



Rules & Regulations
of
Grand Isle of North Hutchinson Island
Condominium Association, Inc.

As prepared by the Board of Directors of Grand Isle of North Hutchinson Island Condominium Association, Inc.

October 02, 2006/ Revised May 23, 2009/Revised December 25, 2014/Revised March 20, 2018 / Revised February 24, 2020, Revised October 28, 2021



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Preface

The purpose of Grand Isle Condominium of North Hutchinson Island Rules and Regulations is to help in ensuring the safety, privacy, comfort and harmony of the owners, related guests, and tenants.

Although most people understand the need for rules and regulations, it is very important to communicate in this document the significance of individual rights. Grand Isle Association of North Hutchinson Island intends to accomplish community tranquility by expecting and providing respectful behavioral rules for the common property.

Failure of an owner or occupant to comply with Grand Isle Association Rules and Regulations shall be grounds for action to recover sums due for damages, injunctive relief and the imposition of fines.

Fines will be levied against the respective unit owners for violations of the rules and regulations that have been established by the association to govern the conduct of unit owners. Violations are to be reported to the management company who will send the owner a 1st notice indicating the time to cure which will vary based on the violation. If not corrected, the management company will notify the Fine Committee. No fine shall be levied except after giving reasonable notice and opportunity for a hearing to the affected unit owner. A hearing will be held before a Fine Committee comprised of at least three-unit owners unrelated to members of the Board. If the majority of the Fine Committee does not agree with the fine, the fine may not be levied. No fine may exceed \$100 per violation plus reasonable processing, administrative and/or legal cost. However, a fine separately may be levied for each day of a continuing violation with a single notice and opportunity for hearing; provided however, that no such fine shall in the aggregate exceed \$1,000 excluding the associated processing, administrative and legal cost. No fine shall become a lien on a unit.

These rules do not supersede the Condominium Documents, or any other legal obligations of the owners and they may be modified, amended, supplemented or repealed at any time by the Board of Directors. The Board feels that these rules are the product of common sense. If a situation arises not covered by these guidelines, please ask yourself; "Would it be alright if anyone else did this?"

All new owners are required to meet with an Association Board member, either in person or via a conference call to review this document prior to closing on any purchase. Sale and or rental documents may not be approved until such meeting has taken place. Rental applications must be approved by the Board.



1. Property Management

- 1.1. The Association's management company performs day-to-day management of Grand Isle condominium and all of its property.
- 1.2. The management company is responsible for collecting the quarterly maintenance and special assessment fees. Each quarter or annually the unit owner receives a maintenance bill that is payable upon receipt. Late payments will result in a late fee and/or interest as provided for in the condominium documents.
- 1.3. Maintenance personnel are employed by the management company, only for maintaining common property. They are not allowed to perform any services for residents during their working hours. The management company shall be solely responsible for directing and supervising maintenance personnel. Please do not ask or direct maintenance personnel to perform any work.

- 1.4. The Association's management company is:

Elliott Merrill Community Management, Inc
835 20th Place, Vero Beach, FL 32960

Telephone

772-569-9853

Property Manager

Lynn M. Heberling, CAM

Administrative Assistant

Cheri Collins- Levan cheric@elliottmerrill.com / 772-569-9853 ext. 125

Community Portal

https://caliber.cloud/CaliberWeb2_Elliottmerrill/

(Placing work orders online, download documents, and other options)

Onsite Maintenance Technician

Jim Young – hours 7:30am to 4pm, Monday to Friday, excluding holidays, vacations and PTO

In the event of a building emergency please call the Association's management company, Elliott Merrill Community Management, Inc. **The management Company has a manager on call 24 hours per day, 7 days a week. They can be reached at the office number 772-569-9853.**

2. Security

- 2.1. Security is a community effort. The cooperation of all residents is a necessity.



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- 2.2. The furnishing of gate and door security codes to domestic and service personnel is prohibited. Personnel must call your unit from the front gate for entry; when the call is received press 9 on your telephone. The same process is used for the front door; press 9 to let personnel in who call from the door.
- 2.3. All doors leading from the building to the outside shall remain closed and shall not be blocked open.
- 2.4. Garage doors must be kept closed at all times when not in use.
- 2.5. No solicitors are permitted in the common elements except by individual appointments with residents.
- 2.6. No charitable or commercial solicitations are permitted on the condominium property.
- 2.7. No illegal activities may be committed on condominium property.
- 2.8. No fireworks display of any kind is permitted on condominium property.

