



PROPERTY OWNERS ASSOCIATION, INC.

1856 SW Newport Isles Blvd. ~ Port Saint Lucie, FL 34953 ~ Phone: (772) 345-1642 ~ Fax: (772) 345-1662

RULES AND REGULATIONS

Passed by the Board of Directors Effective May 1, 2008; Revised July 23, 2020

1. **General** - Pursuant to Article X, Section 23 of the Declaration of Covenants, Restrictions and Easements (the "Declaration") and these Rules and Regulation, fines may be imposed against any person violating the governing documents for Newport Isles, including, without limitation, the Declaration, Articles of Incorporation, Bylaws, and Rules and Regulations. Fines are in addition to, and not in lieu of, any other enforcement remedies available to the Association.
2. **Vandalism** – Any owner, resident, tenant and/or invited guests who damage any common area properties will be held jointly and severely liable for all damages and costs associated with the vandalism, including, but not limited to administration fees, police report costs, CD copies and a \$100.00 POA fine for each occurrence. Failure to report damage, regardless of how minor, constitutes a violation of this policy and shall be adjudicated as such.
3. **Internet** – If an owner is 90 days late in paying his/her assessments or fines, internet service will be shut off. A \$50.00 reconnection charge and a \$50.00 Administration Fee will be charged to the owner's maintenance account. The owner's account must be brought current including all assessments, fines, the reconnection fee and the administrative fee before service will be reconnected. Barcodes and Picture ID's will also be shut off.
4. **Fines** – If fines are not paid within 90 days of the due date of the fine, residents, guests and/or tenants may be prohibited from using common area amenities, i.e. clubhouse, pools, tennis court, racquetball court, basketball court, playground areas, until fines are paid. (Governing documents already state the same if behind on Assessments).
5. **ACB Improvements** – No ACB improvements will be approved if assessments or fines have not been paid.
6. **Moving Trucks or Service Vehicles** – All moving trucks and service vehicles must use the main entrance at Brigantine Place, Seven days a week from 8:00am until 9:00pm. The exception is a service vehicle tending to an emergency i.e., plumbing, irrigation, air conditioning or similar problems. You must contact Management for after-hours or weekend moving.
7. **Visitors and Commercial Vehicles** – All visitors and commercial vehicles MUST use the main entrance visitor's lane on Brigantine Place and check in with the guard.
8. **Rosser Entrance/Exit** – Residents caught going to the Rosser gate and "letting in" visitors, moving trucks and/or other commercial vehicles shall be fined \$100.00 for each occurrence.
9. **Motorized Vehicles** – Persons caught entering the Community with a motorized vehicles by way of the exit gates, over the sidewalks, grassy areas, or any other opening will be fined \$100.00 for each occurrence in addition to any damage caused in conjunction with such act.

