

MAJESTIC ISLES

RULES & REGULATIONS

September 1, 2023

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RULES & REGULATIONS FOR MAJESTIC ISLES

An owner shall be subject to a fine or suspension of privileges for non-conformance with the Majestic Isles Rules and Regulations. The definitions contained in the Declaration of Protective Covenants, Restrictions and Easements for Majestic Isles ("Declaration") are incorporated herein as part of these Rules and Regulations ("Rules")

General Rules & Regulations

1. No Owner shall make or permit any unreasonable noises that would disturb or annoy the occupants of any of the Dwelling Units nor do or permit anything to be done which will interfere with the rights, comfort, or convenience of other owners. Contractors can start work at 8:00 am. Any work outside of the home must end by dusk.
2. Car carrier trailers are not permitted to enter the community.
3. All Owners who plan to be absent from their Dwelling Unit during the hurricane season (June 1st through November 30th) must prepare their Dwelling Unit prior to their departure by:
 - a. Removing all furniture, potted plants and other movable objects from outside their Dwelling Unit and installing shutters if available on the premises.
 - b. Designate a responsible firm or individual to care for their Dwelling Unit.
 - c. Hurricane shutters (excluding the occurrence of a hurricane)
 - i. Can be closed no earlier than June 1st of each year.
 - ii. Must be removed (or opened) by November 30th each year.
 - iii. Failure to abide will be subject to a fine.
4. No solicitation, commercial or otherwise, is permitted within Majestic Isles, either by outside organizations or residents. If such is observed, contact the management office.
5. No sale or lease may take place without the approval of the Association. Owners may not sell or lease their Dwelling Unit unless at least one of the intended occupants is 55 years of age or older. No occupant 18 years of age or younger may reside on the property for more than 30 consecutive days. Prior to the sale or lease of a Dwelling Unit, the Owner of the Dwelling Unit shall notify the Association prior to the time the Purchaser or Lessee takes possession by completing: (i) a prescribed form obtained from the Association requiring reasonable information regarding the sale or lease; and (ii) an Age Verification Form. Purchasers or Lessees shall not be entitled to receive 2 keys (Home & Clubhouse) from the Seller or Lessor nor have access to or use any of the common facilities until such form has been completed and submitted and approved by the Association.
 - a. **No Dwelling Unit** may be rented for the first **2 years** of ownership.
 - b. **No Dwelling Unit** may be rented for a term of **less than 6 months**.
 - c. **No Dwelling Unit** may be rented more than **once in any 12-month period**.
 - d. Owners who lease are to pay a fee of \$150.00 to the Majestic Isles Assoc. for any rental.

Owner must pay state sales tax and county **Transient Rental taxes** if units are rented.
6. No Owner shall request or cause any employee or agent of the Association or a vendor to the Association to do any private business during working hours except as shall have been approved in writing by the Association.

7. Trash and Recycling

- a. Trash put outside for pick up must be contained in a sealed receptacle. Plastic bags are not allowed to be placed on the ground for pickup. Trash cannot be left out prior to 4:00 pm on the day prior to trash pick up and empty receptacles must be placed in their garage by midnight on the same day as pick up. Those residents with aides may put their garbage out no earlier than 2:00 pm on the day prior to pick up. Repeated non-compliance is subject to a fine.
 - b. Recycling: must be sorted in bins provided by and according to the rules of the SWA (Solid Waste Authority)
8. Residents shall not cause or permit the blowing of any car horn between the hours of 9:00 pm and 8:00 am from any vehicle of which they, their guests or family shall be occupants except in the case of an emergency or safety challenge requiring such horn to be sounded.
9. Formal complaints regarding the management of the Association Property or regarding actions of other Owners shall be made in writing to the Association. Any complaints regarding on site staff should be directed to the Board of Directors.

10. Potential Costs to Owners

- a. An Owner who fails to pay any Assessment or any other monetary obligation owed to the Association within 10 days of the due date shall be charged a late fee of Twenty-Five Dollars (\$25.00) per month or, Five percent (5%) of the delinquent installment, whichever is greater, by the Association. Owners shall be responsible to pay all Legal Fees incurred in connection with the collection of late fees until paid.
- b. One Hundred Dollars (\$100.00) for a Claim of Lien plus recording costs and sending of Notice of Intention to Foreclose.
- c. Fifty Dollars (\$50.00) for any subsequent Claims of Lien plus recording costs.
- d. Fifty Dollars (\$50.00) for a Satisfaction of Lien plus recording costs.
- e. Any further action would require an hourly computation of attorney and paralegal time spent pursuing collection of said unpaid dues and assessments. The Association will also charge interest at the highest rate allowable by law.
- f. Any pass-through management fees.