3. Guests

- 3.1. Guests are defined as individuals either [a] occupying a unit with or without the owner being present, or [b] visiting an owner who is presently occupying their unit and entertaining the individuals.
- 3.2. If guests are staying at your unit when an owner is not present, please contact the Association's management company with their names and the dates of their stay.
- 3.3. Owners must ensure that all guest/renters have read and understand the Association's Rules contained herein.
- 3.4. In no case may guest privileges be provided to individuals not residing at Grand Isle in the absence of an owner (owner not in residence).
- 3.5. Guests staying in a unit whose owner has notified the management company of their names and dates of stay have full owner rights to use all of the Grand Isle facilities.
- 3.6. Guest vehicles must either have a visitor Tag or Unit Vehicle Sticker. Guest parking tags can be obtained by contacting the property management office during normal working hours.

4. Vacant Units

- 4.1. Each unit owner or occupant who plans to be absent from their unit must prepare the unit prior to departure. All furniture, potted plants and other movable objects shall be removed from the balconies. The unit's main water valve shall be turned off. The water heater's electrical breaker shall be turned off. All windows, balcony doors and sliding doors shall be closed and locked. All small electrical appliances such as coffee pots, toasters, etc. shall be



unplugged. Absent unit owners shall have their unit inspected not less frequently than once every 2 weeks during the absence of the unit owners.

5. Entry – Keys

- 5.1. The employees of the Association's management company, members of the Association's Board, and any contractor or worker authorized by the Board may enter any unit for any purpose permitted under the terms of the Declaration of Condominium or By Laws of the Association, and at any time in case of an emergency.
- 5.2. Entry will normally be made after notification to the unit resident, except for emergencies.
- 5.3. The Association's management company will retain a master passkey compatible with all unit locks. All unit entry locks shall be compatible with that master passkey. Any owner installing a new lock system shall coordinate with the management company to ensure that the new lock is compatible with the master passkey.
- 5.4. There shall be a \$200 charge plus any direct cost to the Association if the Association's management company is required to provide access to a unit if a management company representative is not physically on the property at that time. The management company is not required to send a representative to grant access to a unit should the owner, guests, or lessees not have the key to the unit.

6. Deliveries and Moving

- 6.1. If no one is home when a delivery is made, goods and packages may be left in the lobby for up to three (3) days after which they will be placed in the maintenance garage. The Association is not liable for any packages or newspapers left in the lobby.
- 6.2. A minimum of two business days' notice must be given to the Association's management company before the delivery and removal of personal items, and the moving in and out of a unit. Elevator padding must be placed in the elevator before moving any items. Unit owners or a designated responsible party must be present to coordinate the move.
- 6.3. Movers shall be instructed to remove their cartons from the building upon completion of the move and shall not place them in the trash room or elsewhere on the common elements. Moving trucks must exit the front gate on the south side (entrance side) of the gate. This requires the unit owner to open the entrance gate as the movers leave.
- 6.4. Liability of damages caused by moving or carrying any article onto the common elements shall be borne by the resident responsible for the presence of such article.



- 6.5. All deliveries of large articles and all move-outs shall be restricted to the hours of 8:00am and 5:00pm, Monday through Friday (except for Federal Holidays). No deliveries, move in or out are allowed on Federal Holidays.

