



NEW RESIDENT INFORMATION AND WELCOME PACKET

To be presented at:
Grand Isles Clubhouse
11585 Lake Isles Drive
Wellington, FL 33414

Please call 561-333-5253 to schedule an appointment prior to moving in.

GRAND ISLES MASTER HOMEOWNERS' ASSOCIATION, INC.
11585 LAKE ISLES DRIVE
WELLINGTON, FL 33414

Dear Resident,

Welcome to your new home and thank you for choosing Grand Isles. We appreciate you taking the time to meet with us for the new resident orientation and hope you will enjoy the many amenities this community has to offer. We strive to ensure our community is safe and enjoyable for all our residents. We pride ourselves in keeping a property that is well maintained and neat in appearance. We would like to personally welcome you to the neighborhood and wish you the very best.

Shayda Ebrahimi, the Assistant to the Property Manager, will be your first point of contact regarding community-related issues. The office hours are 8:00 AM - 5:00 PM Monday through Friday and the office is closed from 12:00 PM through 1:00 PM for lunch. You can contact the onsite office by calling (561) 333-5253 or by email at sebrahimi@grsmgt.com. Jorge Toro, the Grand Isles Property Manager, is onsite on Monday – Friday and can be reached by phone call or text at [561-426-7494](tel:561-426-7494)

The items covered in this packet are general summaries only. For full copies of Rules and Regulations, By-laws, Restrictive Covenants, Clarifications and Amendments you can find a complete copy of Grand Isles Association Documents on our community website at www.grandisleshoa.org in our Resident Portal under Association Documents. You simply need to create an account. We ask that you do this sooner rather than later as you will use this account to pay your monthly dues online, have access to the Grand Isles Community calendar of events, and so much more!

Again, thank you, and welcome to Grand Isles!

Warmest Regards,

Grand Isles Homeowners Association Board of Directors



DISCLOSURE SUMMARY
FOR
GRAND ISLES

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF THE GRAND ISLES HOMEOWNERS ASSOCIATION.
2. THERE ARE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY. YOU HAVE SIGNED DOCUMENTATION STATING YOU HAVE REVIEWED AND WILL COMPLY WITH THE GRAND ISLES HOMEOWNERS ASSOCIATION RULES AND REGULATIONS.
3. YOU WILL BE OBLIGATED TO PAY MONTHLY OR SPECIAL ASSESSMENTS TO THE ASSOCIATION, WHICH ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
4. YOUR FAILURE TO PAY THESE ASSESSMENTS COULD RESULT IN FINES AND/OR A LIEN ON YOUR PROPERTY.
5. THE RESTRICTIVE COVENANTS CAN BE AMENDED WITHOUT THE APPROVAL OF ASSOCIATION MEMBERSHIP BY THE GRAND ISLES HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.
6. THE STATEMENT CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE AND, AS A PROSPECTIVE PURCHASER OR RENTER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS.

Note: There are standards for the maintenance and appearance of your property, requirements for the approval of changes to its appearance and restrictions on certain types of vehicles and other matters.

Community Provider Contact Information

Property Management Office

11585 Lake Isles Drive

Wellington, FL 33414

561-333-5253

Jorge Toro, Community Association Manager – jtoro@grsmgt.com

Shayda Ebrahimi, Assistant to the Property Manager – sebrahimi@grsmgt.com

GRS Community Management

3900 Woodlake Blvd

#309

Lake Worth, FL 33463

561-641-8554

residentservices@grsmgt.com

Grand Isles (Clubhouse)

561-333-5393

Grand Isles (Clubhouse Cell Phone)

561-426-7494

Gatehouse (Live Guard)

561-333-5393

Gatehouse (Automated)

561-333-0728

Common Cable/Internet Providers

Xfinity

Town Southern

11021 Southern Blvd

Suite 150

Royal Palm Beach, FL 33411 1-800-934-6489

<https://www.xfinity.com/local/fl/royal-palm-beach/11021-southern-blvd.html?cmp=ORG:OTH:HPL:ALL:GEN:GEN:OTH:NA:Ser:471337431>

AT&T (Fiber Optic is Installed in Grand Isles Community)

Wellington Green Commons (Whole Foods)

2545 S State Road 7

Wellington, FL 33414

561-793-3682 Toll Free 1-888-757-6500 <https://www.att.com/stores/florida/wellington/81434>

Electric

Florida Power & Light (FPL)

6001 Village Blvd

West Palm Beach, FL 33407

561-697-8000

<https://www.fpl.com/account/moving.html>

Water

Village of Wellington

12300 Forest Hill Boulevard

Wellington, FL 33414 561-753-

2418 <https://www.wellingtonfl.gov>

Garbage Collection

Village of Wellington

14001 Pierson Road

Wellington, FL 33414 561-791-4003

<https://www.wellingtonfl.gov/216/Garbage-Recycling>

Palm Beach County Sheriff's Office

Emergency 911

PBSO District 8

Non-Emergency

(561) 688-5447 Wellington / (561) 688-3400 Main

Fire Marshall

561-616-7030

Village of Wellington

561-791-4000

For emergencies involving life, health and safety please contact the appropriate governmental agency (Police, Fire Marshall, Village of Wellington, etc)

Village of Wellington Garbage Collection and Recycling Schedule

Wednesday - Household Trash and Recycling

To be placed within 24 hours of the scheduled pickup date.

