



WATERCREST CONDOMINIUM ASSOCIATION
SUMMARY OF RULES AND REGULATIONS

Following are the principal rules and regulations of the Association that apply to all Unit Owners, their Tenants and Guests. This document is intended as a summary, to complement, not replace, the Declaration of Condominium.

Use Restrictions

Age

Owners are responsible for the occupants and guests of their unit who are under the age of 18.

Pets

The Occupants of a Unit may keep two (2) household pets of no more than thirty-five (35) pounds each, or a single household pet of no more than sixty (60) pounds, in the Unit. "Household pets" means dogs, domestic cats and such other animals, if any, as may be expressly permitted by the Association. Pets must be leashed, caged or carried at all times while outside of the Unit. Each pet owner is responsible for cleaning up after their pet. The Board of Directors may order and enforce the removal of any pet which becomes a nuisance or an unreasonable source of annoyance to other Occupants of the Condominium Association.

Nuisance

No Owner shall use their Unit, or permit it to be used, in any manner that is unreasonably disturbing, detrimental or a nuisance to the Occupants of another Unit, or which would not be consistent with the maintenance of the highest standards for a first-class residential condominium, nor permit the premises to be used in a disorderly or unlawful way. Owners, Tenants and Guests shall at all times conduct themselves in a peaceful and orderly manner. No excessive noise is permitted on balconies.

All parts of the Condominium Property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, nor shall a fire hazard be allowed to exist.

Vehicles: Parking

Because the number of available parking spaces is limited, the Occupants of each Unit, collectively, shall be permitted to keep, park or store no more than two (2) Vehicles upon the Condominium Property at any given time.

Vehicle(s) belonging to the Occupants of a Unit shall be required to be kept, parked and stored in the garage assigned to that Unit. Except for temporary parking of Commercial Vehicles carrying out business, such as making deliveries or service calls, or for temporary loading or unloading, no Vehicle belonging to an Occupant may be parked, kept or stored anywhere on the Condominium Property, except within a garage.

Owners or Tenants may request a guest parking pass from the On-site Manager for overnight guests. Each pass is limited to two weeks; fourteen days per unit per month.

If an Owner, Tenant or Guest are in violation of this rule, the Association will give written notice to the Owner. The Association reserves the right to have the illegal vehicle(s) towed at the homeowner's expense.

Hybrid/Electric Vehicles

Electric/Hybrid Motor Vehicles may not be charged using Common Element (CE) or Limited Common Elements Area (LCE) garage receptacles, electric lines or any other Association electrical component.

A dedicated electric line to the garage from the Owner's meter in the FACP room must be installed at the Owner's expense by a licensed electrician. An Architectural Modification Form must be submitted to the Association and approved before scheduling installation.

Signs

No sign, flag, banner, billboard, notice or advertisement of any kind shall be displayed anywhere within the Condominium Property, including but not limited to those posted in windows of buildings or motor vehicles.

Criteria for Open Houses

Open Houses are permitted on either Saturday or Sunday.

1. One (1) Open House sign may be placed in front of the building in which a unit is for sale, no larger than 18x24, and at the front entrance to the community.
2. No “directional” signs (those containing “red arrows” for example) are permitted on any part of the Association property.
3. Signs may not be installed any earlier than dawn, and must be removed no later than dusk, of the day in which an Open House is scheduled.
4. Owners are responsible to instruct their realtors or agents to alert the On-site Manager’s office, preferably by email, no later than noon the Friday before the Open House is scheduled.
5. Owners are responsible to instruct their realtors or agents that no balloons or other marketing material is permitted, other than the standard Open House sign no larger than 18x24.
6. Owners are responsible to instruct their realtors or agents that they are permitted to post a small note with their cell phone at the guest entrance gate box for prospective buyers to call and receive a gate access code. Under no circumstances is a gate access code or building entrance door code permitted to be posted anywhere on site.

Association Access

The Association has the irrevocable right of access to the Units for the purposes of protecting, maintaining, repairing and replacing the Common Elements or portions of a Unit to be maintained by the Association under the Declaration, and as necessary to prevent damage to one or more Units or the Common Elements.

