

IOB Rules & Regulations – Approved and Adopted 11/20/2025

- I. **Common Amenities** - use any of these facilities is at your own risk; there is no lifeguard on duty at the pool

A. Pool

1. Hours: 5:00 am - 11:00 pm
2. There will be a maximum of 4 guests per family.
3. If under the age of 16, person must be accompanied by a resident adult aged 18 or older at all times
4. To use the spa, you must be at least 13 years old
5. Access is via fob, with one per family
6. No climbing on gate or fences
7. Food is permitted only in the gated eating area
8. Please put down umbrellas after use
9. Children not toilet trained must use leakproof attire
10. Not allowed: grills, pets, glass or breakable items, disruptive behavior

B. Clubhouse

1. Hours: 5:00 am - 11:00 pm
2. Owners may purchase a replacement FOB for \$50.00
3. Only people living on property are allowed to use the clubhouse (i.e. for owners who rent, the owners are not allowed to use the clubhouse)
4. Residents must be 18 or over to use the work-out equipment
5. Only 1 guest - 18 or over - is allowed in the work-out area when accompanied by a resident
6. Residents are financially responsible for any damages to the clubhouse for themselves and their guests
7. The clubhouse is not available for use by anyone for business or business opportunity meetings
8. Private Parties (only for those with a fob that allows entrance to the clubhouse)
 - a) There are no rentals on national holidays (when banks are closed)
 - b) To have a private party, a \$200 refundable cash security deposit and a \$50 rental fee shall be made with property manager; a reservation agreement must be signed
 - c) Clubhouse rental includes exclusive use of the party room and kitchen for a maximum of 6 hours, and not past the hour of 7:00 pm. During this time, the work-out area will be closed to other residents and posters shall be posted to notify residents
 - d) The pool is open to all residents and their guests during any clubhouse rental
 - e) After a private party, the hosting resident is responsible for all clean up and trash removal immediately after the event
 - f) Any damages to association property or clean-up required after a private party shall be deducted from the deposit and, if in excess of the deposit, billed to the hosting resident

II. Common Services

- A. **Xfinity (Comcast)** <http://www.xfinity.com> (800) 934-6489 - Xfinity provides our cable and free use of HBO
- B. **Power:** Florida Power & Light (FPL) <http://www.fpl.com> (800) 468-8243
- C. **Water:** Palm Beach County Water Emergency (561) 740-4600
<https://discover.pbcgov.org/waterutilities/Pages/default.aspx>
- D. **Trash Collection - Solid Waste Authority Customer Information Services:** <http://www.swa.org> (561) 697-2700
 - 1. Monday: Trash in containers (no “bags only”) and recyclables placed at the end of the driveway (not on the grass)
 - a) Recycling Blue Bin: Plastic bottles and containers, cans, glass bottles and jars, cartons, drink boxes
 - b) Recycling Yellow Bin: Cardboard, newspapers, office and school paper, mail, magazines, dry food boxes, paper bags, cardboard paper rolls, pizza boxes.
 - c) Never Recycled: plastic bags, foam products, aluminum foil / pans, shredded paper, plastic utensils or straws, paper towels / plates / napkins, coat hangers, or light bulbs.
 - 2. Thursday: Trash in containers (no “bags only”) and bulky waste placed at the end of the driveway (not on the grass)
 - a) Yard waste (max 6 cubic yards per week)
 - b) Bulk waste (max 3 per week: appliances, furniture)
 - c) Construction debris (max 2 cubic yards / week) in containers less than 50 pounds
 - 3. Trash can be put out in containers between 6:00 pm the night before pick-up; containers must be brought in by 9:00 pm the same day as trash pick-up
 - 4. When not out for trash pick-up, containers must in the garage (if garages are not available, they must be out of sight).
 - 5. Building materials or other debris may not be out and visible from the street on any days other than bulky trash pick-up day and hours previously identified
 - 6. Trash will be picked up on holidays except for Thanksgiving and Christmas
- E. **Request for Vendor Services:** when there is a problem that may be associated with your home, please contact the property manager. If the property manager is not immediately available and there is an emergency matter that must be addressed, please take the appropriate action(s) to mitigate any damages.