DARK GREY BINS = **Household trash**

For restrictions and safety guidelines visit <https://www.wellingtonfl.gov/718/Garbage>

YELLOW RECYCLE BINS = **Paper, Cardboard, and similar items**

For restrictions and safety guidelines visit <https://www.wellingtonfl.gov/255/Recycling>

BLUE RECYCLE BINS = **Glass and Plastic**

For restrictions and safety guidelines visit <https://www.wellingtonfl.gov/255/Recycling>

Saturday - Household Trash, Vegetation and Bulk Trash To

be placed within 24 hours of scheduled pickup date.

DARK GREY BINS = **Household trash**

For restrictions and safety guidelines visit <https://www.wellingtonfl.gov/718/Garbage>

GREEN BINS = **Vegetation** - Please do not place vegetation debris on top of street drain covers. For restrictions and safety guidelines visit

<https://www.wellingtonfl.gov/720/Vegetation>

BULK TRASH for **oversized items**, such as bath tubs, bicycles, mattresses, etc.

For restrictions and safety guidelines visit <https://www.wellingtonfl.gov/715/Bulk>

Place your container within 3 feet of the curb, with the lid arrows pointing towards the street and at least 4 feet from mailboxes, other containers, and recycling bins.

Please contact the Village of Wellington for additional details.

Community Amenities

The following amenities are offered to the residents of Grand Isles:

- Clubhouse (Access w/Key Fob, Open 6:00 AM - 10:00 PM)
- Heated Clubhouse Pool (Access w/Key Fob, Open Dawn to Dusk)
- Fitness Center (Access w/Key Fob, Open 6:00 AM - 10:00 PM)
- Barbecue/Picnic Area
- Lighted Tennis and Pickleball Courts
- Lighted Basketball Courts
- Children's Play Area
- 24 Hour Manned Gatehouse
- Carmel Residents Only - Heated Carmel Pool (Access w/Pool Key, Open Dawn to Dusk)
- Irrigation Maintenance
- \$35.00 Carmel Pool Key

Key Fobs & Resident Gate Barcode Decals

Key fobs are available for purchase and must be accompanied by proof of residency. They can be purchased at the on-site management office via **check or money order, no cash please** for \$20.00 per fob payable to GRAND ISLES HOA. Key fobs are **required** to enter the Clubhouse, Fitness Center and Main Pool.

Resident gate barcode decals must be purchased for each vehicle at time of occupancy. To receive a barcode for your licensed motor vehicle, bring payment (payable to Grand Isles HOA) for either \$20 if replacing an existing barcode or \$42 if adding a barcode to a new vehicle. They can be purchased from the on-site management office via **check or money order, no cash please**. Barcode decals are strictly intended for the use of Grand Isles residents to access the community via the front gate Resident Lane and the Resident Only back gate. A request form must be filled out, submitted with copies of vehicle registrations, and with a form of payment as listed above. Please note for security reasons, barcode decals will only be issued to vehicles with names that appear on a purchase or rental contract, or as an occupant, and will be placed on the vehicle by the property manager. Please contact the property manager to purchase and install barcode decals.

Resident Information and Updating Your Guest List

GateAccess.net allows residents to update their own guest lists, receive text and/or email notifications of guest arrivals, and more. Residents may add or remove visitors and permanently authorize guests and service providers. The property manager will provide each resident with a username and password to access the system. Guest lists can be updated at any time by logging into the GateAccess.net website. We ask that all residents keep their guest lists current, as the guardhouse uses this system for visitor confirmation. Please note that if a visitor arrives who is not on your guest list, the guardhouse attendant must receive approval from the resident or the visitor will be denied entrance.

In addition, we have started using the FastAccess QR Code system, which allows residents to pre-screen their guests and issue them a QR code. Guardhouse attendants can scan the QR code upon arrival, helping to expedite guest and vendor access and reduce delays at the gate. Please note that guests entering with a FastAccess QR code are still required to present a valid photo ID at the guardhouse for verification. If you need assistance with this system, please contact the clubhouse.