Garbage and Trash Disposal

All garbage must be placed in sealed plastic bags before throwing trash in the chute. Use bags no larger than 14 gallons for the trash chute.

All other items that are too large to go down the chute should be placed in the green building dumpsters on Monday and Friday mornings before the trash is picked up.

Large items, i.e, televisions, refrigerators, mattresses and anything that will not fit into the green building dumpster with the lid closed, are your responsibly to dispose of. Do NOT place large items in front of the trash dumpster room of each building.

Swimming Pool and Spa – See Posted Rules

The pool and spa are for Owners, Tenants and Guests only. Guests not accompanied by the Owners and Tenants may be asked to identify themselves and to give the homeowner's name and building and unit number with whom they are staying.

No food or beverages are allowed in the pool or on pool wet deck. Commercially bottled water in plastic bottles is allowed on the pool deck for pool patron hydration.

No glass or animals are allowed in the fenced pool area.

Bathing Load: 27 persons

Shower before entering

Do not swallow the pool water

Children under twelve must have adult supervision.

Smoking is not permitted in the pool/spa area.

Diapers on non-toilet trained persons are not allowed in the pool.

No lifeguard on duty

Pool Hours: Dawn to Dusk

Pool Maximum Depth 5 feet

No Diving

Exercise Room

No children under fourteen (14) years of age are permitted in the exercise room.

No open-toed shoes or wet clothing is permitted in the exercise room.

Before exiting, turn off all lights and ceiling fans. The thermostat is set to default to 80 degrees after two hours.

After using the fitness room, wipe everything you have used including all machines and weights, or other equipment with the supplied antimicrobial wipes.

Recreation Room

The recreation room may be reserved by Owners and Tenants except on Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and the next day, Super Bowl Sunday, any weekend a staff member is unavailable or when Association functions are scheduled.

The exercise room, pool or spa areas may not be reserved and will remain open for the use of all WaterCrest Owners, Tenants and Guests.

Contact the On-site Manager for the Clubhouse Reservations Policy and Agreement Form to submit for approval of your reservation. A usage fee and security deposit will be required when reserving the Recreation Room.

The facilities must be left clean and in order. Lights, fans, microwave, dishwasher and water must be turned off and all the doors locked. The thermostat must be set to 80°.

Modifications to Unit

All work in units require an Architectural Modifications Form be submitted to the On-site Manager prior to commencing any project. The Architectural Modification Form is to be submitted regardless of the work contemplated before beginning any replacement/repair so it can be determined if the elevator will require padding.

Examples that require approval are: Flooring install, Kitchen and Bathroom renovations, or any contemplated modification to the existing floor plan. Please reference the form for specific requirements. The Architectural/Engineering Committee must provide approval prior to undertaking any alteration or improvements proposed.

Upon receipt of a **complete** Architectural Modifications Form requiring approval, the Architectural/Engineering Committee shall have no less than 30 days to review the submission. Do not schedule any work until you have received approval. The elevator must be padded, and the On-site Manager must be apprised of the status of the project, i.e., work completed earlier than anticipated OR a delay in completing the project is anticipated.

Last-minute requests for padding may not be accommodated and workers may be instructed to exit the Association property.

Working Hours are MONDAY-SATURDAY: 8AM-5PM

SUNDAY: 8AM-5PM: ONLY quiet work permitted, i.e. painting is permitted.

NO LOUD work i.e. drilling, hammering, cutting tile, may commence before 9AM and must cease no later than 5PM

Hurricane / Security Shutter Installation & Replacement:

An Owner desiring to install shutters must follow the Hurricane and Security Shutter Installation & Replacement Guidelines. An Architectural Modification Form must be submitted to the Association and approved beforehand. These guidelines along with the required Architectural Modification Form are available on the WaterCrest website <https://Watercrestcondos.com>

No hurricane shutters may be left down any earlier than 5 days before a named storm is tracking to be in the vicinity. The hurricane shutters must be in the up position at all other times and back up no more than 10 days after the storm passes.