III. Vehicles and Parking

- A. **Good to know:**
 - 1. Community speed limit is 15 mph
 - 2. Garage doors shall be closed when not in use
 - 3. Items not allowed on property unless completely enclosed in garage include: boats, boat trailers, personal watercraft, motor homes, motorized golf carts, trucks (larger than 1/2 ton pickup), travel trailers,

or RVs

4. In-operable vehicles (flat-tires or covered cars) are not allowed to be parked on the property (including driveways); maximum is 10 days to service and then they must be removed
5. Any vehicles doing damage to property (such as dripping oil) are not allowed and the owner of the unit (not a renter) will be financially responsible for any property damage

B. Parking - General

1. No parking on the grass
2. No parking in areas labeled "No Parking" (any dead-end areas, near fire hydrants, or 30 feet from corners)
3. No parking on the streets between 1:00 am and 6:00 am
4. Vehicles shall be parked in such a way that they do not stick out from the driveway
5. Vehicles shall not be parked in another resident's driveway without prior written permission from the owner and on file with the property manager

C. Guest Parking

1. A resident pass is required to park overnight (1:00 am to 6:00 am)
2. If a resident guest pass is in the window of a car, the car is allowed to park overnight in a guest spot for a maximum of 3 days per month
3. Cars parked in guest parking shall not be backed in; the license plate must be viewable for security by driving past the guest parking areas
4. If a resident expects a guest to stay for a period of time, a longer parking pass can be requested from the property manager for up to 30 days.
 - a) Information required: the car make, model and color along with the license plate.
 - b) Parking with this type of permit is allowed only in the guest parking area

D. Commercial Vehicles or Unmarked Vans: Commercial vehicles are allowed on the property between 8:00 am and 6:00 pm unless an emergency situation has been reported to the property manager; then they are allowed on property to resolve issues outside of these hours

IV. Ownership, Renting, and Guests

A. Our IOB Community

1. Prior to living in our community, all adults aged 18 or older must notify the property manager; this includes owners, renters, or anyone staying with an owner or renter for over 30 days
 - a) A background check is required
 - b) An orientation is required
 - c) A minimum credit score of **700** is required
2. The following items are from IOB Declaration (and are here only for easy reference):
 - a) If it is necessary for the community to evict a renter for not following the association rules, all costs for such legal action will be charged to the unit owner
 - b) Unit owners are not permitted to allow multiple families to live in their unit for multiple periods even though no rent is collected

- c) Any fines for violations by a renter will be levied against the unit owner's account who is responsible for all actions of their renter
- B. Renting your unit (Based on the IOB Declaration, included for easy reference)**
 - 1. You are allowed to rent out your unit after living here at least a year
 - 2. Our property manager must be notified of all leases and current contracts must remain on file
 - a) Owners must submit a renewal notice to our property manager at least 30 days prior to the expiration of the lease; this will be accepted only if the owner is in good financial standing with Isles of Boca on monthly maintenance fees
 - b) If a renewal notice is not received by our property manager within 30 days after the lease expiration date, it will be assumed that the lease has expired; owner will go to bottom of list for maximum renters or possible removal from the property
 - c) No renter is permitted to sublet or assign their unit to another person; immediate eviction will result, with the owner responsible for any legal costs incurred
 - 3. There is a maximum of rentals for the entire community at any given time, as stated in our documents
 - a) Our property manager will maintain a waiting list of owners who would like to rent their property
 - b) Any expired lease is subject to waiting for one of the available rental spots
 - c) Leases renewed within association guidelines are not considered a new request
 - 4. Owners are permitted to rent out only once per year
 - 5. All lease terms must be for a term of 12 months
 - 6. All lease applicants must have a minimum credit score of 700.
 - 7. If a unit is sold while it is rented, the lease continues until the end of the term; under no circumstances will the current renter renew the lease with to a new owner after a sale
 - 8. Any legal costs associated with removal, or a renter will be the responsibility of the unit owner

V. Requesting Changes to your home

A. The Process

- 1. The community website will have a place to get a request form; examples when a form must be submitted to the ARC (Architectural Review Committee) include but not limited to gutters (white with 7" width), windows, hurricane shutters and patio.
- 2. A request to change will be submitted to our property manager on the request form, along with plans, costs, and vendor information
- 3. Our property manager will review all requests before sending to the ARC
- 4. The ARC will meet at least monthly to review all resident requests for changes

B. Some Guidelines for an Outdoor Patio

- 1. Maximum patio dimensions are 8 feet in depth from the building and 14 feet in width; the length of the patio may not extend beyond the middle of the separation from next door neighbor and / or side of building

2. The owner is responsible for landscaping to buffer the patio

- a) On center units, only the backside of the patio shall be required to have landscaping
- b) On corner units, the backside of the patio and the side at the end of the building shall require landscaping
3. Any sprinkler changes needed shall be made by the association's current vendor and paid for by the homeowner; any changes of this type must be submitted in the initial request

