



Welcome to the Isola Bella Community

Dear New Resident:

The Board of Directors of Isola Bella would like to welcome you to the community. We are sure you will be very happy with your choice to live in our beautiful neighborhood.

To help you with your transition, we thought it would be helpful to give you some helpful information.

Isola Bella Useful Information

Property Manager

Phone 561-966-9336

email: manager@isolabellahomeshoa.com

Association Official Website

www.isolabellahomeshoa.com

Clubhouse Hours

5:00 a.m.- 11:00 p.m.

Pool Hours

Dawn till Dusk

Guardhouse

969-0767

Guardhouse Automated System
(must call from number listed in guardhouse)

966-3164

ADT (Alarm System monitoring provided by HOA)

800-878-7806

Waste Pick-up Days

Wednesday --Trash/Bulk (Landscape Debris, etc.)
Saturday – Trash & Recycling

Trash pickup is suspended on Thanksgiving and Christmas Day only.

If your trash has not been picked-up, please call:
561-478-9590

The Beautiful Mailbox (Mailboxes, mailbox numbers, scrollwork and posts for Isola Bella).

800-856-6983

Please visit the Isola Bella website (www.isolabellahomeshoa.com) so that you may familiarize yourself with important community information.

Isola Bella Homeowners Association

7215 Via Luria, Lake Worth, FL 33467

Phone: 966-9336

Email: isolabellahomesmgr@gmail.com

Website: www.isolabellahomeshoa.com



Please note regarding the property manager office hours:

The major part of the property manager's responsibility is to spend a lot of time on property doing inspections, meeting with vendors, etc. Therefore, he/she will not always be physically in the office. Most everything you need should be provided by your landlord and most requests can be made via e-forms. If you call and the manager doesn't answer the telephone, he/she is most likely on property. Please leave a message or visit the website to see, if your request can be handled via e-form. If it is imperative that you speak with the manager in person, please use the link below to make an appointment. Please use this link once you've closed to set up your account and obtain access devices.

<https://yimwbekjrzzfiihrd.10to8.com>

GETTING STARTED:

Gate and Amenities Access Devices

If you need transponders or amenity access devices, please visit the website at www.isolabellahomeshoa.com and fill-out the "Request for Transponder or Amenity Card" form in the **e-form area of the site**. The transponders are \$25 each and the amenity devices are \$25 each. **Please note that a transponder will be given to those vehicles registered to an Isola Bella Address and registered to an approved tenant or owner ONLY.** If you have special circumstances, you must discuss that with the property manager.

Helpful Information:

Please refer to the Governing Documents and the Rules and Regulations for all community rules.

Access Control Officers and Callbox:

- Isola Bella has a contract with an outside company for access control. While the access control officers are here to assist us with access control, it is important to note that they are not the police or the fire department so **if you have an emergency, please call 911.**
- **If you have any issues with guests, vandalism, etc., please let the property manager know directly. The gatehouse officers may NOT take information, requests, etc. from residents.**
- If there is a stray dog in the area, please call animal control—the officers can **NOT** catch stray animals.
- If you see any children in the area vandalizing our property, please call PBSO and let the property manager know.



Guest Lane at Entrance:

- All persons entering through our "Guest Lane" will be asked for a **VALID DRIVERS LICENSE** to obtain access to our community (guests or residents).
- Your transponder does NOT serve as proof of residency. Anyone going through the guest lane **MUST** show a valid driver's license to enter upon the property.
- Please understand this is not to delay your (or your guest's) entrance but to ensure those persons "invited" to our community are the only persons entering our community. Please do not give the guard a difficult time, when you (or your guests) are asked for ID--this is for the safety of the entire community.
- If you are expecting a large party at your home, please provide the property manager with a guest list 24 hours in advance so as not to delay other persons' entrance into the community. The property manager will forward the information to the gate. Officers in the gatehouse may NOT accept lists.

Callbox and Automated System

The Association has both a call box and automated system to allow for guest entry.

Call Box

The call box allows a guest to reach a resident, if the guard is not present. There is not a code that residents may give to people for access. For security purposes, the system is not set-up in that way. The telephone number in the callbox is the same as the number given to the guardhouse.