7. Service Personnel Employed by Residents

- 7.1. Any contractor, delivery person, agent or other persons providing service personnel employed by residents shall be permitted on condominium property between the hours of 8:00am and 5:00pm, Monday through Friday (except for Federal Holidays). The only exceptions to this shall be domestic or medical help; emergency service personnel required to repair such things as air conditioning, appliances, plumbing and electrical issues.
- 7.2. Service personnel must obey the following rules:
- 7.2.1. All service personnel vehicles must be parked on the black asphalt parking spaces on the far West side of the parking lot.
 - 7.2.2. All contractors must sign in at the maintenance technicians' garage. The sign-in sheet is located on the garage column outside of the garage.
 - 7.2.3. Unit owners are responsible for any damage to the common elements or to the property of another unit owner caused by service personnel employed by said unit owners.
 - 7.2.4. Service personnel must keep their worksite in an orderly manner and must remove all of their trash and construction debris from Grand Isle at the end of each day.
 - 7.2.5. The temporary parking at the entrance to the Main Building of service vehicles for the purpose of unloading heavy supplies and materials is permitted for the short period of time required to offload such items. Such parking and off-loading shall be limited to the area north of the covered portico. Under no circumstances shall such service vehicles remain in that off-loading or beyond the limited time required to affect the off-loading of such service vehicles. At all other times, such service vehicles shall be parked as provided in § 7.2(1), above.
 - 7.2.6. All large trucks (including moving vans, delivery and service vehicles) must exit the front gate on the south side (entrance side) of the gate in order to avoid damage to the exit roundabout which is suitable for navigation only by passenger vehicles. Unit owners shall personally escort all such large trucks exiting the Grand Isle campus for the purpose of opening the south side (entrance side) gate to permit such vehicles to exit through that south side (entrance side) gate. All damages resulting from prohibited use of the north side (exit side) gate by large trucks shall be the responsibility of the unit owner for whose benefit such large truck was visiting Grand Isle.



7.2.7. All service personnel shall be informed by the unit owner employing said service personnel of the strict no-smoking policy of the Association as provided in § 12.0. Service personnel violating said no-smoking policy shall be subject to removal from the property of the Association and shall not be permitted to return.

8. Use and Occupancy

8.1. Each Unit shall be used solely and exclusively for residential purposes in accordance with all applicable laws unless stated elsewhere specifically in the association declaration.

9. Housekeeping

- 9.1. No articles other than patio furniture, plants or small electric grills shall be placed on unit balconies. No articles shall be shaken or hung from any of the windows, doors, balconies, or other portions of the condominium association property.
- 9.2. No unit owner or occupant shall permit anything to fall from a window or door of the condominium or association property, nor sweep or throw any dirt or other substance onto any of the balconies or elsewhere in the building or upon the common elements. Each unit owner shall be responsible for cleaning up after themselves, his or her guests and tenants when within the common elements of the property.
- 9.3. Any unit owner may display one portable, removable United States flag in a respectful way on their balcony as permitted by law only during a recognized Holiday.
- 9.4. No window air-conditioning units may be installed by unit owners or occupants. No unit shall have any aluminum foil placed on any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
- 9.5. Structural upgrades and/or alterations to any unit, including new or replacement flooring in any unit must be approved by the Board in writing prior to commencement of such upgrades and/or alterations. Added to this section and moved from section 8. Occupancy. Owners should file an architectural modification form with management.
- 9.6. No satellite dishes or other exterior structure/devices are permitted on the building.
- 9.7. Curtains and drapes, which face exterior windows or glass doors of units, must be white or a light neutral color.
- 9.8. The resident of a unit who owns a first-floor garage space, garage, clubhouse locker and storage space shall maintain it and shall not be permitted to use it to store any article, which will create a hazard. No flammable, combustible or



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explosive fluids, chemicals or substances or other hazardous substances shall be kept in these areas, the common element or the limited common elements, other than gasoline and oil in vehicles.

- 9.9. The Association shall furnish termite, insect and rodent extermination services to all units. If a unit owner does not wish such extermination services to be provided by the Association to such owner's unit, such unit owner shall contact the Association's management company with written certification of the provision to said unit of comparable extermination services by a professional, licensed extermination contractor within the 30 day period immediately preceding such declination of the Association's provision of extermination service. In the absence of timely provision of such certification, the Association shall provide termination services for such unit. Failure of any unit owner to permit the provision of extermination services shall result in a fine and any damages suffered by the Association or any unit owner to property of the Association or any other owner shall be at the expense of the owner refusing such extermination services.
- 9.10. Holiday decorations may be displayed on the balconies and front doors during the following periods:
- Easter – Five days prior to the commencement of observance through five days following the conclusion of observance
 - Independence Day – July 1 - July 14
 - Thanksgiving – Nov. 15 - Nov. 26
 - Flag Day – June 14
 - Christmas, Hanukkah and Kwanzaa Dec. 1 - Jan. 5
 - Ramadan – Five days prior to the commencement of observance through five days following the conclusion of observance

10. Obstructions

- 10.1. The sidewalks, entrances, passages, lobbies and hallways and all of the common elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes or any other objects be stored, except in areas designated for such purposes. This includes the display of any item outside the unit entrances other than a standard size door mat.
- 10.2. The personal property of unit owners and occupants must be stored in their respective units, garages, or storage units.

