

## Frequently Asked Questions

1. **Insurance:** No insurance over your property is covered by the HOA. Each homeowner is responsible for maintaining insurance on their unit as an attached residential home. It's a house, NOT a condo. Coverage must afford appropriately valued protection against loss or damage by fire and other hazards, windstorm (hurricane), and such other risks. Your coverage must include your roof.
2. **Gate Entry:** The entrance gate may be opened by using either a code or a remote. There is a common Owner Code, that is shared with owners only and changed/distributed quarterly. You may also set up your own personal code for you/your unit by contacting PSRi. All rental units should have a separate code for their guests (do not give renters the owner code). If you wish to purchase a remote opener, call or visit the PSRi office, as they keep them in stock.
3. **Termite Service:** The HOA maintains a termite bait station system. Once a year the complex is inspected for Wood Destroying Organism (WDO). If at anytime you believe you have a termite issue, contact Rocky's Termite and Pest Control at (850) 380-5408. This is not a bond, as one cannot bond a piling structure. The HOA is not responsible for any termite damage at a unit. This is only done to take advantage of economies of scale and offer protection as a whole. Individual units are allowed to add their own additional coverage, from any vendor, if they wish to do so.
4. **Water & Sewer:** The cost of water/sewer is included in your HOA assessment. Your main potable water shut off is in the underground valve in front of the Unit breezeway. The other underground valve is for the fire suppression system.
5. **Fire Suppression System:** The HOA pays to have all individual Fire Suppression Systems inspected once per year, usually in November. However, any necessary repairs, whether at that time or at another point in the year, are the responsibility of the Homeowner. Contact PSRi for service company recommendations.
6. **Mailboxes:** These mailboxes are NOT the property of USPS, and they don't have backup keys. If you need new mailbox keys, or a repair, you must contact a qualified locksmith (or you can drill and replace yourself). Your individual mailbox can be located by finding your unit number in the address ranges labeled at the top. Count from the upper left box down (even addresses only) to find your box.
7. **Facebook:** Members of the community do have a Facebook page you may join, <https://www.facebook.com/groups/IPRTownhomes/>. To clarify, this page is not maintained by PSRi or the BOD. It's still best to use email and the website for all official notifications. But the FB page is a great tool for neighbors to ask questions, post updates, share community news, and connect with one another.
8. **Beaches:** All Phase 1 beach areas are common areas for the enjoyment of all residents. This includes the central beach by the clubhouse, the beach behind the western blue building, and the beach area past the western blue building. You must remove all toys, trash, chairs, etc when you leave.
9. **Concrete Pad Extensions:** A rectangular and/or triangle extension to an individual unit's ground level back patio is a pre-established acceptable site improvement. However, you must still submit the request to the ARC to document its approval and ensure no other actions are needed prior to installation.

10. **Need to contact the board?** You can do so through the website Contact Us tab. Click to send it to the Association Manager and in the note write 'ATTN: BOD'.
11. **Wildlife:** If injured or dead wildlife is found, contact Florida Fish and Wildlife Conservation Commission at <https://myfwc.com/contact/incident-reporting/>.
12. **Roof Maintenance:** The HOA covers limited roof maintenance. However, repairs due to damage is the responsibility of the homeowner. If you have a suspected roof leak/issue, to please contact PSRi and inform them. They will schedule with our roofing contractor to come inspect the issue. If the contractor finds it to be a maintenance issue (ie: boots, screws, caulking), the HOA will have him complete the maintenance work. If it is determined to require repair (due to damage), it will be owner responsibility. The contractor will provide the owner an estimate to complete the repair work, but the homeowner is welcome to shop around to other contractors. This will help streamline maintenance and provide owners a reputable, capable, and qualified option when repairs are needed.
13. **Painting & Siding:** The HOA repaints the buildings as needed, typically every 5-7 years. The last repaint of Phase 1 was completed in Spring 2018. This is to take advantage of economies of scale and maintain continuity. However, any touch ups or repainting due to repairs is the homeowner's responsibility. Any siding, window, door, roof, railing, or exterior repair otherwise is the responsibility of the Homeowner. The paint color codes are below and available from Sherwin Williams.
  - 15900 – 15912: SW6506 Vast Sky
  - 15914 – 15926: SW6667 Afterglow
  - 15928 – 15940: SW6758 Aqueduct
  - 15942 – 15954: SW6603 Oleander
  - 15956 – 15962: SW6015 Vaguely Mauve
  - 16000 – 16012: SW6442 Supreme Green
  - 16014 – 16026: SW6667 Afterglow
  - 16028 – 16040: SW6338 Warming Peach
  - 10060 – 16074: SW6667 Afterglow
  - 16076 – 16088: SW6506 Vast Sky
  - Phase 2 Building A: SW6441 White Mint
  - Phase 2 Building B: SW6757 Tame Teal
  - Phase 2 Building C: SW7002 Downy
  - Phase 2 Building D: SW6505 Atmospheric
  - Phase 2 Building E: SW6441 White Mint
  - All Buildings – K43W00051 – Resilience Exterior Acrylic Latex Satin Extra White
  - All Buildings – 04068763 – Rust Destroyer Aerosol\*\*

\*\* Nail bleed is a common occurrence. Removal/Prevention is a 3-step process.

  1. With a wire brush, remove as much of the rust as possible
  2. Spray rust destroyer on the affected area and allow to dry
  3. Paint over rust destroyer with appropriate color (white or building color)
14. **Marina:** See Next Page

## ITH Marina (Access Pier and Boat Slips)

The HOA Slip Holders are currently in the process of building a 30-slip marina at the eastern end of Phase 1. The cost of construction of the Marina is being divided and paid for by the 30 Slip Holders. Those 30 slip holders will also pay additional annual fees for the maintenance and operation of the marina.

The marina will be built using all welded aluminum walkways, FlowThru composite decking, and fiberglass poles (no wood involved). Offsite aluminum fabrication is beginning in December 2022 and onsite installation expected in early 2023.

All 30 Slips have been reserved/purchased. However, **if you are interested in purchasing a boat slip, please contact PSRi.** You will be added to the waiting list. As of the last welcome packet update, we had a couple of Slip Holders interested in selling their Slip Reservations.

A few clarifications regarding the Marina:

- ITH homeowners who are **not** slip holders do not have a financial obligation towards the construction of the marina, nor do they have any additional monthly assessments for the marina.
- All ITH owners and guests will have access to the Access Pier, which is the ~500' portion in between the shoreline and the boat slips. There will be a gate at the shore coded the same as the Clubhouse, allowing all ITH residents access to enjoy walks, sunsets, meals, etc on the Access Pier. There will be a second gate just before the slips begin, restricting that area to only the Slip Holders.
- There will be no common area mooring or tie up options along the Access Pier.
- You will still be allowed to temporarily anchor your boat in other parts the Bay while coming and going to your unit. You'll just be asked to keep 50' from the Access Pier.