Window & Sliding Glass Door Replacement:

An Owner desiring to install new windows and or sliding glass doors must follow the Window & Sliding Glass Door Replacement Guidelines. An Architectural Modification Form must be submitted for approval. These guidelines along with the Architectural Modification Form are available on the WaterCrest website <https://Watercrestcondos.com>.

Hot Water Heater

No tankless Hot water heaters are permitted.

When scheduling the install of a new hot water heater, the On-site Manager must be notified as early as possible prior to install date in order to have elevator padded and have the building placed on test, so the smoke alarms do not sound. Proof of such installation should be provided to the Manager.

Unit Water Supply

Each Unit has a “water shut off valve” that turns off the water to the entire Unit. When leaving for more than ten days, an Owner or Tenant should turn off the water to the Unit.

Unit Occupancy

Each Unit should arrange for a home checker or neighbor to be available to address any issue that may arise when leaving the unit for more than ten days. Periodic inspection of the unit when no one is home is important. In an emergency, the On-site Manager must have a contact person.

Unit Air Conditioning

Each Unit is highly encouraged to engage a licensed air conditioning company to service their air conditioner every six months. The condenser is located on the roof and the Owner or Tenant must borrow a roof key to open the roof door for access. Each Unit has an air handler in their unit.

Air conditioning systems requiring replacement must utilize a ‘crane’ for install to lift the condenser unit to the roof and bring the old condenser down. The On-site manager must be notified well in advance to have the elevator padded, neighbors notified and the building placed on test for a short time so the fire alarms do not sound.

Visual Clutter

No garments, rugs, towels or other material may be hung from windows, railing, patios, balconies or lanais or be otherwise placed on or around the exterior of any building. This includes leaving shoes, toys, strollers, carriages, coolers, beach chairs, etc. in front of a unit entry door.

Halls and Landings

No Owner shall place, store or use any item within an elevator landing or service hall without the approval of the association other than a welcome mat, umbrella stand and small potted plant. No furniture of any kind may be left in between 12 plex entry doors or hallways.

Storage areas near the trash chute of 6 plex buildings are to be shared with no items stored behind doors or infringing past the recessed shared storage space.

Rear stairwell landings (lakeside) in the 6 plex buildings are not to be used for storage of any kind.

Decorations

Holiday decorations on a unit door or at the entrance to the unit, are permitted from November 15th to January 10th. Holiday lighting on your balcony is also permitted during this period. No Owner may place any holiday decoration in the building lobbies or other Common Element, per Article 12.8 of the Declaration of Condominium, without approval of the Association.

Smoking:

Smoking is prohibited in or around and on any 12 plex walkway, in the elevators, in the garage areas, in the stairwells, or within 12 feet of the entrance to any building. Smokers must dispose of their cigarette/cigar butts in a proper fashion and not throw into the landscaping or down the elevator chute.

Balcony Cleaning:

No Owner or Tenant may utilize a hose or similar type cleaning apparatus for cleaning of their balconies, railings and/or screens, unless neighbors of the same vertical stack i.e., 02' 03' and 04' units, have amicably agreed to coordinate to do the cleaning on the same day.

Landscaping

No owner may plant any shrub/tree/flower on any part of the common elements.

Late Fees

If the quarterly Association Assessment is not paid and received by the bank by the 10th day of the quarter in which it is due, a \$100 late fee is applied. The late fee may be amended from time to time and increased as allowable by Florida Statute 718.

It is also noted that it is within the Association's right to "revoke" the Unit Owners leasing privileges and pursue Tenant eviction proceedings for any Unit for which the Assessment is not paid.

County Club Edgewater Village Association (CEVA)

Each unit in WaterCrest is a member of a master Association, "CEVA". Lakewood Ranch Town Hall manages CEVA and facilitates annual invoicing. If this annual fee is not paid, CEVA may place a lien on your condominium unit.