11. Elevators

- 11.1. Do not use elevators in case of fire. Use the stairwells that are plainly marked "EXIT."



- 11.2. During a power failure, the elevators will stop briefly before switching to emergency power.

12. No Smoking

- 12.1. Smoking is Prohibited, including vaping of tobacco and other products on the entire condominium property including inside and outside of all units, balconies, hallways, lobbies, garages, storage areas, pool enclosure, clubhouse, barbecue area, parking lots and all other common elements and limited common elements. Except as provided in Section 12.2.
- 12.2. Notwithstanding the provisions of Section 12.1, smoking including vaping of tobacco and other products is permitted in that area of the common elements located: (a) to the rear of the garages constructed on the south side of the condominium property; and (b) to the rear of the garages constructed on the north side of the condominium property.

13. Trash Chutes

- 13.1. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association's posted rules. The requirements of the company providing trash removal services for disposal or collection (including recycling) shall be complied with. All equipment for storage, recycling or disposal of such material shall be kept in a clean and sanitary condition.
- 13.2. Refuse including any substance that creates excessive dust i.e.: kitty litter, sawdust, vacuum bag dirt, etc. shall be placed in heavy plastic bags, securely tied and placed in the trash chutes.
- 13.3. Do not force any refuse into the chute. Items too large for disposal in trash chutes shall be taken to the ground level trash room.
- 13.4. Trash chutes shall be used only between the hours of 8:00am and 10:00pm.
- 13.5. All recyclable trash shall be deposited only in the recycling trash bin near the entrance gate.
- 13.6. The disposal of large appliances, furniture, etc. (including all costs of hauling and disposal) is the responsibility of the unit owner disposing of such items. The disposal of packaging materials, etc., related to large appliance and similar purchases (including all costs of hauling and disposal) also is the responsibility of the unit owner disposing of such items. Under no circumstances are such items to be placed in the trash room area or in the cardboard recycling or recycling containers for removal by the Association.

14. Motor Vehicles/Parking Area

- 14.1. Each owner or lessee of a unit must complete the form included in the appendix of this document and send to the Association's management company.



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- 14.2. Each owner, guest or lessee's motor vehicle must clearly display a permanent or temporary/visitor "sticker" issued by the Association containing the owner's unit number. All vehicles parked in the common area overnight must have either a permanent sticker or a temporary/visitor "sticker".
- 14.3. Please contact the Association's management company for purchasing additional remote controls for the gate or your garage.
- 14.4. All vehicles operating in the common elements must observe a speed limit of 5mph and shall not park their vehicles in such a manner as to impede or prevent access by another vehicle to its parking space.
- 14.5. Please note that vehicles exiting the garages cannot see any traffic. You must yield to vehicles exiting garages.
- 14.6. No vehicle, which is inoperable, shall be permitted to remain on the common elements for more than seventy-two (72) hours after which they are subject to towing at owner's expense in addition to daily fines.
- 14.7. Vehicles cannot be left without use for a period of more than thirty (30) days after which they are to be towed at owner's expense in addition to daily fines.
- 14.8. Any unit owner who desires the ability to charge a motor vehicle using Association sourced electricity will be required to pay for the installation and operation of a separately metered power source in the unit owner's garage. This must be done in full accordance with local laws and Florida Statutes (e.g. Section 718.113 and 718.114). An installation plan for the metered power connection must first be approved by the Board to ensure consistency with the Association's overall power infrastructure. Electrical charging/use in the underground parking area is prohibited.
- 14.9. Vehicles may be washed only in the designated area, which is on the northwest side of the parking area.
- 14.10. The following types of vehicles are not permitted to remain overnight in any common area on the condominium property: recreational vehicles (RV's), boats, jet skis, trailers, campers, motorcycles, golf carts or similar vehicles, trucks over three-quarter (3/4) ton, any vehicles bearing any commercial signage or designation, modified vehicles, and vehicles with more than four (4) wheels. Such vehicles will be subject to towing and removal at the vehicle owner's expense. Further, daily fines for the violation of this restriction shall be imposed upon the unit owner owning or permitting such violation.
- 14.11. Motorcycles, scooters, motorized bikes or similar vehicles must be parked and stored in owner's garage.
- 14.12. Owners and renters shall utilize no more than two parking spaces in the common area per unit without the prior approval of the Association Board.