Parking

We ask that residents of Grand Isles adhere to the parking policy. This ensures that the community retains a pleasing aesthetic appearance and ensures safety for residents of Grand Isles. Please **do not** park or stand on the road, block sidewalks, park on the grass, block a mailbox, or block a fire hydrant. Residents may park parallel on the apron of their driveway, as long as they are not blocking a sidewalk or parking on the grass. Personal/commercial vehicles are **not** allowed to be parked in the community overnight, or out of normal business hours, except for emergency repairs or work being done within a home; unless they are parked in the driveway..

When reserving the Clubhouse facility, if necessary, guests may park on the grass across the street from the Clubhouse but must remove their vehicle at the end of the specified time of the reservation. Please ensure guests are **not blocking** the sidewalk or fire hydrants.

Please refer to Association Documents for additional details.

PBSO Detail/Community Safety

Please note that the Board of Directors has retained the services of the Palm Beach County Sheriff's Department to conduct patrols throughout the Grand Isles on a staggered weekly schedule. In addition, PBSO randomly monitors our streets and all Village of Wellington traffic laws apply. These laws will be enforced. We strive to ensure our community is safe and enjoyable for all of our residents. Please make a complete stop at all **stop signs** and follow the posted **speed limit** signs. The posted speed limit for Grand Isles is 25 miles per hour. Please use precaution while driving throughout the neighborhood. Please watch for children at play and pedestrians crossing at designated crosswalks. Please exercise caution around bends and road curves. Please obey these traffic signs and rules of the road as the officers have been instructed to **issue citations** to those who do not comply.

Lakes

Please note that each owner shall maintain its homesite to the edge of the water on the adjacent lake in the Grand Isles. This lake easement area is the **responsibility of the owner**. It is to be mowed, kept clear of all debris, including but not limited to, palm fronds, coconuts, leaves, or trash that may have blown onto the area and be maintained in a neat and attractive condition. No landscaping, fences, structures or other improvements shall be placed within any lake maintenance or similar easements. Homesites that use lakes for irrigation are not allowed to use visible floating devices in the lakes. Our lakes are professionally managed and are fully stocked with fish. Fishing is permissible with proper licensing and with the practice of catch and release.

Please refer to Association Documents for additional details.

Rental Policy

Please note that the Rental Policy within Grand Isles must be followed accordingly, no exceptions shall be made. Homes acquired on or after January 1, 2023 are **not eligible to be rented out for the first 24 months of ownership. Please refer to the Association Documents for complete details.** A home can be rented only **once in a 12 month period for a period not less than 120 days.** Nothing will excuse a homeowner from this policy and it will be enforced. Tenants are required to complete an application **30 days** prior to the move in date. Landlords are required to submit all leases and renewals to the property manager and to comply with all local, county and state ordinances. All rental homes must secure a Business Tax Receipt (**BTR**) per the Village of Wellington. An application fee of \$150 will be collected prior to tenant approval for rentals over 6 months. An application fee of \$300 will be collected prior to tenant approval for rentals 6 months or less. Rental terms less than 4 months, including but not limited to *Airbnb*, and/or renting a room or part of a home is **prohibited**. Bar codes & key fobs will deactivate at the end of the lease term. Updated leases must be sent to the office 30 days prior to the lease end date.

Please refer to Association Documents, as well as Village of Wellington, Palm Beach County and State of Florida code of ordinances for additional details.

Pet Policy

There is a **two domestic pet limit policy** for residents of Grand Isles. There are no weight or breed restrictions. Dogs must be on a leash not to exceed six feet in length at all times when being walked or when off your homesite. Owners are responsible for cleaning up after their dogs and pets are prohibited from relieving themselves on other owner's homesites. This will not be tolerated. You can be asked to remove your pet from the community. Please help keep this community clean.

Please refer to Association Documents for additional details.

Board of Directors Meetings

The Grand Isles Board of Directors meetings typically are held once a month on the **3rd Thursday** of the month at **7:00 PM** at the Clubhouse. The meetings serve as an informative summary of the ongoings of the community. New topics are added to the agenda as they become necessary. All residents are encouraged to attend and to participate in the discussion. Zoom can be made available but is not required.

Fining Committee

The Grand Isles HOA Board of Directors has appointed a Fining Committee. This is a group of residents who serve on a voluntary committee, with a purpose to approve or deny a fine levied against a home for, but not limited to, failure to comply with the Community Architectural Standards, Maintenance Obligations, and Use Restrictions. When a deficiency is found on a property, a courtesy notice is mailed to the home informing the resident of the deficiency. If the item is not corrected within **30 days**, the home will be recommended for fining by the Board of Directors. The violations will then be presented to the Fining Committee for a final hearing. If the 30 day time period is insufficient, or if there are extenuating circumstances, residents are asked to contact management **in writing** either by email or USPS. Please **do not** ignore the courtesy notice.

