



KINGS ISLE in REVIEW:

The Kings Isle Community Association (KICA) is an established, over 55 active-adult, independent living, lifestyle community.

Kings Isle is considered the fifth most active lifestyle community in the state of Florida with over 40 social and activity clubs, offering games, classes, trips and events, with a social director and full-time clubhouse management and maintenance staff on-site. The gatehouse is operated by officers day and night.

GOVERNING BODIES:

The 987 homes are contained in 7 self-governing neighborhoods. The Kings Isle Community Association, Inc (KICA) Property Owners Association plus the 7 Neighborhood Home Owner Associations (HOA) maintain, operate, administer and manage the Common Areas owned by each Association. Each Association maintains, through a Board of Directors (BOD), the Vision & Goals and the Common property such as the roads, the irrigation, and the landscaping within their respective neighborhoods.

The KICA consists of the following Associations, which have been incorporated as Florida “not for profit Community Corporations”:

1. **Kings Isle Community Association, Inc (KICA)** – 987 Homes Total
2. Isle of **Madeira** HOA (117)
3. Isle of **Granada** HOA (47)
4. Isle of **Venice** HOA (147)
5. Isles of **Lombardy** HOA (112)
6. Isle of **Capri** HOA (153)
7. Isle of **Tuscany** HOA (210)
8. Isle of **San Marino** HOA (201)

Each of the 8 associations has a “Document Book” which includes copies of important documentation such as:

1. Declaration of Covenants, Restrictions and Easements (consisting of up to 18 articles),
2. Articles of Incorporation (consisting of up to 15 articles), and
3. Bylaws (consisting of up to 14 articles).

In order to carry out its purposes, each Association shall have lien rights, powers of enforcement and rule making authority to carry out the provisions of these documents.

Each BOD develops and sets Policy for their HOA. The BOD hires a management company to execute the Policy. Neighborhoods elect 5 Directors to manage their HOA. The terms of the Directors run for 3 years, staggered. Elections are held once a year. Each homesite has one vote. One difference between the Neighborhood Associations and the KICA is the Neighborhood Association BOD is elected by the residents while the BOD for the KICA is appointed, one from each Isle Neighborhood.



It is important for each homeowner to participate in the election process as the BOD has a significant influence in the quality of life for the Neighborhood. If a homeowner cannot be present for the annual election meeting, the homeowner has the option of voting by proxy.

Isle BOD Organization:

President, Vice President, Treasurer, Secretary, Director

KICA BOD Organization: one representative from each neighborhood association:

President, Vice President, Secretary, Treasurer, Director x3

Typical Committees:

- Welcome
- Meeting Refreshments
- Architecture Review Committee (ARC)
- Maintenance
- Rules and procedures
- Violation Appeals Committee

GOVERNING DOCUMENTS:

The Articles of Incorporation of each Association set forth the purposes and powers of the Association. The Articles also provide for the qualification and members of the Association's Board of Directors during the period described in the Articles.

The By-Laws of the Association detail the everyday working features of each Association, such as how and when the meetings of the members and Directors shall be held. The By- Laws also contain provisions relating to the preparation of the annual Association expense budget.

Although the owner of a home (the "Owner") acquires the home subject to the provisions of the Declaration of Covenants, Restrictions and Easements and other documents, the Developer has made every effort to preserve the independence and privacy of every Owner. Each Owner owns a tract of land and the home thereon in fee simple (the "Homesite").

Precedence and Conflict

- In the event of a conflict between an Isle document and the Florida Statutes, the Florida Statutes take precedence.
- In the event of a conflict between an Isle document and Port St Lucie Codes, the Port St Lucie Municipal Codes take precedence.
- In the event of a conflict between an Isle document and the Kings Isle Community Document Book, with respect to common property, and actions affecting more than one Isle, the Kings Isle Document Book takes precedence.

Every new resident must be given as part of the title closing, two Document Books: one for the Kings Isle Community Association and one for the Neighborhood Association into which you are moving.