11. Parking and Driving

- a. Vehicles shall not be parked on the streets between the hours of 12:00 am and 6:00 am and shall not be parked on the swale or grassy apron at any time. Additionally, the Board shall adopt rules and regulations from time to time regulating and limiting the size, weight, type and place and manner of operation of vehicles on the Property. Pickup trucks are permitted as long as they do not have commercial license plates or debris in the rear.
- b. Residents, visitors and contractors must abide by the alternate side parking rules. Parking is permitted only on the side of (i) odd numbered addresses during odd numbered months and (ii) even numbered addresses during even numbered months.
- c. All commercial vehicles must enter and exit only through the guarded, Woolbright Road entrance. Usage of the El Clair (unguarded) entrance is prohibited.

- d. Overnight parking in the clubhouse parking lot is prohibited. The Board may grant special permission with a permit for a temporary need for overnight parking in special cases. Once approved, such permits shall be available at the guardhouse at the front gate. The permit must be displayed on the dashboard and easily visible.
- e. All vehicles must be devoid of commercial marking.
- f. The maximum speed within the community is 25 miles per hour. Violators are subject to a fine.
- g. Stop signs must be obeyed, meaning full stop before proceeding.

12. Garages

- a. Cannot be used as a living space. It is for cars and storage.
- b. Garage sales of any kind are not permitted.

13. No motorcycle, trailer, recreational vehicle, boat, camper or vehicle other than four-wheel passenger automobiles and other four-wheel passenger vehicles determined acceptable by the Board, shall be permitted on any portion of the Property except for vehicles furnishing goods and services during the hours of 8:00 am to 6:00 pm and except meal deliveries and any others as the Association may designate for such use by appropriate rules and regulations. No tents, commercial vehicles, any vehicle displaying commercial signage, temporary buildings or structures are permitted.

14. Landscaping

- a. Removal or replacement of trees is not allowed without the written permission of ARC (Architectural Review Committee).
- b. If an Owner wishes to landscape an area which is located upon a utility easement, such Owner must obtain the appropriate approval from the provider of the utility service.
- c. Plantings which have been ARC approved shall be maintained by the Owner.

15. **Mailboxes**: Owners are responsible to maintain in good condition including cleanliness of their mailbox and post. Within 30 days of notification, Owner must replace a) rusted or broken mailboxes with an identical box, and b) broken posts, which must be purchased from the Association. (See ARC review guidelines).

16. **Fences**: Privacy fences must be made of wood or white PVC and maintained in good order. Any broken or decayed slats must be replaced and/or repaired within 30 days of notification using the same color. They should be cleaned of buildups of algae or black discoloration. If painting is needed more than a year before the house is scheduled to be painted, it is the responsibility of the Owner to paint. Atrium fencing may be either six OR eight feet high.

17. **Shutters**: Aluminum corrugated hurricane shutters may not be painted. Accordion shutters must be white or off-white.

18. Installation of Hurricane Impact Windows must be approved by ARC. Acrylic windows are not permitted.

19. Residents assume full responsibility for their guests and are expected to inform their guests of all rules, procedures, etc. that apply. Damage to game equipment, furniture or any other property is

the financial responsibility of the person(s) causing the damage. If the person(s) causing the damage is a guest, the responsibility is that of the Owner who invited the guest. Any legal fees used are to be incurred by the Owner.

20. Any damage to Association property by any non-board sanctioned Club or Committee is the financial responsibility of the member of the Club or Committee that caused the damage.
21. Skateboarding and/or Hover boards are not allowed anywhere in the community.
22. Owners are referred to the restrictions contained in the governing documents which are binding upon all Owners. Owners are also referred to ARC Guidelines as approved by the Board of Directors and any amendments thereto which shall include the Declaration of Covenants, Restrictions and Easements, Bylaws, Articles of Incorporation and any rules and regulations adopted by the Board, as same may be amended from time to time.
23. Violations of any of these Rules and Regulations can result in a fine (in accordance with State Statute 720) as well as in accordance with the requirements of the Declaration of the Covenants.
24. All policies, procedures and guidelines of the Association must be easily available in a timely manner, including changes as they are approved. All such documents must be available within fourteen (14) days of approval.