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- 10. Shopping Carts** – Any individual caught bringing a shopping cart into the Community shall be fined \$100.00 per each occurrence. Shopping carts are the property of a retail establishment and do not belong in the Community.
- 11. Construction, home Improvement, Yard Activities** – Any construction, home improvement, or yard activities that promote noises which may disturb the peace of neighbors will be limited to the following days and hours: Monday-Saturday from 8:00am to 9:00pm and Sunday from 9:00am to 9:00pm. Residents are responsible and liable for the conduct and acts of their guests, vendors, and contractors. This includes, without limitation, damage caused to personal property and the common areas.
- 12. Vehicle Repairs and Non-Operational Vehicles** – Vehicles with flat tires sitting on concrete blocks, bricks and/or car jacks are not permitted in driveways for more than 24 hours. Any vehicle repairs must be made in the garage area, and vehicle repairs may only be to the resident's vehicle. All vehicles must have a valid License Plate / Registration and be properly insured. Owner must submit proof of insurance and registration upon request from POA.
- 13. Townhome Lawns** – All items must be moved to the patio area when not in use for maintenance purposes. Additional landscaping maintenance including but not limited to edging and pruning resulting from modifications to the landscaping shall be the responsibility of the homeowner. Weed control in the driveway, walkway, and patios are the responsibility of the homeowner.
- 14. Guest Identification** – All persons entering the community through the Visitor Lane on Brigantine Place must show identification to obtain access to our community. Please understand this is not to delay your entrance, but to ensure those persons "invited" to our community are the only persons entering our community. Person's using the resident's lane shall be given priority when entering the community. Within reason, persons in the guest lane must yield to persons in the resident's lane.
- 15. Outdoor Activities** – Outdoor activities like baseball, football or even catch can be played in one of the open fields by the clubhouse or the Newport Village Park. Please stay out of the street when participating in these activities for your safety and the safety of others.
- 16. Vehicles Not Permitted** – No gas-powered ATV's, Go-Peds, Scooters, go-karts pocket-bikes, etc. or any vehicles that are not or cannot be registered with the Department of Motor Vehicles are permitted to be operated within the community any time. Golf carts may be operated on the Association roadways under the following conditions: (1) the owner registers the golf cart with the Association; (2) the operator of the golf car is 16 years of age or older; and (3) the owner provides the Association with adequate liability insurance coverage in advance of operating the golf cart. Golf carts are not allowed on the sidewalks, landscaped areas, and grassy areas. In the event of an underaged, unregistered vehicle being operated inside the neighborhood shall be considered a violation. A fine of \$100 may be imposed in the amount of \$100 per day, per violation.
- 17. Bus Stop Parking** – Those dropping off and picking up students at the traffic circle must use the parking spaces provided, and are not permitted to park in the street, on the grass or in the traffic circle.

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18. Parking

- a. Temporary guests of residents will be permitted on-street parking (a maximum of two cars parked in front of the residence only) until midnight of the day the visitor pass is issued by the guardhouse attendant. Vehicles parked in the roadway shall adhere to the right of way of the road and not block mailboxes or other residents' driveways. Anyone (guest or resident) parked on the street after midnight will be subject to towing at the owner's expense. As noted in Article X, Section 27, of the Declaration of Covenants, Restrictions and Easements for Newport Isles, the valid visitor pass must be displayed in the driver's side portion of the dashboard.
- b. Residents hosting large events at their homes must notify Property Management for overflow parking authorization at the Clubhouse parking lot. Any excess vehicles parked on the street may be fined and/or towed at the owner's expense.
- c. Townhome parking- Common area parking within the townhomes is reserved for townhome residents and their guests only. This includes all common area parking spots on Marshfield Court, Rockport Road, Portsmouth Lane, Cape Cod Drive. Violators will be subject to fines and/or towing.
- d. Handicap Parking Spots are reserved for Handicap persons only. No vehicles are permitted to park within the striped area adjacent to handicap spots. Violators shall be subject to fines and/or towing.

19. Long-Term Parking at the Clubhouse – Guests of residents may be issued a parking pass for long-term parking at the clubhouse (up to two weeks). This pass will be issued by Management after registration is approved by the Board of Directors. A registration form will need to be completed in its entirety before approval will be given.

20. Barcodes/ Photo ID Access Cards - All barcodes that are issued shall be affixed to the passenger side window by Newport Isles Staff ONLY. Any barcodes that are found to be removed and affixed to a different vehicle shall be deactivated and replacement shall be purchased at full cost including any and all fines attached to this violation. Fine for this offense shall be 50.00 per occurrence.

Photo IDs are intended for the person attached to said ID. Person pictured on the ID shall be in attendance at all times. Violation of this policy shall result in a temporarily deactivated ID and a required "in person" reactivation and receiving a warning. Further violations may result in fines or suspension of amenity privileges.

21. Traffic Hawk - Interference, Damage, Theft of Traffic Hawk will be prosecuted to the fullest extent of the law and Shall include fines of 100.00 per day, Per Occurrence. Also, persons responsible shall be responsible for the cost to repair the damaged instrument up to and including the total cost to purchase another Traffic Hawk of similar design features.