

The Rules & Regulations Policies Governing Grove Isle at Vero Beach Condominium Association, Inc.

The Policies expressed herein comply with the Articles of Incorporation, Bylaws and Amendments of Grove Isle at Vero Beach Condominium Association, Inc., Grove Isle at Vero Beach Condominium and Grove Isle East Condominium; the Declarations and Amendments of both aforesaid condominiums; applicable Florida statutes; and, Florida case law. They provide reasonable, fair, and consistent rules and regulations for the peaceful enjoyment of Grove Isle Owners, Approved Lessees, and their respective Guests.

I. ROAD SAFETY POLICY

A) All Drivers shall:

- 1) Obey the 20-mph speed limit.
- 2) Come to a complete stop at all stop signs.
- 3) Signal for all turns.
- 4) Yield to pedestrians.
- 5) Hold a valid driver's license.
- 6) Comply with requests by Gate House Security Guards.
- 7) Make "only" a right turn when exiting Grove Isle.
- 8) There shall be no parking allowed on the roads or blocking of sidewalks.
- 9) All vehicles must stop at the designated spots at the gate house and allow the gate arm to fully reset down before proceeding onto or out of the property. Failure to do so can cause mechanical malfunction and could present a security risk. Repeat offenders may be subject to a fine and/or revocation of the vehicle bar code for a period of time determined by the Association and the Board of Directors.
- 10) Obey all signs and postings.

B) All Walkers, Joggers and Pet Walkers shall:

- 1) Walk facing traffic.
- 2) Carry lighted flashlights and wear light colored clothing at dawn, dusk, and whenever visibility is poor.
- 3) Use sidewalks where they exist, walk in single file when vehicles approach and, not gather in groups in the road.
- 4) Pet walkers shall use a leash no longer than 6' long; have complete control of their pets at all times. They should remove and properly dispose of pet feces. Pet feces shall not be deposited in lakes.

C) All cyclists and wheel chair users shall:

Ride with traffic and illuminate cycles and wheel chairs with lights and/or reflectors.

II. SMOKING POLICY

A) Smoking or vaping of any kind is prohibited as follows:

- 1) In the interior of and within 30 feet of Clubhouses, Management Office Building and Gatehouse.
- 2) Within 30 feet of all sides of all condominium buildings and all villas.
- 3) In and on and within 30 feet of all Recreational Facilities.

B) Smoking or vaping of any kind is permitted as follows:

- 1) Beyond the 30-foot area described above
- 2) In the interior of a unit/villa provided all doors and windows are closed during the smoking period; and,
- 3) In the interior of a motor vehicle which is parked inside of the 30-foot area described above provided all doors and windows of the motor vehicle are closed during the smoking period.

C) All smoking related debris shall be properly disposed of and none shall be left on the Common or Limited Common Elements.

III. WATERCRAFT STORAGE RACKS ASSIGNMENT POLICY.

A) Only Owners or Approved Lessees are eligible for assignment of the watercraft storage racks.

B) Owners or Approved Lessees to whom racks have been assigned shall:

- 1) Use only the rack assigned.
- 2) Store watercraft with the registration tag visible.
- 3) Never permit anyone to use their rack.
- 4) File a Re-Registration Storage Rack Form with the Manager, between December 1st and December 31st each year.
- 5) Immediately notify the Manager when they:
 - i. sell their property
 - ii. terminate their Lease
 - iii. terminate use of the rack
 - iv. sell the registered watercraft.

C) Anyone who has evidence that racks have not been used for one (1) calendar year or that the registered watercraft in the rack has been abandoned shall notify the Manager.

D) Failure to file the RSSF by the last day of December each year; sale of the unit, villa or Garden Home; termination of the Valid Lease; termination of the rack assignment; sale of the watercraft; non-use of the rack for one calendar year; or abandonment of the watercraft in the rack shall result in the termination of the assigned rack and the Owners or Approved Lessees shall remove their watercraft from the assigned rack within five (5) days after notice of termination from the Manager.

E) Owners or Approved Lessees wishing to be assigned racks shall file a Registration Request Form with the Association at the Manager's office at any time.

F) Storage racks are assigned by the Association, through the Manager. The Manager maintains a list of all assigned racks and a Waiting List of Owners and Approved Lessees awaiting assignment of racks. The Manager shall assign racks as they become available pursuant to the Waiting List.