25. **Clubhouse Keys & RIFD's**

- a. It is the responsibility of Owners at the time they sell their home to transfer the keys to the new buyer.
- b. New Clubhouse keys can be purchased at the management office for \$100.00 each.
- c. Yellow stickers for cars are provided upon proof of residency.
- d. It is the responsibility of Owners to remove the yellow sticker and RFID from their car once they move from the Property.
- e. To purchase a new RFID sticker the Buyer will need to come to the management office with a check for \$10.00 per sticker. Defective stickers will be replaced at no charge.
- f. Only Owners who have cars registered in their name may be given a yellow sticker.
- g. Owners or renters who have rental cars are given a hanging I.D. requiring a \$50.00 deposit which expires upon the end of the lease. The deposit is refunded upon return of the I.D.

26. **Clubhouse Rules & Regulations**

- a. Hours of operation are from 6:30 am to 11:00 pm
- b. Proper attire is required which includes cover-ups, shirts and shoes. Bathing suits are permitted, but only with a cover up. Wet bathing suits are not permitted at any time.
- c. Smoking is strictly prohibited on clubhouse property.
- d. Children under the age of 16 are not permitted without an adult.
- e. Any damages incurred will be paid by the Owner.
- f. Emergency exits are not to be used as entrances or exits.

- g. Turn off lights after leaving any of the rooms.
- h. Billiards Room
 - i. Tables must be brushed clean and covers replaced after use.
 - ii. Pool cues, chalk and racks must be replaced on racks.
 - iii. Food and beverage are not allowed (including water)
- i. **Exercise & Fitness Rooms**
 - i. Everyone should start their exercise programs with permission from their doctor.
 - ii. Children under the age of 16 are not permitted use of the facility without an adult being present.
 - iii. Except for water, no food or drink is permitted.
 - iv. Use of equipment is at your own risk.
 - v. Proper attire is required
 - 1. Footwear: sneakers or rubber-soled shoes. No open toed sandals or flip flops.
 - 2. Workout shirts, shorts, sweatpants.
 - 3. Wet bathing suits are prohibited.
 - vi. When using weight resistance equipment, adjust the weight to your ability.
 - vii. Hand-held weights are NOT to be taken from the fitness room.
 - viii. Do not slam or drop weights.
 - ix. There is a 30-minute time limit when using all equipment and machines if residents are waiting.
 - x. After using equipment, use provided wipes and/or disinfectant spray to wipe it down.
 - xi. Weights used must be re-racked.
 - xii. Electronic devices with sound must be used with headphones.
 - xiii. Avoid wearing cologne or perfume in deference to others.
- j. **Card Rooms**
 - i. No food or beverage is allowed except water.
 - ii. If tables and chairs are moved, they must be replaced to their original positions.
- k. **Ballroom & Kitchen**
 - i. Only for association sanctioned functions.
 - ii. Proper attire is required
 - 1. After 5:00 pm and during live events: Men must wear collared shirts and long pants. Jeans are not permissible.

2. Movies & casual events: Shorts are permitted at all times.
3. Organizations hosting such events should include the dress code in their promotional documents (channel 63, flyers, MI Newsletter, etc.).
- iii. No food or beverage is allowed except during approved events.
- iv. Electronic equipment is not to be touched except by experienced users. Anyone (including outside performers) must return all settings to their original position.

27. Pool and Jacuzzi

- a. **Swim at your own risk.**
- b. Observe prominently posted rules.
- c. Children must be toilet trained.
- d. Diapers of any kind are not permitted.
- e. Anyone with an open wound or infection is prohibited from the area.
- f. No diving, running, jumping or horseplay in the pool or pool area.
- g. No flotation devices except noodles and those specifically made for children are permitted unless part of an organized activity.
- h. Use of the Jacuzzi is limited to those 16 years of age or older.
- i. Individuals with high blood pressure, heart conditions or other medical conditions that might be aggravated by high temperatures should consult a physician before using.
- j. No food or beverage is allowed except for water. All bottles must be plastic or paper (no glass).
- k. Towels must be placed on pool chairs and lounges when used by people wearing bathing attire.
- l. Electronic devices with sound must be used with headphones.
- m. Street clothes are not permitted in the pool or Jacuzzi. Only proper swimming attire is permitted including bathing suits and other clothes and shoes manufactured for pool use. A hat and or tee shirt is permitted to prevent sunburn.
- n. Poolside chairs, tables and umbrellas are to be returned to their original positions after use.

28. Tennis & Pickleball

- a. Play is not permitted before 8:00 am every day.
- b. General
 - i. **Play at your own risk.**
 - ii. Courts are to be used for tennis (pickleball) play only.
 - iii. Proper attire requires, including tennis (pickleball) sneakers.
 1. Men: Tank tops and being shirtless are not permitted.
 2. Women: Skirts cannot go below the knee for safety reasons.
 - iv. Children 14 years and younger, must be accompanied by an adult.

