:00 P.M. Other than routine maintenance and repair, general renovation including deconstruction and new construction, may not be undertaken between January 1st and April 30th. Owners are responsible to see that the permission is obtained when work is to be done on their unit, and that such work complies with the conditions and timelines specified.
4. A bulletin board is maintained adjacent to the mailboxes and is used to introduce guests or to post notices approved by the Board. Owners are reminded that a guest card MUST be posted for any guest on the property using the common elements.
5. Florida law requires that a key to each unit be held by the Board of Directors for entry in an emergency. Only the maintenance man, Board member charged with building maintenance oversight, and the President shall have access to those keys.

Access and Use of La Mar Dock

The La Mar Condominium Association has an easement in their documents giving owners and guests of IHNE access to the south side of the southern most dock on their property. This is subject to the following memorandum of understanding adopted by both associations February 2017:

The LaMar designated dock is available during daytime hours for use by all Island House NE residents and their guests.

Boat Docking

Guests need to provide their own lines/ropes when docking and must remove them when not at the dock. Island House NE boats shall use the south side of La Mar's southernmost dock.

Docking hours are during daylight hours; however guests may request an overnight accommodation from the LaMar Board. Requests will be approved at the Board's discretion on an individual basis. Overnight boats will be posted on the guest bulletin board at LaMar. Owner contact information needs to be provided.

Boat size is restricted to boats that do not extend past the pilings while docked at La Mar.

Jet Skis are not allowed

Fishing.

Guests may fish from the dock during day light hours.

Spearfishing is not allowed.

Cutting bait on the dock is not allowed and fishing equipment needs to be removed when guests vacate the dock.

The hose provided is available to rinse the dock and guests' fishing equipment.

Swimming.

Guests are welcome to use the dock and ladder provided during daylight to access the intracoastal waters.

Towels and items such as snorkeling equipment can be placed on the designated dock while the guests are present. Lamar is not responsible for any possessions left unsupervised on the dock.

Viewing and Walking

Guests are welcome to enjoy the designated dock through sunset hours, however use of patio furniture and the LaMar pool are not allowed. Maximum # of people on the dock at one time is limited to 5. The dock must be left clean after use.

No pets are allowed on LaMar property.

No smoking is allowed on the LaMar property.

No glassware or glass containers are allowed on the dock.

Boarding any LaMar boat is prohibited without the owner's permission.

Loud music or noises are not allowed.

Nothing herein modifies the recorded rights of IHNE or its unit owners.

Construction Damage Deposit

A unit owner undertaking extensive construction and renovation shall be subject to a damage deposit of 5% of the cost of construction based on the amount stated in the building permit.