



ISLANDWALK

AT THE WEST VILLAGES

IslandWalk at the West Villages Homeowners' Association

Sales Application

Per Declaration of Covenants-

Section 19:

CONVEYANCES, TRANSFER AND ENCUMBRANCES OF HOMES

(A) Notice to Association:

“Not less than 20 days prior to (i) the date of any closing of a sale, or (ii) the effective date of any lease, the Owner shall notify the Association in writing of his or her intention to sell or lease his or her Home and furnish with such notification a copy of the contract for purchase and sale or a copy of the lease, whichever is applicable.”

ISLANDWALK AT THE WEST VILLAGES
19215 Tantino Drive
Venice, FL 34293
941-493-2302

Seller/Owner of Record _____

Property Address _____

Closing Date: _____ Date of New Owner Occupancy: _____

THE UNDERSIGNED HEREBY MAKES APPLICATION FOR OWNERSHIP IN ISLANDWALK AT THE WEST VILLAGES IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS, THE PURCHASER(S) REPRESENT THAT THE FOLLOWING INFORMATION IS TRUE AND CORRECT AND CONSENT TO FURTHER INVESTIGATION CONCERNING THIS INFORMATION OR ANY INFORMATION WHICH COMES FROM THAT INQUIRY WHICH IS NECESSARY FOR APPROVAL OF THIS REQUEST.

Person(s) taking title to unit. (If Trust/Corp/Other, please note the designated primary occupant (up to two owners/officers are allowed):

Name _____

Name _____

Other occupants (leave blank if investment/rental property only):

Name _____ Relationship _____

Name _____ Relationship _____

Name _____ Relationship _____

NOTE:

☐ Occupancy restricted to 1 family, no more than two (2) persons per bedroom, including children.

I/we are purchasing this unit with the intention to:

___ Reside here on a full-time basis / ___ Reside here on a part-time basis / ___ Lease the unit.

Present phone # _____ Phone # after closing _____

EMERGENCY CONTACT:

Name _____ Phone #(s) _____

Street Address _____ City _____ State _____ Zip _____

VEHICLES:

Auto #1: Make _____ Model Color _____ Yr. _____ Lic# _____ St _____

Auto #2: Make _____ Model Color _____ Yr. _____ Lic# _____ St _____

(If vehicle unknown or rental, please indicate above)

PETS: Owners are allowed to have domestic pets such as cats or dogs.

Pet:

Breed _____ Name _____ Pet License # _____

State _____ Date _____ Weight _____ Rabies Vaccination Date _____

Pet:

Breed _____ Name _____ Pet License # _____

State _____ Date _____ Weight _____ Rabies Vaccination Date _____

I/WE AM/ARE AWARE AND AGREE TO ABIDE BY THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF ISLANDWALK AT THE WEST VILLAGES, THE ARTICLES OF INCORPORATION, THE BYLAWS AND ANY RULES AND REGULATIONS. YOUR SIGNATURE WILL ACKNOWLEDGE YOUR AGREEMENT TO COMPLY WITH ALL GOVERNING DOCUMENTS INCLUDING THE RULES AND REGULATIONS AS WRITTEN.

SIGNATURE OF APPLICANT(S) _____

SIGNATURE OF APPLICANT(S) _____

DATE _____

Name of Real Estate Agent & Agency _____

Phone # _____

Address: _____

Closing Attorney/Title Co. _____

Phone # _____ Fax # _____

Address City St Zip _____

This application has been designed for the purpose of protecting you and the current property owners. It is the desire of the present members of the Association to welcome you to an environment in which pride in ownership and adherence to all Rules and Regulations will ensure an ideal private and community life.

The following items MUST be included at the time the application is submitted to Castle Management. An incomplete Sales Packet will cause delays in processing.

_____ **\$50.00 NON-REFUNDABLE Application Fee payable to IslandWalk HOA**

_____ **Fully Completed Application**

_____ **Copy of Executed Sales Contract**

Return ALL above items to:
IslandWalk at the West Villages
19215 Tantino Drive
Venice, FL 34293
941-493-2302

Or email to our Administrative Assistant, Anita McGillin
At: amcgillin@castlegroup.com

ACTION OF BOARD OF DIRECTORS

APPROVED____ DISAPPROVED____ DATE OF DECISION _____

BY: _____ OR _____
(Association Director) (Manager for the Association)



RULES AND REGULATIONS FOR ISLANDWALK AT THE WEST VILLAGES

The definitions contained in the Declaration of Covenants, Conditions and Restrictions for IslandWalk at the West Villages are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees of each Lot shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions, and each and every term of the provision of the Articles of Incorporation, and By-Laws of the Association. The Board shall give an Owner in violation of the Rules and Regulations, written notice of the violation by U.S. Certified Mail, return receipt requested, and fifteen (15) days in which to cure the violation. All Owners shall comply with the Use Restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions.