Exterior Modifications to Home/ACC Committee

The Grand Isles HOA Board of Directors has appointed a committee to oversee the modifications of homes within the community. The Architectural Control Committee (ACC) is a volunteer committee entrusted with the responsibility to maintain the aesthetics of the community. If you wish to modify the exterior of your home, an ACC application must be obtained, completed, and emailed to sebrahimi@grsmgt.com or brought to the property management office during normal working hours. Applications are available at grsmgt.com or www.grandisleshoa.org in our Resident Portal under Association Documents. ACC applications are required for but not limited to: privacy walls, pools, driveway and apron modifications, fences, hedges, swing-set, play structures, screen enclosures, exterior painting, hurricane shutters, rain gutters, landscaping, other exterior modification/additions, etc. Please note that the more information you can provide on your project, the easier it will be for the committee members to determine whether an approval or denial is issued. Failure to get approval **prior** to commencement of work will result in a fine and/or possible undoing and redoing of a project.

ACC Meetings are held through a virtual meeting (email). You will receive a letter from the Association via USPS mail regarding your request.

Please refer to Association Documents for additional details.

Maintenance Dues

Grand Isles monthly maintenance dues, sometimes referred to as the monthly assessment, are due on the **1st** of every month, and are considered **delinquent after the 1st**. If payment is received **after the 15th** of the month a **late fee of \$25 will be assessed**. All sub-communities are under the Master Homeowners Association and pay Grand Isles Master Dues. Homes in Carmel pay an additional \$50 per month, referred to as the Carmel Assessment, for the exclusive use of a separate heated community pool, its facilities and irrigation services. As of January 2024, the Grand Isles Master Dues are \$250.00 per month and Carmel Dues are \$300.00 per month inclusive of the Master Dues.

Many items within this packet are general summaries of some of the rules and regulations of the Community. Please refer to the Association Documents for additional information.

Capital Contribution

Effective January 1, 2026, a Capital Contribution equal to two (2) months of Master Association dues will be collected at closing.



Clubhouse Reservation

The Clubhouse can be reserved **only** by residents of Grand Isles.

To reserve the Clubhouse three checks are required. All checks must accompany the request with the Common Area Reservation Application in order for the reservation to be made. Verbal holds are not allowed. All checks are made payable to Grand Isles HOA.

- **\$150.00 Refundable Cleaning Deposit from Resident**
- **\$350.00 Refundable Damage Deposit from Resident**
- **\$300.00 Non-Refundable Use Fee from Resident (Cashed Immediately)**

Please note the refundable checks above are not cashed and are held until an inspection of the Clubhouse is made. Checks are only returned to the resident by meeting with Property Management and a satisfactory inspection is noted after the event has ended.

Any function of more than 10 people in attendance requires a reservation of the Clubhouse. There is a maximum occupancy of 55 guests. Reservations are to be made at least 4 weeks in advance of the scheduled event. The maximum number of hours for a Clubhouse reservation is four.

All functions should be confined within the Clubhouse area. Guests of the function are not permitted to utilize the pool or the fitness center. Doors may not be blocked and unless preauthorization has been obtained if residents arrive to utilize the fitness center, they must be granted access.

Please refer to Association Documents for additional details.



Children's Play Area Reservation

The Children's Play Area can be reserved **only** by residents of Grand Isles.

To reserve the Children's Play Area three checks are required. All checks must accompany the request with the Common Area Reservation Application in order for the reservation to be made. Verbal holds are not allowed. All checks are made payable to Grand Isles HOA.

- **\$100.00 Refundable Cleaning Deposit from Resident**
- **\$150.00 Refundable Damage Deposit from Resident**
- **\$100.00 Non-Refundable Use Fee from Resident (Cashed Immediately)**

Please note the refundable checks above are not cashed and are held until an inspection of the Children's Play Area is made. Checks are only returned to the resident by meeting with Property Management and a satisfactory inspection is noted after the event has ended.

There is a maximum occupancy of 20 guests and **parent supervision is required**. Reservations are to be made at least 4 weeks in advance of the scheduled event. All functions should be confined within the Children's Play Area. The maximum number of hours for a Children's Play Area reservation is two and a half.

Please refer to Association Documents for additional details.



GRAND ISLES INFORMATION PREFERENCE NOTIFICATION

The Board wishes to decrease its mail communication expenses going forward. Please complete the information below and return it to the Property Manager. You may either drop this off at the office at 11585 Lake Isles Drive, Wellington, FL 33414 or email to itorio@grsmgt.com

I prefer to receive communication via email

I wish to receive hardcopy information through the mail

Please note that all official annual HOA voting information/ballots must continue to be sent regular mail

Name _____ Homeowner Renter

Street Address _____

Cell Phone: _____ Landline phone: _____

Email Address #1: _____

Email Address #2: _____