However, temporary visitors and guests of owners or renters may park their vehicles in the common area for day-time visits of a short duration.

- 14.13. All trucks and extended vehicles, etc. that would extend outside the parking space must be parked in the parking area on the far west side of the condominium property. Under no circumstances shall such vehicles be parked in the below-building parking spaces.
- 14.14. Any vehicle leaking oil or other harmful fluids must be removed from the property or fixed immediately. Any damage resulting from such leaking oil or other harmful fluids shall be repaired immediately by the unit owner owning or permitting such vehicle on the condominium property. If not immediately repaired by such unit owner, the Association shall repair such damage at the expense of such unit owner and such unit owner shall be subject to a fine for the violation of this provision.
- 14.15. No unit owner, resident, or guest may park in the first-floor garage parking unless they own that space. All owners, residents, and guests may have access to the first-floor garage drive area for loading and unloading. If the owner of a first-floor garage space wishes to allow another resident, owner or guest the use of their garage space the authorized use must be in writing and it must be sent to the Association's management company. The owner is responsible for any damage caused by an authorized party. Moved from section 8. Occupancy.

15. Swimming Pool Area and Beach Access

- 15.1. All persons using the pool, hot tub, the beach access and other recreational facilities do so at their own risk.
- 15.2. The swimming pool and hot tub may be used between dawn and dusk as dictated by the St. Lucie County Health Department.
- 15.3. For public health and sanitary reasons, no person wearing diapers, including babies and toddlers, shall enter the swimming pool or hot tub.
- 15.4. Owners or lessees shall accompany all children under ten (10) years of age when they are using the swimming pool or hot tub.
- 15.5. All persons shall shower prior to entering the pool or hot tub.
- 15.6. All chairs shall be returned to tables after use. All lounge chairs shall be returned to their original location and position. When clothed in beach attire, all chairs and lounges shall be covered with a towel prior to use.
- 15.7. Under no circumstances shall the controls to pool or spa equipment be handled or adjusted by any persons other than employees of the Association, the management company or the members of the Board.
- 15.8. No large objects of any kind including rafts, floats, and boards are permitted in the swimming pool except as required as a swimming aid.



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- 15.9. Running on the pool deck area is prohibited.
- 15.10. Glass objects of any kind are prohibited in the pool, hot tub or beach access areas.
- 15.11. No food or drink is allowed within five (5) feet of the pool or hot tub.
- 15.12. No pets are allowed in the pool or hot tub areas.
- 15.13. The pool, hot tub and beach access areas are to be left in a clean condition. The refuse containers shall be used for the disposal of waste.
- 15.14. Sand and tar must be removed from feet before entering the clubhouse, pool, spa area and the building.
- 15.15. Chairs, tables, and lounges in the swimming pool and hot tub areas shall not be moved from the enclosed pool area.
- 15.16. The pool and hot tub areas are "quiet zones". The use of audible electronic sound reproduction devices (including music or other sound players) is permitted in the pool or hot tub areas only with the use of earphones or headphones. Notwithstanding the foregoing, the use of audible music or sound amplification devices is permitted during water aerobics classes and at Association-approved functions in the pool and hot tub areas.
- 15.17. Smoking is prohibited at all times in the pool and hot tub areas.