Directions for the Call Box at the Guardhouse:

1. Scroll down to the name of the resident
2. Press button to dial the resident
3. Resident will need to press the number 9 on their telephone to allow entry



Automated System

The automated system allows a resident to call in a particular guest without having to speak with a guard. The resident must call from the telephone number listed as the primary telephone number, in the guardhouse system.

Directions for Automated System

1. Call 561-966-3164
2. Follow the system prompts

Clubhouse Social Room and Tennis Courts:

- The Clubhouse Social Room and Tennis Courts are locked at all times. The gym is always open, and may be accessed with an amenity key. The pool may be accessed with the amenity card. The keys for the social room and tennis courts may be taken out by residents. Guests of residents may not take keys.
- To obtain a key for access to the social rooms and tennis courts, please go to the guardhouse. You will be required to leave a valid driver's license with the guard during your time of use. The only form of identification that will be accepted to use the facilities is a valid driver's license.
- The social room and tennis courts are for social use only. Neither can be used for business.
- Members must be in good standing to use the all Isola Bella facilities.

Landscaping Debris Pickup

We ask that all residents note the following:

1. Yard waste debris pickup is only on Wednesday.
2. As per the Isola Bella governing documents, you may only put out landscaping debris at dusk the night before the scheduled pickup day. In this case, it would be dusk on Tuesday.
3. Do NOT leave debris on the grass area at the front of your home, as that is Association property. If the grass or irrigation is damaged, as a result of the debris, the resident will be responsible for payment of repairs.
4. If you trim the vegetation prior to dusk the evening before pickup (Tuesday) or if you use a company to trim your vegetation that does not haul away the debris, you are responsible for storing the debris out of sight until it may be placed curbside on Tuesday evening.
5. Please note that residents can be fined or have their use rights suspended for leaving debris out



Parking Restrictions

Please note the following:

1. Parking upon the property shall be restricted to the drive and garage located upon a lot. Parking on the streets or swales is NOT permitted.
2. Parking on the street can be for a short time ONLY. Cars may NOT be parked on the street all day.
3. No parking on the street overnight.
4. Parking on or across the sidewalks is prohibited. Your car may NOT be parked blocking the sidewalk in any way. This includes "piggybacking" the cars in your driveway.
5. Parking on the grass/landscape areas, of either a residential lot or common areas of the Association is prohibited. If a vehicle parked on the lawn causes damage to the sod, irrigation, the homeowner will be charged for the replacement, repairs, etc.
6. Vehicles not legally or properly registered/tagged must be parked within the enclosed garage and not visible from the outside, at all times.
7. No commercial vehicle, oversized vehicle, limousine, truck, tractor, trailer, boat or boat trailer may be parked or stored on property except in the garage of a home located upon a lot with the garage door in a closed position.
8. Oversized vehicles are not permitted to be parked anywhere on the property.
9. Registered, passenger vehicles ONLY may be parked in the clubhouse parking lot. Other vehicles will be towed. Commercial vehicles, motorcycles, trailers, ATVs, oversized SUVs, RVs, limousines, boats and any other non-passenger vehicle may NOT be parked in the clubhouse parking lot. Parking passes must be obtained and displayed. Passes are available at the Gatehouse.

Please note that if a resident or their guests receive any combination of three parking violation, the resident will be sent to the violation committee and the resident will be fined (up to \$1,000) or access devices (including transponders) will be turned off.

PLEASE REFER TO THE ISOLA BELLA GOVERNING DOCUMENTS FOR COMPLETE PARKING RESTRICTIONS



Swimming Pool

The Isola Bella pool is open and available to our members (in good standing) and their guests from dawn to dusk.

The pool area is for the enjoyment of all residents so we ask that everyone visiting the pool be respectful of their neighbors.