VI. Other

- A. Emergency Contact:** Each resident is responsible for providing the property manager with the name, phone number, and email address of an emergency contact
- B. Exterior of our homes and common areas**
 1. Outdoor patios
 - a) May not be used for storage
 - b) A limited amount of outdoor furniture is permitted if it is clean and in useable condition
 - c) A gas grill may be stored on an outdoor patio and may not be stored within an upper balcony
 - d) When used, gas grills must be 10 feet from any building
 - e) Umbrellas of earth tone colors are allowed, and must be kept in the down position when not in use
 - f) Not permitted: charcoal grills, wood-burning grills, attached awning, hammocks
 2. Personal property such as benches, bicycles, tools, etc. must be kept inside.
 3. Maintenance of the screens on the lanai are the responsibility of the owner
 4. Nothing may be hung or affixed to any exterior that could potentially damage the building
 5. Walk at least 15 feet away from the buildings on the lake side
 6. Prohibited Items in common areas (including a driveway) include signs, statues, swing sets, hammocks, athletic equipment, clothes lines, stoves, and grills. Basketball hoops are allowed yet shall not face or be allowed on the street. All basketball hoops shall be on the resident's driveway. Residents are responsible for removing sports equipment and storing it away in the event of a storm.
 7. A garden hose can be kept in the front or side of the home if it is neatly coiled near the water faucets and/or stored on a hose stand as approved by the Architectural Review Committee ("ARC") standards. Hoses must not be found obstructing the sidewalks, streets, etc., or common grounds (in the grass).
- C. Pets**
 1. Pets are limited to dogs, cats, birds, and fish (no reptiles)
 2. Maximum of 2 pets, which do not exceed 20 pounds each
 3. Dogs and cats must be registered with our property manager
 4. Dog waste must be immediately picked up and properly disposed of
 5. Pets are to be under control by owner or pet sitter via leash
 6. Pets may not be tethered to outside stationary objects or left unattended on the

indoor / outdoor patio

7. No animal may commit a nuisance: no excessive barking, any biting, etc.

D. Wildlife: please do not feed!

E. Garage Sales

1. Private garage sales are not permitted
2. Community garage sales may be organized no more than two times per year

F. Landscape, plants and irrigation

1. Flowers or plants may be planted by residents inside their walkway
2. Maintenance of the walkway is the responsibility of the landscape company, unless marked for “no trim” by placing a red reflector
3. Flowers, plants, and trees inside the walkway, driveway or common area are not permitted to touch the building, gutters, fascia or roof
4. Any damage done to the irrigation system will be corrected by the property manager and charged to the owner where damage occurred

G. Decorations

1. The American Flag may be no larger than 4' x 6'
2. No common areas are to be decorated by homeowners
3. Holiday decorations
 - a) May be hung only if they do not damage to the common areas or buildings
 - b) Decorations may not be displayed before November 1 and must be removed by January 15th of the following year.
4. Time frame for other holiday decorations includes one week before and one week after said holiday

H. Hurricanes

1. In the event of a hurricane, all furniture, plants, grills, etc. must be removed from the balcony, patios, walkways, and entryways
2. Hurricane shutters may be closed when hurricane warnings are issued for Palm Beach County. They must be removed within 48 hours of having power after the hurricane passes.
3. If an owner puts up plywood to protect windows during a hurricane, it must be removed within 48 hours of having power after the storm. Repair of all building surfaces, including painting is the financial responsibility of the owner.

Attachment A - Property Management Company Information

GRS

www.grsmgt.com

3900 Woodlake Blvd., Suite 309

Lake Worth, FL 33463

Customer Service: (561) 641-8554

Monday – Friday 8:30 am – 5:00 pm

Attachment B – Palm Beach County Rules for Grills

<https://discover.pbcgov.org/pbcfr/CRRD/Documents/Barbeque%20Safety%20Requirements.pdf>

10:10.6.1 - *For other than one-* and two-family dwellings, no hibachis, grills, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 feet of any structure.

10.10.6.2- For other than one-and two-family dwellings, hibachis, grills, or other similar devices used for cooking **SHALL NOT** be stored on a balcony.

Summary: No gas, wood or charcoal “flame producing” cooking appliances are to be used or stored on any upper floor balcony.



Barbeque Safety Requirements



Per the Palm Beach County Fire Marshal and in accordance with the current edition of the Florida Fire Prevention Code, the following applies to the use and storage of cooking equipment on balconies and within 10 feet of any structure other than one- and two-family dwellings within the jurisdiction of Palm Beach County Fire Rescue. Storage of propane cylinders must be a minimum of 5 feet from any doors and windows.

10.10.6.1 - For other than one- and two-family dwellings, no hibachis, grills, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 feet of any structure.



10.10.6.1.1 – Listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other similar electrical appliances shall be permitted.



10.10.6.2- For other than one-and two-family dwellings, hibachis, grills, or other similar devices used for cooking **SHALL NOT** be stored on a balcony.



Summary: No gas, wood or charcoal “flame producing” cooking appliances are to be used or stored on any upper floor balcony.

For more information on Fire Safety click here