16. Wheeled Vehicles

- 16.1. The only wheeled vehicles permitted on the Common Elements other than a properly licensed motor vehicle as otherwise authorized by these Rules (Article 14) are bicycles without electricity or gas motors. Bicycles must, at all times, be operated in a safe manner, both for the benefit of the rider and the benefit of other residents and guests. Bicycle travel is restricted only to ingress and egress from the public roadway to the garage or storage area.
- 16.2. Other than non-motorized bicycles as authorized in 16.1. use of any kind of skateboards, roller skates, in-line skates, go-ped, scooter (with or without motor) big wheels, hover boards, roller boards, shoe skates, Segway, go-carts, all-terrain vehicles of any type, bicycles with motors, motorized cars or trucks that are not licensed for public roads, golf carts, personal transportation vehicles or devices or any other wheeled means of conveyance of a person, is prohibited on the condominium common elements except for ingress or egress from the public roadway or beach area.

17. Barbeque

- 17.1. When barbequing, in addition to turning off the grill burners, the valve for gas supply located below the grill must be turned to the off position before leaving the barbeque area.
- 17.2. Owners are responsible for leaving the barbeque grills clean after each use. There is a fine of up to \$100 for leaving the barbeque area without cleaning it



plus reasonable costs for the Association to clean it. Owners are responsible for any barbeque equipment damage and for gas usage if the barbeque grill is left on.

18. Clubhouse

- 18.1. The clubhouse and exercise room hours are 6:00am to 10:00pm.
- 18.2. Wet swimming attire is not allowed in the clubhouse.
- 18.3. Protective clothing and towels shall be placed on all exercise equipment before use and the equipment shall be wiped down after each use.
- 18.4. Food and beverages are limited to the clubhouse social room. With the exception of bottled water in closed non glass containers, no food or beverages are allowed in the exercise room.
- 18.5. Children under the age of sixteen (16) years of age are not allowed in the clubhouse or exercise room without the supervision of an adult. Owners and Lessees shall accompany all children under sixteen (16) years of age when using the clubhouse or the fitness center.
- 18.6. Owners and lessees are responsible for any damage that they, their families or guests may cause.
- 18.7. The clubhouse may be reserved by owners or lessees for private events. Please contact the Association's management company at least one week in advance of the proposed reservation date to make a reservation. A \$200 security deposit is required when reserving the clubhouse. If the owners or lessees do not properly clean the clubhouse after use, then a minimum of \$80 of that deposit will be held and will be utilized to professionally clean the clubhouse. The unit owner accepts absolute responsibility for the replacement and or repair of all missing and damaged items as a result of the event. Damages exceeding the deposit amount will be invoiced to the unit owner.
- 18.8. The unit owner is advised to examine the clubhouse for any preexisting conditions of damage and to report their findings to the Association's management company in advance of the event.

19. Pets

- 19.1. No pets except (i) either: (1) domestic household dog not exceeding thirty-five (35) pounds when full grown; or (ii) one (1) domestic household cat not exceeding twenty (20) pounds (20lbs) when full grown, shall be permitted to be kept in a unit.
- 19.2. Dogs and cats shall be leashed when outside the unit.
- 19.3. The pet area is limited to the north side of the north garages including the area between C-7 and D-1 garages and the south of the south garages including the area between F-6 and G-1 garages. These areas are noted by signage.



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- 19.4. Pet feces must be picked up by the pet owner and properly disposed of in the main trash room on ground level. Under no circumstances shall barbeque, front door, or beach trash receptacles be used for pet feces disposal.
- 19.5. Any animal of a vicious or intemperate disposition is prohibited.
- 19.6. A guest pet (35 lbs. max.) is allowed on the premises for a period not to exceed thirty (30) days provided that all of the rules and regulations pertaining to pets are obeyed.

20. Attire

- 20.1. Persons wearing bathing suits must wear proper over garments and foot wear when in the covered common areas. Children must wear over garments or be wrapped/covered in a towel when in the covered common areas. No one shall lounge in the lobby and/or clubhouse in wet bathing suits.

