

## EAST PRESERVE AT WATERSIDE VILLAGE

### Rules and Regulations

WV Recreation Complex and Pool Rules and Regulations  
Are summarized in the front of the Phone Directory

These Rules and Regulations are intended to be in the best interests of all owners and residents and to provide for the greatest flexibility and protection of their rights and privileges. All residents (owners, renters and guests) are subject to the provisions of the Rules and Regulations as well as the Declaration of Condominium and By-Laws of the Association.

The Board of Directors is obligated to ensure that all owners are in compliance with all governing documents of the Association.

Any person violating the foregoing provisions will receive a written notice stating the violation and providing a reasonable time to correct the violation. Unit owners are responsible for ensuring that all persons using their units are in compliance with these Rules and Regulations.

#### COMMON ELEMENTS

- All residents must be considerate of other residents. Television sets, radios, stereo units and conversations must be moderate to a level of sound that will not invade your neighbors' privacy. No resident may cause loud or objectionable noises or obnoxious odors to emanate from the unit or the common elements which may cause a nuisance to the occupants of any other unit. Loud or objectionable noises and/or obnoxious odors will be determined by the Board of Directors.
- An Exterior Modification Request must be submitted and approved for any alteration and/or addition to any portion of the unit that is visible from the common element. This includes screen doors, lanai enclosures and storm shutters.

- No signs, except security system decals, are permitted to be placed on any portion of common element or limited common element, or any portion of the unit visible to the common element without permission from the Board of Directors. Open House signs will be permitted in accordance with the approved WVCA rule adopted April 7, 2008.
- There may be no change to the common element without written permission of the Board of Directors. Two (2) chairs and a small table, or the equivalent, may be kept outside a second floor unit, while the unit is occupied, provided there is no obstruction to the ingress or egress of any unit. Whether or not any plants or chairs shall be deemed to be an obstruction is based entirely on the opinion of the Board of Directors.
- The banisters are not to be used for hanging towels, mats, rugs or plants. No carpeting, other than doormats, shall be on the landings and/or sidewalks.
- First floor units may have a reasonable arrangement of plants in pots on the stone or cement areas between the back of the storage shed to the entrance of the unit. Nothing is to be planted in the ground. Trespassing in the preserve can result in significant fines by Sarasota County.
- There is to be no dumping of cigarette butts, car oil, paint, etc. in the dumpsters, drains or any other place on the common grounds.
- Bicycles must be kept in the shed or unit when not in use. Bicycles may not be parked behind the shed, in front of the car, or anywhere in the common element.
- Holiday decorations including lights and wreaths are allowed on and near the doors and carports...Decorations must not interfere with any other unit. No decorations may be placed on stairways.

- No grills are allowed. A public grill is located adjacent to the clubhouse and cabanas.
- The feeding of birds and other wild animals is prohibited.
- Speed limits must be observed. (12 mph)

## PARKING

- One parking space under the carport is assigned to each unit and is numbered accordingly. This space is for the use of the occupant of that unit and is not to be used by anyone else except with written permission. The remaining spaces are for the overflow from the occupants and guests.
- Parking spaces are for parking vehicles and are not intended for storage. All vehicles in any carport or other parking space must be in working order and properly licensed. Vehicles may not be kept on blocks or lifts. There may be no vehicle repair on Association property, except for an emergency repair necessary before removing the disabled vehicle from the property. Oil spots should be cleaned. Mats under cars are acceptable but must be removed if the carport is vacant for an extended period of time. Cardboard and newspapers beneath cars are not allowed.
- Overnight parking is restricted to passenger vehicles only; no commercial trucks, trailers, motor homes or boats are permitted. Owners are responsible for any damage to parking spaces, including any oil spots.
- No vehicles containing business advertising are allowed except for vehicles owned or operated by professional, business or trades persons coming upon the premises temporarily to perform services. No "For Sale" signs are to be displayed on vehicles.
- No parking is permitted on the grass or in any other area not designated as a parking area. Driving on the grass is not permitted.

## PETS

- One dog or one cat weighing less than 25 pounds at maturity may be allowed in any unit. Visiting pets, no matter the length of the visit, must not cause the unit to exceed one dog or one cat at any time. No pet shall be left on the lanai when the condo occupant is absent.
- Pets must be kept on a leash and accompanied by their owner when outside the unit. Owners are responsible for cleaning up after their pet. The Board of Directors may request that any pet that becomes a nuisance or threat to other residents be removed.

## TRASH AND GARBAGE, RECYCLABLES

- Guidelines pertaining to the disposal of trash, garbage and other solid waste materials are published from time to time by Sarasota County and are mailed to residents. Non-recyclable trash, garbage and other solid waste must be placed in plastic bags, securely tied and placed in the Waste Management Dumpster.
- The County requires that garbage be placed in the dumpster in closed bags. Recyclables should be placed in the appropriate container without bags. Cardboard boxes must be disassembled to a size less than 2' by 3', tied and placed in the recycle bin. Overflow should be placed beside the recycle bins. Recyclables placed in the wrong container and improperly disposed of garbage could mean excess fees and fines for the Association.

## MAINTENANCE FEES

- The Association maintenance fees are due and payable on the first day of every quarter. Payments received after the 10<sup>th</sup> day of every quarter will be assessed a late fee of \$25.00.

## GUESTS

- The Management or the Board of Directors must be given notice of owner's intention to have friends or relatives use the unit in their absence, including names and dates of stay. It is the responsibility of the owner to supply guests with a copy of these rules and other pertinent information.

## RENTALS

- A rental application must be submitted to the management company for approval at least ten (10) days prior to the date of occupancy. No unit may be rented for a period of less than three (3) months. Owners should provide their renters with a copy of these rules and other pertinent information such as the pool and clubhouse procedures as listed in the annual directory. Owners are responsible to ensure that their renters abide by all rules.

## SALES

- A sales application must be submitted to the management company for approval at least ten (10) days prior to the sales closing date. The seller must provide the buyer with a copy of the Declaration of Condominium, Articles of Incorporation, By-Laws, Rules and Regulations and a financial statement which the management company will provide.
- For Sale signs may only be used on the day of an open house and posted on East Preserve property only.

## COMPLAINTS AND/OR SUGGESTIONS

- All complaints must be in writing, signed and submitted to the management company. Any suggestions for the improvement of the operation of the Association may be submitted in the same manner.