G) Seasonal owners or approved lessees shall remove their watercraft from their assigned racks prior to leaving.

H) All owners or approved lessees shall remove their watercraft from their assigned rack in the event of a severe storm, hurricane, and/or tornado.

I) Owners and Approved Lessees assume all risk for use of the boating facilities and assigned racks by themselves and their respective guests and indemnify and hold harmless the Association from all damage or injury caused by or resulting from such use.

J) Watercraft owners who fail to remove from the rack and store in their unit or off property their watercraft before leaving for their summer homes, and watercraft owners who fail to remove from the rack and store in their units or off property their watercraft prior to a hurricane, severe storm and/or storm warning will lose their rack privileges and privileges to use any watercraft on the property for one year. Additionally, any individual or individuals who directly or indirectly circumvent the full intent of this rule will also be in violation.

IV. ALCOHOLIC BEVERAGE POLICY

A) All events conducted in/on the Recreation Facilities which are sponsored by the Association or its authorized Committees and Clubs are prohibited from furnishing, serving, distributing, and/or providing alcoholic beverages at all such events. Attendees at all such events, 21 years of age and over, may bring alcoholic beverages to such events for their personal consumption.

V. OUTDOOR ACTIVITIES

A) Grove Isle Condominium Association and its Committees shall not endorse nor sponsor any outside activities such as "Field Trips."

VI. GENERAL USE OF THE RECREATION FACILITIES POLICY

A) The Recreation Facilities are used at the sole risk of the user.

B) Only Owners or Approved Lessees and their respective, registered guests are allowed to use the Recreation Facilities.

C) All other persons using the Recreation Facilities will be deemed to be trespassers and will be legally removed from Grove Isle.

D) All posted signs must be followed.

E) Children under the age of 16 years must be accompanied by and supervised by Owners or Approved Lessees or their appointed responsible adult.

F) Owners and Approved Lessees are liable to the Association for all personal and real property damage and all injuries to persons caused by or resulting from their respective actions and the respective actions of their guests.

G) Radios, iPads, iPods and tablets, where sound is used, are permitted only when used with ear buds.

H) All cell phones shall be placed on “vibrate.”

I) Talking on cell phones shall be done quietly out of respect for others.

J) All guest watercraft must be pre-registered for each visit to Grove Isle. Owners should pre-register guest watercrafts within 7 days prior to guest arrival during office hours Monday – Friday. Kayaks should be stored at the Riveredge clubhouse in the kayak storage area.

VII. USE OF SWIMMING POOLS AND SPA POLICY

These pool and spa rules are based on Florida Statutes, Chapters 514.001; 515.23; 64E-9; 64-E-9.004(14); 64E-9.008(7) (8) (9); 64E-9.10(10); (14)(a)(b)(c)(d); & (15); 64E-9.0035(1)(a)(1); and Form (DH 1704); Insurance Risk Factors; fines to violators; and the cost and inconvenience to the entire Grove Isle Community for draining the pools and spa in the event of contamination. They are applicable to Grove Isle Pools because Grove Isle is a condominium community of more than 35 units.

A) There is never a lifeguard on duty. The use of the pools and spa are at the sole risk of the user.

B) All posted signs must be followed.

C) Pool hours are from dawn till dusk. Continuous use of the spa is limited to 15-minute intervals. Use of the spa is prohibited for persons who are pregnant.

D) Main Clubhouse pool capacity is 65 persons; spa capacity is 5 persons; River Edge Clubhouse pool capacity is 15 persons.

E) Users must shower each time before entering either pool or the spa.

F) Proper swimming attire is required.

G) Use is prohibited by persons who:

- 1) Take substances which cause drowsiness, dizziness, nausea, incontinence, or diarrhea.
- 2) Have a communicable disease; a skin rash; skin disease; or open wounds.
- 3) Wear adult diapers.
- 4) Have any condition which could result in contamination of the pools or the spa.

H) Any person who is not toilet trained is prohibited from using the pools and spa.

I) Animals are prohibited in the enclosed pools/spa areas.

J) No glassware is permitted in the pool fenced in areas or any other outdoor Grove Isle recreation facilities.

K) Beverages and food are all prohibited within 8 feet of both pools and the spa pursuant to Florida Statutes.

L) Diving or jumping into the pools and spa is prohibited.

M) Use of Noodles is permitted.

N) Use of all other types of pool toys, rafts, tubes, and floats is prohibited.

