

**RULES, REGULATIONS, AND POLICIES OF  
PALM ISLAND HOME OWNERS ASSOCIATION, INC.**

**RECREATION FACILITY**

The Association's Declaration of Protective Covenants, Conditions, Restrictions, and Easements, Article VI., Restrictions, Section 6.29, Additional Use Restrictions, states: "The Board of Directors of the Association may adopt reasonable additional use restrictions, rules or regulations, applicable to all or any portion of the Property and to waive or modify application of the forgoing use restrictions with respect to any Lot(s) or Dwelling Unit(s) as the Board, in its sole discretion, deem appropriate."

1. **Speed Limits**: Fifteen miles per hour (15 MPH) or under must be observed along with all other signs.
2. **Pool/Spa**: WARNING! No Lifeguard on Duty! Posted rules and signs must be observed by all residents, their family members, and guests. Hours are 8:00 AM to 11:00 PM, or as may be posted from time to time. Residents may bring a group of up to six (6) persons, including themselves (resident is required to be present) to the pool/spa area at one time. No jumping or diving at any time. Age limits and adult supervisory changes may be made and posted as needed.
  - a. No glass is allowed at/on the pool or spa decks.]
  - b. No food is allowed in the pool/spa or immediately adjacent to the pool/spa wet deck.
  - c. Appropriate swimwear is mandatory. Thong bathing suits are not considered appropriate for our family environment. **No swimwear may be removed in or around the pool and spa areas.**
  - d. While pool and spa are being serviced, members and guests must leave the pool or spa. When repairs are necessary, for safety and liability purposes, the area will be closed off to all.
  - e. For health and safety reasons, children the age of 12 and under must be accompanied to the pool by an adult at least 18 years of age or older who is a resident.
  - f. Any HOA scheduled calendar activity for the pool cannot monopolize the area so as to exclude other residents from using the facilities. Members have the right to use these facilities when desired during posted hours.
  - g. Flotation devices allowed are "noodles," rings, and comparable items. Rafts, floats, chairs, or any similar items are allowed at those times when there are only a few people in the pool and must not interfere with movements of others.
  - h. Persons who cannot swim must wear appropriate safety devices. The Association assumes no responsibility for mishaps.
  - i. Small children wearing diapers **are not allowed in the pool without leak-proof swimwear and flotation equipment.**
  - j. No urinating or defecating is allowed in the pool. For health and safety reasons, please notify the Association when defecation has occurred in the pool.

**IMPORTANT!** Because of high spa temperatures, physicians recommend that adults minimize the time spent in the spa. For health and safety reasons, and based upon recommendations by the U.S. Centers for Disease Control and Prevention, children the age of 5 or under are not allowed to use the spa at any time. People with specific health conditions (i.e. heart disease, diabetes, etc.) and people who are pregnant should check with a physician before using the spa at all. **Please adhere to all posted signs, most of which are required by the Lee County Department of Health.**

3. **Game Room**: Guests and/or children the age of 12 and under must always be accompanied by a responsible resident adult, 18 years or older. Failure to abide by these rules may result in a fine. The Game Room is open from 6:00 AM to 11:00 PM.

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4. **Tennis Court:** The tennis court is for residents and their guests; an adult resident must be present at all times. No playing on the court past 10:00 PM.
5. **Clubhouse:** *Community Use.* Residents may use the clubhouse for activities such as playing cards, games, crafts, book club, and the like, without paying a fee. Community residents may enter and leave the premises during such events, however please be respectful to those engaged in group activities. Only service animals are permitted in the clubhouse and game room, all others are prohibited. The clubhouse is open from 6:00 AM to 11:00 PM.
  - a. *Community Reserved Parties:* Residents may rent only the clubhouse for private use, with at least a thirty (30) day notice, provided the date is open on the clubhouse calendar. The rental does not include the game room, pool, or spa, and residents have the right to use these other areas during the hours that are posted. Private events that entail closing the clubhouse and clubhouse deck areas are subject to a cleaning/damage deposit as outlined in the contract. If premises are not cleaned, the deposit will be retained by the Association. If damage occurs, the cost of any repair or replacement will be the responsibility of the renter as specified in the Association's signed contract. Total number of attendees may not exceed the posted lawful capacity of 70 persons, as determined by the Lee County Fire Department. Those renting the clubhouse have use of the kitchen appliances, but may **NOT** use community supplies, pots, pans, dishes, flatware, trash bags, brooms, dust pans, etc. Renters must supply these items.
6. **Clubhouse Rental:** \$75 is the cost to the rent the clubhouse for a period of 6 hours, including setup/decorating and cleanup. Any use of the clubhouse beyond the 6 hours will be charged another \$50 for each 4 hour period. \$150 is the refundable deposit following completed and verified checklist.
7. **Clubhouse Dumpster:** The dumpster is for the pool and clubhouse events garbage only. No resident is to place any waste in or near the dumpster. The Palm Island community has waste pickup service on Wednesdays. As a good neighbor, if you see someone using this dumpster, you can record the license plate number and send that information to our email address [PIHOA1@comcast.net](mailto:PIHOA1@comcast.net). See something, say something!
8. **Alcoholic Beverages:** No beer or alcoholic beverages may be sold at any function in Palm Island. Liquor is strictly on a BYOB basis. No storing of personal beer or alcohol is permitted in the clubhouse or game room.
9. **Motorized Vehicles:** Any vehicle that requires a license for driving on public streets must be licensed to drive at the Palm Island Recreation Facility except for those used by handicapped persons. Golf carts, whether battery or gas powered, may be driven at the Palm Island Recreation Facility by persons with a driver's license. No ATVs are allowed.
10. **Parking:** No parking on grass at the Recreation Facility or other common property unless there is mitigating circumstances such as tropical storms, hurricanes, high winds, fallen trees, and the like. Residents are responsible if family members or guests cause damage to the grass or irrigation system