Article IX-Use Restrictions, Section 40 (Page 55)

2. Complaints regarding the management of the Association Property, or regarding the actions of other Owners, their families, guests or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.

3. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Association Property. The walkways, bridges, sidewalks, and streets shall not be obstructed.

4. Any damage to the Association Property, property, or equipment of the Association caused by any Owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner.

Article X, Damage or Destruction, Paragraph D (Page 57) ?

5. An Owner will not park or position his vehicle so as to prevent access to another Lot. The Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all Owners.

6. No Owner shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each Lot Owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.

Article IX-Use Restrictions, Section 3, Page 47

7. Except as may be permitted in accordance with the Declaration, no transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Lot or the Association Property.

Article IX-Use Restrictions, Section 18 (Page 50)

8. All garbage and refuse from the Lots shall be deposited with care in each Owner's private garbage containers, which shall be placed so they are not visible from the Roads or from adjoining Lots or Homes. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association Property.
[Article IX-Use Restrictions, Section 36 \(Page 54\) also Section 11 \(Page 48\)](#)
9. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
[Article IX-Use Restrictions, Section 18 \(Page 50\)](#)
10. All draperies, curtains, shades, or other window coverings installed in a Home, and which are visible from the exterior of the Home, shall have a white backing, unless otherwise approved in writing by the Committee.
[Article IX-Use Restrictions, Section 28 \(Page 53\)](#)
11. No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be allowed on or about any portion of Islandwalk at the West Villages.
[Article IX-Use Restrictions, Section 21 \(Page 52\)](#)
12. Complaints regarding the management of the Association Property, or regarding the actions of other Owners, their families, guests or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
13. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.
[Also Bylaws, Exhibit D, Section 10 \(Page 9\)](#)
14. With respect to satellite dishes that are one (1) meter (39.37 inches) in diameter or less, and other antennae specifically covered by 47 C.F.R. Part 1, Subpart S, Section 1.4000, as amended, promulgated under the Telecommunications Act of 1996, as amended from time to time (collectively referred to as "Dishes"), the Association hereby adopts the following installation rules to the extent that reception of an acceptable signal would not be unlawfully impaired by such rules and provided the cost of complying with such rules would not unreasonably increase the cost of installation of permissible dishes or antennae. Dishes shall be mounted on the ground no more than 36" above the ground and shall be screened from view from the street and neighboring property using Committee approved plant material that is 36" tall and no more than 16" on center.
[Article IX-Use Restrictions, Section 17 \(Page 50\)](#)
15. These Rules shall not apply to Declarant as an Owner.
[Article IX-Use Restrictions, Section 41, Paragraph 2 \(Page 56\) also Article II, Section 9 \(Page 21\)](#)
16. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.

By Resolution of the Board of Directors of

IslandWalk at the West Villages Homeowners Association, Inc.



RESORT CENTERS & AMENITIES

The Resort and Clubhouse Centers are for all residents of IslandWalk. We appreciate you taking pride in keeping them beautiful and safe.

You must use your fob to access any of the Resort Center doors and gates. Keep in mind, we do have a good deal of construction going on in the community and we want to make sure only residents (and their accompanied guests) have access to the Centers and Amenities.

PLEASE make sure all doors and gates close completely behind you as you enter or exit the buildings and pool areas.

Current Hours for FOB Access:

7 Days a Week

Fitness Center 5:00 a.m. to 10:00 p.m.

Resort, Lap, Clubhouse

Pools and Spas Dawn to Dusk - Pool decks included

Resort Center 7:00 a.m. to 10:00 p.m. (subject to change)

HOA Office Hours Monday - Friday 9:00 a.m. to 5:00 p.m.

Saturday 9:00 a.m. to 4:00 p.m.

Sunday 11:00 a.m. to 4:00 p.m.

Basic Information about the Resort and Clubhouse Centers

The Resort and Clubhouse Centers consist of several amenities:

- . 8 Har Tru Tennis Courts
- . 12 Pickleball Courts
- . Resort and Clubhouse Pools
- . Resort and Clubhouse Spas
- . Resort and Clubhouse Lap Pools
- . 8 Bocce Courts
- . 2 Fitness Centers
- . Movement Rooms
- . Massage Room
- . HOA Office (located in Resort Center)
- . Library
- . Community Room
- . Arts and Crafts Room
- . Catering Kitchens
- . Barbeque Grills
- . 2 Fire pits

Your guests must be registered at the HOA office of the Resort Center, just as you would register them with the gatehouse. If more than 2 guests will be using the Resort Center, you must accompany them.

Please make sure your guests know our Rules and Regulations.

Agreement to Abide by All Rules

Name: _____

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____

Name: _____

Signature: _____ Date: _____