VIII. PERSONAL USE OF CLUBHOUSES FOR SOCIAL EVENTS POLICY

The Main Clubhouse and the Riveredge Clubhouse may only be reserved for personal use by Owners or Approved Lessees in accordance with the terms and conditions of the PERSONAL USE OF CLUBHOUSE RESERVATION FORM.

IX. REFUSE DISPOSAL AND RECYCLING POLICY

A) Refuse Disposal.

- 1) All refuse shall be properly secured in plastic garbage bags and disposed of in any of the dumpsters located throughout Grove Isle.
- 2) If a dumpster is full, use another dumpster. Refuse bags shall not be left alongside of a dumpster nor in the Common Elements.
- 3) Hazardous Waste items, including but not limited to, electrical appliances, computers, iPads, iPhones, televisions, batteries, motor oil, paint, paint cans,

paint brushes, paint rollers, paint roller trays, pesticides and tires and all refuse which is too large to fit into a dumpster shall be disposed of at the Indian River County Landfill, located at 959 1st Place (1st and Old Dixie Highway), Vero Beach, FL.

B) Recycling.

- 1) Indian River County has now changed to a single stream recycling program where all recyclables can be mixed in one container. See labels on recycle bins for items that can and cannot be recycled.
- 2) Recyclable items, except large cardboard boxes which have been broken down, which are too large to fit in the proper recycle bins shall be disposed of at the Indian River County Landfill, the address for which is shown at Item 'A)3)' above.
- 3) If the proper recycle bin is full, use another proper recycle bin. Recyclable items shall not be placed in an improper bin, alongside a bin nor in the Common Elements nor Limited Common Elements.
- 4) All cardboard boxes, regardless of size, shall be broken down. Those too large to fit in the proper recycle bin after being broken down, shall be tied securely and placed next to the recycle bin.

X. WILDLIFE INTERACTION POLICY

A) Florida Administrative Code, Title 68, of the Fish and Wildlife Conservation Commission regulates all activities involving Wildlife. Chapter 68A-4.04-4.081 of the Code prohibits feeding, importing, buying, selling, possessing, and releasing wild animals. Commission officers have the authority to investigate and prosecute offenders. Civil and criminal penalties can be imposed on proven violators.

B) Contact with rabid wild animals is physically dangerous.

C) Leaving food for wild animals attracts rodents, wild animals, and insects.

D) Do not touch and do not feed wild animals

XI. NATURE TRAIL, BUTTERFLY GARDEN, OBSERVATION DECK AND OUTSIDE ACTIVITIES POLICY

A) Nature Trail.

- 1) Smoking is prohibited on the Nature Trail and Butterfly Garden.
- 2) Pets, except for service animals, are not permitted.
- 3) Vehicles are not permitted, unless authorized by the Manager.
- 4) Plants and flowers are for all to enjoy and may not be removed.

B) Observation Deck.

- 1) Smoking or vaping of any kind is prohibited on the Observation Deck.
- 2) All food, personal items and refuse shall be removed from the Observation Deck and disposed of pursuant to the refuse disposal and recycling policy set forth above at Article VIII.

XII. ENTRANCE BAYS AND WALKWAYS POLICY

A) Entrance Bays are defined as Common Elements in the Declarations. These areas are governed by the Indian River County Fire Rescue Safety Codes which apply to all means of ingress and egress for buildings and individual living units. The applicable Code Sections state as follows:

- 1) 7.1.10.1 – “Means of egress shall be continuously maintained with 36” clear path of travel, and free of all obstructions or impediments to full instant use in case of fire or other emergency.”
- 2) 7.1.10.2.1 – “No furnishings, decorations, or other objects shall obstruct exits(sic) or their access thereto, egress there from, or visibility thereof. No storage is allowed under or within 10 feet of exterior stairs.”
- 3) 7.2.1.1.2 – “Every door opening and every principal entrance that is required to serve as an exit shall be designed and constructed so that the path of egress travel is obvious and direct.”

- 4) 7.1.6.4 – “Walking surfaces shall be slip resistant under foreseeable conditions. The walking surface of each element in the means of egress shall be uniformly slip resistant along the natural path of travel.”
- 5) 13.7.3.3.5 – “Manual fire alarm boxes shall be installed so that they are conspicuous, unobstructed, and accessible.”

