

Island Pointe Marina House Rules

The community refers to the entire development as a whole. These rules are to govern general behavior of all Island Pointe Marina Residents & their guests.

Common Areas include the clubhouse, pool & hot tub, walkways, picnic areas, playground, gazebo, and parking.

Community Rules & Common Areas

1. Quiet Hours are observed from 10 pm – 8 am every day. During this time noise shall be kept to a minimal level.
2. Pets/Animals must be leashed while on common grounds. All waste products must be immediately cleaned up and then properly disposed of in the community dumpster. Refer to Article 8 item 6 of the Association By-laws for further details.
3. All trash must be disposed of properly. No trash may be left outside of any home or boat slip. All boat trash must be bagged and disposed of in the community dumpster. Blue trash containers found in common areas (picnic areas, play ground, pool deck, walkways) are for minimal use within said area. No bottles, cans or glass is to be disposed of in the blue containers, these items are to be taken to the dumpster and put in the appropriate area.
4. Smoking is permitted within your unit and in common areas unless otherwise noted (clubhouse, pool, hot tub and pool deck). You are responsible for properly disposing of your cigarette/cigar.
5. No personal property is to be left unattended or secured to association property on common grounds. This includes but is not limited to the following: pets, bikes, skateboards, bikes on racks, chairs, tables, grills, floats, coolers and so on.
6. No overnight parking or storage of trailers, RV's, recreational vehicles or commercial vehicles is permitted on the common grounds.
7. Overnight curbside or road parking is not permitted.
8. No use of firearms, dangerous weapons, or illegal fireworks will be permitted with in the condominium premises.
9. Open burning of any material is prohibited.
10. Individual units shall be maintained in an appropriate fashion. No unsightly conditions will be tolerated.
11. No immoral, improper, unlawful or offensive behavior will be tolerated.
12. No bikes, skateboards, roller-blades or scooters on walkways adjacent to boat docks.

Clubhouse Rules

The community clubhouse is located at 434 Anchors Way. Common areas included within the clubhouse are: Lounge & Kitchenette, Restrooms & Showers, Laundry & Vending.

*The clubhouse is a smoke-free environment.

***Association Members Only** may use the clubhouse until 12 am.

*You are responsible for cleaning up after yourself.

*Pets/Animals are not welcomed in the clubhouse.

Private Events

Association Members may rent or sponsor an event in the clubhouse. Seasonal Leasers may host an event provided an Association Member sponsors the event. The pool area may not be reserved for a private event.

Procedures for requesting a date and securing your time:

1. Obtain a request form from the Association Administrator.
2. Fill out & return the request in the specified time limit.
3. A \$200 deposit is due upon confirmation of your requested date. Of the deposit, \$50 is a non-refundable use fee. Provided the facilities are left clean and undamaged you may choose to either receive a refund or keep the deposit in account to be applied to future events.
4. Approval from the Association Board must be obtained when an event plans to exceed 4 hours, 50 guests, and/or plans to serve alcohol.
5. Finalize all event details with the Association Administrator no less than 24 hours prior to the event.
6. Seasonal Restriction: Holiday rentals during the summer months (April – September) must be approved by the Association Board.

Pool & Hot Tub Rules

*Open Swim is from 9 –10 everyday.

Any person under the age of 13 must be accompanied by an Adult in the pool/hot tub.

No person is to swim alone in the pool/hot tub.

All food & beverage must be consumed away from the pool/hot tub.

Pets/animals are not to be in the pool area.

Absolutely no diving is allowed in the pool.

No running, roughhousing, or unnecessary noise will be tolerated in the pool area.

No smoking or glass containers are allowed in the pool area.

Swimwear only in the pool/hot tub.

Use of floats is permitted in the pool only, and must be within reason.

Prior to entering the pool/hot tub please shower.

Prior to entering the clubhouse or restrooms please wear a towel and footwear.

Use of the pool/hot tub is at your own risk, there is no lifeguard on duty.

Management reserves the right to deny use of the pool/hot tub to anyone at any time.

* All IPM residents & guest, including homeowners, slip owners, unit lessees, and transient lessees, are welcome to use the facilities from 9 am – 10 pm.

Association Members & Leasers are responsible for your own behavior, your children & their behavior, and your guests & their behavior.

** Adult Association use is for those whom pay association fees and have voting privileges.

**Adult Association Lap Swim is from 6 am – 9 am.

**Adult Association Quiet Time Use 10 pm – 12 am.

Terms Defined:

Association Administrator – the individual whom oversees all association related business. Currently employed by Island Pointe Marina, LLC (the development company).

Association Member – any unit owner with current paid association dues.

Unit Lessee – a person or persons whom have a binding agreement with IPM or an IPM Association Member to lease a predetermined unit for a specified time limit.

Private Event – when a person or persons request exclusive use of the lounge/kitchenette area of the clubhouse.

Association Approval – presenting the event to the association board and gaining majority consent for the event.

I have read, understand and agree to follow the Island Pointe Marina House Rules as written above.

Date: _____

Signature of Lessee

Signature of Lessee