- v. Courts should not be used when wet. No court should be used when there is standing water.
 - vi. No food or smoking is permitted on the courts.
 - vii. No unauthorized tournaments or paid athletic services permitted.
 - viii. League play is permitted only with Board approval.
 - ix. Rule changes may be made by the Board of Directors to accommodate community needs.
- c. Tennis
 - i. Play limited to one (1) hour if others are waiting.
 - d. Pickleball
 - i. Play limited to 30 minutes if others are waiting.
 - ii. Utilize the paddle rack system: 1st come; 1st served player rotation.
 - iii. All games played to either 9 or 11 points and must win by 2 points.

29. House Painting

- a. A board appointed Painting Committee will be created and be responsible for establishing a color palette allowing residents a selection from which they can choose for their home. The committee will collect recommendations from professionals specializing in current trends in house paint. The committee will then vote to approve the specific palette and forward to the board for final approval.
- b. All committee meetings are scheduled and posted so that they are open to all residents for their input and comments.
- c. Without exception, homeowners can select colors only from the most recent paint palette as approved by the Painting Committee and Board of Directors.
- d. Regarding patio homes, the two roof mates will receive the same body color. If they cannot agree on a selection, the Board of Directors will select colors from the most recently-approved scheme in conjunction with management.
- e. All homes scheduled to be painted will be designated on a map and the color selections will be signed for and dated with all information being listed in ink on a list showing body colors, trim, and garage door color to match either trim or body color regarding all the above regulations.
- f. Owners have the option to select a third color from the approved color scheme to be used as an additional trim for the door only. If chosen, the Owner will incur the additional cost, paid directly to the paint company.
- g. If the painters cannot reach a portion of the home to paint due to a screen enclosure (or other blockage), it will be the Owners responsibility to have the screen (and/or blockage) removed for painting and then replaced.
- h. Driveways may be painted but paid for by the Owners. Must only use select driveway colors from the corresponding current paint scheme approved by the painting committee. Also at the Owners expense, sandblasting is permitted and does not require painting, but does require the application of a sealant.

30. Roof Replacement

- a. Approval must be obtained from the ARC committee after all required documentation is submitted. WORK CANNOT BEGIN UNTIL ARC APPROVAL IS RECEIVED.
- b. If work is done without ARC approval, the homeowner will be subject to a fine.
- c. Roof replacement for one unit of a Patio home: the Owner (roof mate #1) doing the replacing must get the signature of their roof mate (roof mate #2) in the designated space on the ARC application of roof mate #1. When roof mate #2 decides to replace their roof, they must match as closely as possible the color installed by roof mate #1

31. Committees and Clubs

a. Committees

- i. Established by the Board of Directors to manage specific community functions.
- ii. Members of the Board of Directors can serve on committees as a member as well as Board liaison. They can serve as committee chair only as a last resort if no other resident is willing or able to be chair.
- iii. The number of committee members can vary, but it is recommended that it be an odd amount for voting purposes.

b. Clubs

- iv. Every club is open to all Residents.
- v. Established by residents for a specific purpose.
- vi. No club can be established without the approval of the Board of Directors.
- vii. To apply for the creation of a club, the following is needed:
 1. There must be a designated leader/chairperson who is responsible for the overall management of the group.
 2. A full description of the purpose.
 3. All costs are the responsibility of the club. The Association will not furnish any dollars.
 4. If a meeting room is required, the leader must make a request from the Calendar Chairperson to schedule in order to avoid any conflicts.
 5. The club is responsible for the use of any Association facility, including the set-up and clean-up of any room used. The club leader will be charged for any damage or use of Association staff if necessary

32. Other

- a. A copy of the HOA documents can be obtained for a cost of \$125.00.
- b. Removal of wild animals is the responsibility of the Association. If you see one on your property, immediately report the incident to the office. Do not approach or attempt to remove yourself.

- c. Full home generators are permitted if appropriate approval is received from ARC as required. Partial home generators must be approved by ARC. If they contain above ground gas tanks, they will not be approved.
- d. Pools are permitted to be installed if approved by ARC as required.
- e. Pets
 - i. Cannot weigh more than 30 pounds when they are fully grown.
 - ii. Must be always on a leash when outside of the home unless the owner has a fenced in property.
 - iii. Homeowners must pick up waste and dispose of with their own garbage

By Resolution of the Board of Directors of MAJESTIC ISLES ASSOCIATION, INC.