21. Hurricane Shutters

- 21.1. Unit owners may deploy their shutters at their discretion.
- 21.2. Closing of the shutters and removal of any exposed patio furniture is the unit owner's responsibility.
- 21.3. When a storm watch or storm warning is announced by the authorities, owners are responsible for making sure that their shutters are closed.
- 21.4. If a unit owner does not close their accordion shutters and remove their patio furniture when storm watch or a storm warning is announced, the Association may make reasonable efforts to close them. However, the Association does not guarantee that they will have the resources or time to do so. If the Association, in its sole discretion, is required to close the accordion shutters and remove furniture, a punitive fine shall be imposed to the unit owner in the amount of \$1,000.
- 21.5. The Association assumes no responsibility for any damages to the unit or any personal property therein contained if the Association is required to close shutters and remove furniture.
- 21.6. The unit owner is responsible for damages to their unit, as well as any other units, common areas, limited common areas, or to the interior or exterior of the building, that are damaged as a result of the failure of the unit owner to close their shutters and remove any exposed furniture.
- 21.7. The Association will be responsible for inspecting all shutters annually. If any shutters are determined to be inoperable, the unit owner promptly shall cause the same to be repaired. If not repaired in a timely manner, the Association shall be entitled to cause said inoperable shutters to be repaired at the expense of the unit owner; however, in no event shall the Association be responsible for any damages resulting from the unit owner's delay in repairing said shutters nor for any damages resulting from said repair.



- 21.8. Shutters shall be considered to be operational if the same can be closed and locked and if there is no damage to the shutters which prevent the shutters from performing the function for which the shutters were designed.

22. Resale or Lease/Rental

- 22.1. The Grand Isle Declaration establishes certain restrictions on the resale or lease of units and requires that the Association be provided prior notice of such proposed transactions by the owner.
- 22.2. Neither the Association, nor the management company, has the right to reject the lease or sale of a unit in good standing. Notification is only for informational purposes and to assure present and prospective compliance with the Declaration and these Rules and Regulations.
- 22.3. Owners may rent a unit once every one hundred and eighty (180) days with a minimum rental/Lease period of ninety (90) days.
- 22.4. Owners leasing a unit shall give the Association at least a fifteen (15) day notice, in writing, prior to the tenant's occupancy of the unit, together with the names, addresses and social security numbers (for security checks) of the lessee, along with a true and correct copy of the lease.
- 22.5. Access to a unit granted by its owner to any individual through any type of auction, raffle, contest or related activity constitutes a lease arrangement and must be for a minimum of ninety (90) days with the appropriate paperwork filed with the management company.
- 22.6. Owners must ensure that all lessees and renters have agreed to the Association Rules and Regulations, have appropriate vehicle "stickers", keys to the unit and associated security fobs for entrance to the building/garages.
- 22.7. All new owners are required to meet with the appointed Association Board Member, either in person or via a conference call to review these Rules and Regulations prior to closing on the purchase of any unit. Rental applications must be approved by the Board.

23. Garages

- 23.1. Each unit is assigned one (1) garage (except for unit 402). Garages must be included in the sale of any unit.
- 23.2. Owners are required to have their garage opener code on file with the management company.
- 23.3. Owners are responsible for the repair, maintenance, and replacement (to Association specification) of the garage doors, openers, etc.
- 23.4. No flammable, combustible or explosive fluids, chemicals or substances other hazardous substances shall be kept in the garages, other than gasoline and oil in vehicles.



24. Notices

- 24.1. No sign, advertisement, notice or other graphics or lettering shall be exhibited on or upon any part of the condominium or Association property, except signs used or approved by the Board.
- 24.2. Two bulletin boards are located in the lobby, North and South for official posting of association business, in a locked glass case. The Association's management company is responsible for posting bulletin board notices. There is also a bulletin board located in the clubhouse.
- 24.3. Residents may submit a 3" x 5" card notice to be posted on the bulletin board to the Association's management company.
Only the following types of resident notices shall be permitted:
 - Sale or lease of resident units and accompanying garages, parking spaces and storage spaces as applicable.
 - Sale by residents of personal items such as furniture, cars, boats, and other major items.
- 24.4. All resident notices shall be dated and will be removed at the residents' request or after sixty (60) days.