Each Document Book contains three similar parts: Articles of Incorporation, By-laws, and Declaration of Covenants, Restrictions and Easements.

COVENANTS; RULES AND REGULATIONS: The Association may adopt additional reasonable rules and regulations relating to the use and maintenance of the homes and Neighborhood, and rules and regulations relating to the recreational facilities and Clubhouse, and amend the governing documents. They shall be lawfully approved, filed with the Clerk of the Circuit Court of St. Lucie County and distributed accordingly.

COMMON RESTRICTIONS:

Two domestic animals less than 25 lbs each, or one at 40lbs. No animal breeding. No feeding wildlife.

No parking in lawns; no commercial vehicles; no recreational vehicles except in garage.

Modification to exterior of unit and homesite requires ARC approval.

Hurricane protection can only be used/closed when a Storm Watch is made, and must be removed 72 hours after all clear.

Proof of homeowner's insurance is required to Isle management.

No wells, no mining, no septic tanks, no gas tanks.

No commercial storage of flammable substances.

Use of power generator is limited to portable models, during power outage only.

Yard ornamentation and decoration is limited by Isle.

Installation of metal roof is permitted.

Garbage and recycling must be disposed of in proper containers.

BBQ Grills are allowed on back patio or back yard.

No fencing permitted.

Commercial activity and operating business in homes and the clubhouse is restricted; no solicitation, no sales.

Contractor hours Monday through Saturday 8:00AM to 5:00PM, with emergency exceptions.

All residents must receive Certificate of Approval from Isle association to reside.

At least one lawful occupant of a unit must be age 55 or older. No minors can be a resident.

Lease restrictions are 5% per Isle, and minimum of 3 months.

Minors using facilities must be accompanied by lawful occupant of unit.

All guests using the facilities must be registered.

Visiting guests are limited to 30 days in a calendar year.

The clubhouse and facilities are open 363 days per year, 8:00AM-10:30PM, with exceptions.

Reservation of clubhouse rooms is restricted to associations and clubs.

All events are BYOB.

Gatehouse resident lane is bar code activated. On-duty gate officers attend to guests.



FINANCIALLY:

The clubhouse association is fully funded for Reserve Study recommendations of projected costs 9 to 25 years in the future.

The clubhouse and facilities are mortgaged with a paid-date of 2028.

The association is independently audited in accordance with Florida Statute.

Changes to homeowner's deed or sale require Capital Contribution to be paid to both associations.

Internet and cable TV for homes is included in Kings Isle monthly association dues.

All streets are maintained by the individual associations.

Homesite and common property irrigation, lawn and landscaping are contracted by the associations.

Trash removal is included in your property tax except the clubhouse, Lombardy and Venice that have dumpster service charged to association maintenance dues.

Relationship of King's Isle Community and the St Lucie West Services District (SLWSD)

SLWSD is our water supply utility and they provide several services to King's Isle:

- Storm water management (retention ponds),
- Water for irrigation (retention ponds),
- Water for drinking (potable water),
- Wetland management - any identified wetlands and preserves within Kings Isle – SLWSD owns and manages, and
- Sewer piping for sewage - maintain main gravity sewer line & force main up to home owners clean out, where it becomes the home owners responsibility.

As you travel around the community, you will notice 8 small bodies of water that are retention ponds. All retention ponds within St. Lucie West are private property owned and maintained by the SLWSD, separate from a home owner private property or common property of the various neighborhoods in the King's Isle Communities. Pond waters are made up of surface water from storm sewer street drains and reclaimed grey water is also treated and returned to the ponds to be recycled as irrigation water. For Liability reasons, the District does not allow any fishing, swimming, or boating in any of the retention ponds owned by the District.

All of the retention ponds are interconnected to one another as well as to other retention ponds throughout the District. SLWSD owned and operated floodgates are used to manage the water levels when necessary by opening them to allow water to run into the storm canal and eventually the estuary.