The Island Condominium Association

Rules, Regulations, and Policies

Original Adoption Date: September 19, 2007

Board of Directors at Time of Original Adoption:

- Dasgen DA Bundan
- Joe Gumber, President
- Kuch Alay
- Rich Almgren, Vice President
- Jean Decker, Secretary/Treasurer

Revised Edition

Revision Date: August 23, 2025

Board of Directors at Time of Revision:

- Dan Gumber, President
- Lyndon Bozeman, Vice President
- Jessie Nance, Director
- Ray Hernandez, Secretary/Treasurer

The following rules and regulations were adopted as policies by the Board of Directors in accordance with the Articles of Incorporation and by Laws of the Island Condominium Association. **All original wording is preserved exactly as written.** Only formatting has been modernized for clarity and readability.

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1. Animals

Unit owners may keep and maintain one domesticated dog or cat so long as such pet is not a nuisance, obnoxious or troublesome to other unit owners or guests.

a. The unit owners shall assume full responsibility and liability for any damage to persons or property caused by the animal.

b. The unit owner shall assume full responsibility and liability for any damage to persons or property caused by a guest's animal.

c. The above right to maintain one pet upon the condominium property is subject to revocation and termination at any time by the Board of Directors upon their sole determination that such a

pet is either vicious or is annoying other members or otherwise is considered a nuisance to the community.

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2. Home Business

Business home occupations shall be prohibited from displaying any type of signs, advertisements, notices or other facsimile on any exterior or interior parts of the buildings.

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3. Trash

All trash; debris or refuse shall be deposited in the dumpster that is labeled for condo use. No fires, nor burning of any trash, debris, or material shall be allowed outside any unit within the Island Condominiums except by permission of the Board of Directors.

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4. Recreational Equipment

No recreational equipment shall be parked, stored or maintained by any unit upon the exterior property of the Island Condominiums for longer than two weeks. Recreational Equipment is defined to mean boats, campers, trailers of every nature and description or other like kind of equipment or devices. The Board of Directors may give permission to use the space behind the fence at the tool shed.

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5. Motor Vehicles

No motor vehicle shall remain parked within or upon property of the Island Condominiums unless the same is in good working condition and used for actual transportation. In no event may vehicles of any nature be parked in the outside condominium parking area for more than two weeks continuously without permission of the Board of Directors. Homeowners are limited to 2 vehicles parked in their driveways not including short-term guests. All driveways and entries shall be kept free and clear of obstructions that would prohibit access by other residents and/or snowplows.

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6. Buildings

No alterations, additions or improvements shall be made or accomplished upon the exterior of the buildings without prior approval and consent from the Board of Directors.

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7. Locks

It is recommended that a key to your unit be left with a full-time neighbor or friend for use in situations that might arise that would require entry to your unit.

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8. Common Land Areas

The common land area of the general common elements shall be kept and maintained by the association. Each unit owner may plant and maintain the areas known as berms. Any damage to the general common elements caused by a unit owner or their guests shall be repaired at the expense of the unit owner.

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9. Deck Areas

Each owner is responsible for the repair and replacement of their deck. Any enlargement to this deck area must be approved by the Board of Directors (see minutes of Oct. 30, 2004, meeting).

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10. Roofs

Each owner is responsible for the repair/replacement of their roof (August 1996 decision). The color of the roof should be kept the same as the others.

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11. Noises

Between the hours of 10:00 p.m. and 8:00 a.m., owners/guests shall maintain as low noise levels as are reasonably possible.

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12. Miscellaneous

Each owner and the occupants of a condominium unit shall maintain or cause to be maintained, in good condition and repair, his condominium unit and all the fixtures therein, and shall promptly pay all charges for utilities separately metered to such unit.

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13. Transfer Fee

At the Annual Membership meeting on Nov. 6, 1994, a resolution was passed to create an Association Improvement Sales fee of $1000.00 levied on the buyer of a member's unit. Further, it is the obligation and responsibility of the buyer to assure the remittance of the fee to the Association. The payment may be accomplished through an escrow agent or by personal payment to the Association. Effective date of this levy is retroactive to August 1, 1994.

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14. Fishing Easement of previous Recreation Area

The recreation area at the tip of the island is no longer owned and maintained by the Condominium Association. Only the owners of each condominium unit have an easement to cross the property known as the McBride Property for the purposes of fishing and only with prior permission of the owner, Tony McBride. See “Fishing Easement Document” in the Condo Association files.

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15. Long- or Short-Term Rentals

Per Island Condo Association bylaws, condominium units cannot be offered as rental units, either short term or long-term rentals. See the amended bylaws regarding any hardship exceptions.

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16. Compliance

Each owner, guest, invitee, and lessee agrees to comply with and abide by all rules and regulations set forth above and as the same may be amended or adopted by the Board of Directors with the members' approval. The above rules and regulations shall in no way amend or alter the Articles of Incorporation, Condominium Declaration or the by-laws of the Association but shall only be supplemental thereto.

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