25. Reporting Violations and Required Maintenance

- 25.1. Violations of any of the Rules and Regulations are to be reported in writing to the Association's management company by email (preferable), the portal or by postal service. Do not report violations to the Board of Directors.
Please include the following information when reporting a violation:
 - Brief description of violation including location.
 - Date and time of occurrence
 - Name of violator and/or unit #.
- 25.2. Required maintenance issues are to be reported in writing to the Association's management company by email or via the portal. Do not report maintenance issues to the Board of Directors. The Board will become involved only if the Association's management company cannot resolve a specific problem.
- 25.3. Place a work order by visiting your community portal:
https://caliber.cloud/CaliberWeb2_Elliottmerrill/
Or by visiting the management company's website:
<https://www.elliottmerrill.com/community/grand-isle/>
Work orders are processed during normal business hours. Work orders are not utilized in case of emergencies.



Grand Isle

Emergencies should be reported to 772-569-9853 which are handled on a case-by-case basis.

Please note: Work orders and requests should be communicated using the methods above only. Please do not give verbal requests to the maintenance technician or the housekeeper directly. The systems above allow for your request to be properly communicated to all required parties.

- 25.4. Please include the following information when reporting a maintenance problem:
 - Brief description of required maintenance issue including location.
 - Date and time problem was noticed.
 - Please attempt to concentrate on the issue and not emotion or frustration in your report.
- 25.5. Residents or their guests are not allowed to reprimand, direct or instruct any employee or contractor working for the Association or the management company. Any complaints shall be reported as stated above.
- 25.6. The Board of Directors will respond to one (1) written inquiry per month per owner.



Grand Isle

Automobile Information Sheet

Complete and mail or email to:

Grand Isle of North Hutchinson Island
c/o Elliott Merrill Community Management
835 20th Place,
Vero Beach, FL 32960
Email: cheric@ElliottMerrill.com

Unit Owner: _____

Unit Number: _____

Emergency Contact Number: _____

Garage Number: _____

Under Building Parking Number: _____

Garage Code: _____

1. Automobile Details:

Make/Model: _____

Year: _____

License Number: _____

2. Automobile Details:

Make/Model: _____

Year: _____

License Number: _____

**Unit Owners
Signature** _____

Date: _____

Grand Isle North Hutchinson Island Condominium Association, Inc.
c/o Elliott Merrill Community Management
835 20th Place, Vero Beach, Florida 32960
(772) -569-9853 phone (772) 569-4300 fax



OPEN HOUSE - GENERAL RULES

- No signage/balloons, etc. anywhere on the property.
- Realtor must personally let each person through the closed gates and direct them to the open house.
- Potential buyers must be escorted if walking the property.
- No commercial vehicles on the property.
- No smoking anywhere on property.
- Cars must park on the west side of the property.
- No pets.



Service Personnel Rules

Including: ALL contractors, delivery trucks, maintenance & housekeeping personnel

ALL SERVICE PERSONNEL MUST OBEY THE FOLLOWING RULES:

1. Sign in at the maintenance garage office, which is located to the immediate left of the entry gate.
2. Hours services are permitted is between the hours of 8:00am and 5:00pm, Monday through Friday (except for federal holidays). This means coming onto the property no earlier than 8:00am and being off the property by 5:00pm.
3. Vehicles must be parked on the black asphalt parking spaces on the far west side of the parking lot.
4. Unloading of heavy supplies in front of the building is allowed for short periods of time that is required for the expeditious unloading or loading. Unloading should take place north of the entry porte-cochere.
5. All trash, packaging and construction debris must be removed from Grand Isle property at the end of each day.
6. **No Smoking** on the Association property including any condominium unit or balcony.
7. Moving or large trucks must exit the front gate on the south side (entrance side) of the gate. This requires the unit owner to open the entrance gate as the movers leave.

UNIT OWNERS / RENTERS RESPONSIBILITIES INCLUDE:

1. Forty-eight (48) hours written advance notice must be given to the Association's management company before moving contractor supplies, large furniture or bulky personal belongings so that the elevator padding can be placed in the elevator before use.
2. Unit owners or a designated responsible party must be present to allow contractors' access to a condominium unit. This is not the responsibility of the management company.
3. The owner is responsible for any damage they cause to the common elements or to another property.
4. Owners must open entrance gate for large trucks to exit.

MANAGEMENT COMPANY CONTACT INFORMATION:

Elliott Merrill Community Management, Inc.
835 20th Place, Vero Beach, Florida 362960
Phone: (772) -569-9853 ext. 125 Fax: (772) 569-4300
cheric@ElliottMerrill.com