RENTALS

1. An Owner wishing to lease their Unit must provide a copy of the Lease to the On-site Manager at least twenty (20) days prior to the starting date of the proposed Lease. The Owner must also provide the following information with respect to the prospective Tenant(s), including children: pet information, make and tag number of all automobiles, home, work and cell phone numbers of the Tenant(s).
2. Any person occupying a Unit for more than the minimum lease term permitted for that unit, without the presence of the Owner, shall not be deemed a Guest as defined in Article 1.23 of the Declaration, but rather, shall be deemed a Tenant, and subject to all rules and regulations that apply to Leases and Tenants.
3. An Owner wishing to lease their Unit is required to provide a security deposit to the Association of the lesser of one month's rent or \$1000, to protect against damage to the Common Elements. Upon expiration of the Lease, after the Tenant(s) vacates and a determination that there has been no damage to the Common Elements, the security deposit, without interest, shall be returned to the Owner.
4. An Owner who has leased their Unit must notify the On-site Manager at least twenty (20) days prior to the expiration of the Lease if the Lease will be renewed and the terms of the renewal. If the Lease is not being renewed, the Owner or Tenant must provide notice of the move-out and a deposit of \$500, as required by the rules relating to moves.
5. The minimum lease term is ninety (90) days, except those units grandfathered in under the prior rules. No subleasing or assignment of lease is permitted.
6. Owners leasing their unit are responsible for the actions of their tenant(s).
7. The Association shall require an application for approval and the payment of a reasonable screening fee not to exceed \$150.00 or such fee set from time to time by the Association (which shall not exceed the maximum fee allowed by law.)

SALES

1. A Unit Owner intending to make a bona fide sale of their Unit, or any interest therein, shall give to the Association notice of such intention, not less than twenty (20) days prior to the scheduled closing of the sale of the Unit, together with the name and address of the intended purchaser and such other information concerning the intended purchase as the Association may reasonably require.
2. The Association shall require an application for approval and the payment of a reasonable screening fee not to exceed \$150.00 or such fee set from time to time by the Association (which shall not exceed the maximum fee allowed by law.)

Move-In/Move-Out/Delivery Rules

No less than five (5) days' notice shall be given to the Association prior to any Unit Owner or Tenant moving in or out of a Unit. All Occupants must coordinate a move through the On- Site Manager. It is important that this be completed to arrange for installation of elevator pads.

A \$500 deposit is required prior to any such move, to protect against damage to the Common Elements. If you schedule a move-in or move-out on a Saturday or Sunday you must provide a \$250 **non-refundable fee** to coordinate a staff member's attendance on the weekend. If a staff member is unavailable for a Saturday or Sunday move, you may not schedule same. Every effort should be made to schedule Monday-Friday while staff are On-site.

The delivery of furniture or large item(s) that may require a large delivery vehicle or use of a hand truck, or contractors bringing in supplies and tools and a cart, padding the elevator must be arranged with the On-site Manager. Every effort should be made to allow a minimum of 24 hour's notice to the On-site Manager to accomplish scheduling the padding of the elevators. Every effort should be made to schedule deliveries from 8am-4pm, Monday to Friday while staff are On-site.

NO semi-trailers are permitted on community property.

NO overnight storage of trailers or storage pods is permitted.

PERSONNEL

The term “personnel”, “staff”, or other similar words in these Rules and Regulations and referenced Forms shall mean those individuals who are provided either by the Condominium Association’s off-site management company or, if there is no management contract, then the term applies to those individuals hired by the Association.

WaterCrest Residents may not interrupt or interfere with condominium personnel performance of assigned duties from 7:30 am to 4pm.

WaterCrest personnel may not perform in-unit repairs or services for Owners or Tenants during normal working hours. However, a staff member may be engaged by an Owner or Tenant to perform repairs or services during off duty hours. Prior to commencement of off duty services, the Owner or Tenant must sign the Unit Owner Access Authorization for WaterCrest Personnel Form and deliver it to the On-site Manager. By signing this form, the Owner or Tenant agrees that the staff person is an independent contractor, and the Owner or Tenant is solely responsible for the actions of the independent contractor. In addition, the authorized staff person must have a signed copy of the WaterCrest Personnel Consent Form to be on file at the On-site Manager’s office.

The Unit Owner Access Authorization for WaterCrest Personnel Form and the WaterCrest Personnel Consent Form are available on the WaterCrest website <https://Watercrestcondos.com>