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17. **Feeding of Wildlife is Prohibited:** In conjunction with Lee County Ordinance, Muscovy Ducks are an invasive species and are not to be fed. In addition, the feeding of all wildlife within the Palm Island community is prohibited, with the exception of birds that can be fed from a bird feeder in the resident's backyard.
18. **Failure to Observe Posted Signs:** The failure to observe posted signs will result in fines appropriate to the infraction, at the Board's discretion.
19. **Violation:** Violation of any of these Rules, Regulations, and Policies of Palm Island Home Owners Association, Inc., Recreation Facility, shall be subject to enforcement action, including, but not limited to, the levying of fines and/or suspensions, presuit mediation, and/or legal action in accordance with Florida law.

I declare that the above Recreation Facility's Rules, Regulations, and Policies were discussed and passed by unanimous vote by the Board of Directors at the quarterly meeting of Palm Island Home Owners Association, Inc., on \_\_\_\_\_, 2024, and will be recorded in the Lee County official records in accordance with the Section 720.301, Florida Statutes. Copies will then be distributed to all homeowners of the Association and posted in a conspicuous place in the clubhouse.

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

President and Chairman of the Board

Date: \_\_\_\_\_



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and fines may be imposed. Non-authorized vehicles will be towed away at the vehicle owner's expense. Towing signs are posted by the gates and clubhouse.

- 11. Marina Slips and Boat Trailer Parking:** Contracts for Rental, Hold Harmless Agreements, and insurance requirements for marina slips or parking rental are available in the office and are incorporated herein by reference. Completed forms must be submitted to the office. Rentals are strictly limited to property owners or lessees of the Association and Palm Island Phase II residents under the Reciprocal Use Agreement. The Dockmaster will review the submitted request and inform the resident if a space has been approved for their use. No one shall park or use a space without prior approval. Failure to do so will result in their property being towed at owner's expense. The wet slips and boat trailer parking spaces are **NOT** available to property owners who have boat dock capabilities. The Board has the right to modify provisions of the contract by majority vote at a properly called Board meeting. The "Dry Boat/Trailer Parking/Wet Slip Rental Space Rules and Regulations Updated 6/19/2023" are attached hereto and incorporated herewith.
- 12. Recreational Vehicles of All Kinds – Campers, Motor Homes, etc.:**
- a. **Prohibited:** Sleeping in the vehicle.
  - b. Loading, unloading, or cleaning, should be conducted in your driveway.
  - c. Only property owners or lessees of the Association may park in the Recreational Facility overnight in the long Parking Space No. 1. You must leave a phone message at 239-995-5371 or send an email to [PIHOA1@comcast.net](mailto:PIHOA1@comcast.net), care of the Dockmaster **at least 3 days in advance** of the date you wish to temporarily park overnight at the Recreational Facility. You must provide your name, phone number, a good email address, your Palm Island property address, dates needed to park, and the license plate number of the vehicle. The information will be reviewed and the requestor will be notified of the availability and approval to park. Unauthorized vehicles will be towed at the vehicle owner's expense.
  - d. Visitor parking of a recreational vehicle at the Recreational Facility is not allowed. Off-premise parking is required.
  - e. The Association assumes absolutely **NO** responsibility for any loss or damage to any vehicle parked anywhere on common areas or private property.
- 13. Pet Waste and Pets:** All pet waste must be immediately picked up by residents and guests when walking pets and proper disposal is expected to be made. Fines for not doing so may be imposed. No pets are permitted in or around the pool and spa areas, or inside any of the buildings. Per our governing documents and Lee County, all pets must be on a leash at all times while in public.
- 14. Smoking & Vaping:** The use of tobacco or vaping products is prohibited in or near the pool or inside Recreational Facility buildings.
- 15. Political Flags, Candidate Signs, Political Banners, etc.:** These are not permitted on any part of the Recreation Facility or common ground areas.
- 16. Fishing in Lakes and Ponds:** Fishing is prohibited in lakes and ponds. Fishing in the canals is allowed at the boat docks at the Recreation Facility.