Innerarity Island Association
Board of Directors

May 2009

The Board of Directors of the Innerarity Island Association would like to take this opportunity to remind the members of certain issues that continue to be brought to the attention of the Board. In particular, we continue to receive inquiries and complaints regarding the following:

1. **Construction / Renovation of Properties**: All construction and renovations to properties of the Innerarity Island Association are governed by our Covenants and Restrictions which require that written approval be received from the Architectural Control Committee (ACC) prior to the activity taking place. This obviously includes the construction of new homes but equally so renovations to property that include but are not necessarily limited to the building of fences, pools, decks, patios, driveways, terraces, walkways, attached structures, etc. As you know our covenants and restrictions specifically prohibit outside storage buildings or utility trailers being used for that purpose. Also, the removal of trees greater than a 5" diameter at breast height (DBH) requires approval. Failure to obtain prior approval to remove trees meeting this criteria regardless of reason can result in an assessment on a per tree basis.
2. **Parking**: There are frequent reports by Association members concerning the parking of vehicles on the roadways or Innerarity Island Association right-of-way. Parking on the roadways obviously constitutes a hazard particularly for emergency and rescue vehicles and certainly an obstacle for normal traffic flow. Only under emergency and very short term circumstances should any vehicle parking on the road occur and the vehicles owner or driver must be available to move the vehicle on short notice. Parking on the right-of-ways adjacent to your property as a temporary means to accommodate house guests or others is certainly understandable and acceptable. However permanent or even semi-permanent parking is not. As you know the right-of-ways are owned by the Innerarity Island Association and access is needed on a regular and often unannounced basis for utility companies and their subcontractors as well as our contracted maintenance services. Disregard for this could lead to the vehicle or vehicles being towed without further notice at the owner's expense.
3. **Speed**: As with the parking issue, members of the Association have complained that the posted speed, especially on Innerartiy Point Road, is not being observed and in some cases considered to be dangerously fast. Please remember we have children, walkers, bikers and pets using the roadways. We remind you to observe the posted speed limits on Association roadways as our roads are very narrow with limited visibility. Also, make guests to our island aware of these limits.
4. **Pets:** Dogs unaccompanied by owner (handler) and not on a leash is a violation of the established leash laws. Please have your pet on a leash and pick up all "droppings" left by your pet while walking them in the neighborhood. Under no circumstance should a pet of any kind be allowed to roam freely.
5. **Signs:** No signs of any kind are allowed on the Association right of way, except common road and street signs and the required public notice of a Board or Committee

Meeting. No sign shall be displayed on any lot except one professionally lettered sign not more than three (3) square feet in size which may advertise the property for sale or rent except smaller additional signs maybe displayed to public view announcing a security service when applicable. Also, during construction one additional sign may be erected on the lot by the contractor.

6. **Right – of – Ways:** Some members do not know where the right of way is. The major right of ways is to the street side of every lot on the Island. The right of way varies in width from approximately six (6) feet to twelve (12) feet between the owner's lot and the road. This property is not the property of the lot owner. You can usually determine where the right of way is by noting the location of the power poles or boxes (for underground power) and telephone boxes and then drawing a line along your property just behind the utilities. The utility poles and boxes are always located on the right of way. Property owners should not place or plant anything on the right of ways other than one (1) mail box. Our roads are narrow and any plants or trees become an obstruction to visibility along the roads and are subject to required removal.
7. **Yard Maintenance / Vegetative Debris / Trash**: All property owners are reminded that failure to maintain your property in a neat manner and in accordance with other properties in the neighborhood will result in maintenance of said lots by the Innerarity Island Association, for which a reasonable charge shall be levied against the property owner. Yard debris and trash in excess of that normally picked up by ECUA should not be placed on the right-of-way unless arrangements have been made with ECUA or by other means to have it removed in a timely manner. The Association has been tolerant in the past with owners placing their vegetative debris on the right of way (in front of their home) 48 hours prior to the designated pickup time. The Escambia County Ordinances state the following: The debris or container shall not be placed near the curb for pickup prior to 5:00 PM of the day preceding the scheduled time of collection and that all containers shall be removed from the edge of the street prior to 7:30 PM on the day of collection.

Your attention to and compliance with the above is appreciated. The Board strives to make this community the best possible and to serve its members to the benefit of all. We appreciate the cooperation of all property owners.