XIII. GATEHOUSE SECURITY POLICY

Gatehouse Security controls and identifies all visitors entering Grove Isle. The procedures set forth below shall be strictly enforced.

A) Requirements of unit owners and approved lessees.

- 1) Register with the Manager, up to but not more than, two (2) legally registered vehicles which are owned/leased or rental vehicles of Owners or Approved Lessees.
 - i. Owners’ rental vehicles will be allowed a hand-held bar code sticker for the duration of the rental period.
 - ii. No other exceptions without written approval of the Board of Directors.
- 2) Display the registration bar code sticker on the passenger window of each vehicle registered with the Manager.
- 3) Notify the Manager upon the sale of the registered vehicle; the sale of the unit/villa/garden home; the termination of the Valid Lease; and/or the termination of the vehicle lease for which the bar code registration sticker was issued.
- 4) Notify the Gatehouse Security Guard, prior to the time of arrival, of the name(s) of expected guests and authorize their admission.
- 5) Notify guests, prior to their arrival, the policy for admittance to Grove Isle, including that the driver shows a valid driver’s license.
- 6) Guests who have not been authorized by Owners or Approved Lessees and whom the Security Guard is unable to verify with the Owners or Approved Lessees shall be denied admittance to Grove Isle.

B) Admittance requirements for guests.

Anyone seeking admittance through the Visitors' Gate, including Unit Owners or Approved Lessees, who are not driving a bar-coded registered vehicle, shall:

- 1) Come to a full stop at the Gatehouse.
- 2) Produce a valid photo Driver's License for inspection.
- 3) Comply with the instructions of the Security Guard.
- 4) Be authorized for admittance by the Unit Owner or Approved Lessee.
- 5) Anyone who refuses to comply with the admittance requirements shall be denied admittance to Grove Isle.

C) Additional requirements for specific visitors.

- 1) Process Servers and Bank Inspectors must also show written Court authorization documents.
- 2) Real estate agents must also show photo ID business cards.
- 3) Law enforcement agents in unmarked cars must also show official Photo ids and badges. Badges alone are not sufficient.
- 4) Prospective buyers meeting a Real Estate Agent/Broker by appointment must comply with all Requirements and must identify the Real Estate Agent/Broker they are meeting.

XIV. OPEN HOUSE POLICY

A) Open Houses for the sale and/or lease of units/villas/garden homes are permitted ONLY on Sundays between 12:00 Noon and 4:00 P.M.

- 1) Real Estate Agents/Brokers ("Agents") with valid Listing Sale or Leasing Agreements with Owners and Owners representing themselves shall deliver notice to the Security Guard by 12:00 Noon the Saturday prior to the Open House of each unit/villa/ garden home to be shown at the Open House.
- 2) The Security Guard shall install the Grove Isle Open House signs at the front of Grove Isle at 12:00 Noon and remove the signs at 4:00 P.M. at each Open House.

- 3) Only Grove Isle Open House signs are permitted.
- 4) Open House Visitors ("OHV") shall use the Visitors' Security Gate for admittance to Grove Isle.
- 5) The Security Guard shall telephone the Agents or the Owners representing themselves for authorization to admit the OHV.
- 6) If the Security Guard is unable to obtain authorization the OHV shall be denied admittance.
- 7) If the Security Guard is able to obtain authorization, the Security Guard will deliver a Salmon colored Visitor Pass to the OHV which Pass shall be returned to the Security Guard before the OHV exits Grove Isle.
- 8) All Agents and Owners assume all risks associated with conducting the Open House and indemnify and hold harmless the Association and its members of and from any and all damage or injury caused by or resulting from them conducting the Open House.

XV. ONE CALLS

A) "One Calls" made to the community by telephone are for Association Business, particularly emergency announcements, which may impact the community as a whole. Board of Directors Meetings, Committee Meetings and social events are not included. Exceptions to this rule are at the discretion of the Board.

XVI. CONTRACTORS AND MAINTENANCE

A) No work shall be performed in the attic area of a condominium unless approved by the Association prior to the work being started and must be inspected by the Association after completed.

XVII. UNIT WATER SHUTOFF AND HVAC SERVICE

- A) Owners, their family members, unit occupants, lessees, guests, or invitees are required to shut off the water to their unit preferably by the unit's external shutoff, where available, when they are going to be away from their unit for more than 24 hours.
- B) Owners are required to have their HVAC system serviced 1x per year.