1. Due to Department of Health Department regulations, there is NO eating or smoking in the pool area at any time. Water is allowed.
2. Please do NOT bring glass bottles to our pool area.
3. "Parties" are not permitted at the pool. Any resident may bring guests to the pool, but food, drinks (except water), music, balloons, etc. are not permitted.
4. Please clean-up after yourself.
5. Loud music is not permitted. Please use earbuds.
6. Offensive music is not permitted.
7. Parents: please supervise your children so that they are respectful of all residents at the pool.
8. There is no diving or jumping allowed.
9. Please do not use the pool furniture to climb over the fence or to jump into the pool.
10. Please do not bring a ladder to the pool and use that to climb over the fence.
11. Infants, children and toddlers who are not toilet trained may not enter the pool without "swimmer" diapers or plastic pants. Regular diapers are not permitted in the pool. In the event of any damage to the pool caused the failure of a unit owner to use the proper diapers, such unit owner shall be liable for the cost incurred by the Association to clean and repair the pool.
12. Please remember that before entering into the swimming pool, residents and their guests must rinse off at the shower located on the pool deck.
13. NO SMOKING

Please refer to the posted rules at the pools for complete information.

If any resident notices anyone not adhering to pool rules, please contact the property manager. The manager is able to tell who is at the pool by the card that was used

We hope this information has been helpful. If you have any further questions, please call our property manager at 561-966-9336.

Office Use only:
Date Received: _____
Date Entered: _____



Resident Information Form

Property Address: _____

Owner Information: Owners fill out pages 1 - 3; if property is tenant occupied all forms must be filled out.

Please check one: _____ owner occupied _____ renter occupied

Owner Name/s: _____

Day phone: _____ Evening Phone: _____ Cell Phone: _____

Email/s: _____

Mailing Address (if different from property address):

Occupants of the home (including children): Any occupant (non-owner) over 18 must apply through Tenant Evaluation for Board approval

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

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Guest/s for permanent list (Guard house): 4 maximum per household for security purposes. Please note, is a name is not listed here, it will be removed from any previous lists.

Name: _____

Name: _____

Name: _____

Name: _____

Office Use only:

Date Received: _____

Date Entered: _____



Pet information: There is a 2 pet limit per household

Type: Dog/Cat/Etc.	Breed	Weight	Color	Name
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Type: Dog/Cat/Etc.	Breed	Weight	Color	Name
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Vehicle Information: Please verify that the office has a current registration for all vehicles. Give transponder #'s if applicable. Please verify that the office has current driver's licenses for all driving occupants.

Make/Model	License Plate#	Color	Year	Transponder #
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Make/Model	License Plate#	Color	Year	Transponder #
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Make/Model	License Plate#	Color	Year	Transponder #
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Make/Model	License Plate#	Color	Year	Transponder #
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Key FOB/Amenity Card #

Office Use only:

Date Received: _____

Date Entered: _____



Brief list of policies most frequently violated:

- Vehicles are to be parked in the driveway, under no circumstances is a vehicle allowed to park on the street, in the swale or in/over the grass. Extra parking is available at the clubhouse.
- Current driver licenses and vehicle registrations must be provided to management.
- No changes are permitted to the exterior of the home without prior approval from the Board of Directors.
- Pets must be kept on a leash while outside of a fenced yard, all owners are responsible to picking up their pet's waste. Pet feces is not to be left anywhere on property; it must be disposed of properly.
- Any and all changes must be reported to management.

I/We the undersigned do hereby certify to abide by the Rules and Regulations adopted by the Isola Bella Board of Directors and the Isola Bella Declaration of Covenants, Restrictions and Easements and By-Laws

Signature of Resident/Owner

Date

Signature of Resident/Owner

Date

Office Use only:

Date Received: _____

Date Entered: _____



IF YOUR PROPERTY IS LEASED:

Property Address: _____

Lease Start Date: _____

Lease End Date: _____

Tenant Information:

Name: _____

Day phone: _____ Evening Phone: _____ Cell Phone: _____

Email: _____

Mailing Address (if different from property address):

Name: _____

Day phone: _____ Evening Phone: _____ Cell Phone: _____

Email: _____

Mailing Address (if different from property address):

Occupants of the home (including children): Any occupant over 18 must apply through Tenant Evaluation for Board approval

Name: _____ Relationship: _____ DOB: _____

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Name: _____

Name: _____

Name: _____

Name: _____

Office Use only:

Date Received: _____

Date Entered: _____



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Signature of Tenant

Date

Signature of Tenant

Date