

East Preserve at Waterside Village

Rules and Regulations

These Rules and Regulations are intended to be in the best interests of all owners and residents and to provide 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 Bylaws of the Association.

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

Any person violating the foregoing provisions will receive a written notice stating the violation and providing 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

No resident may cause loud or objectionable noises to emanate from the unit, the limited common elements or the common elements which may cause a nuisance to the occupants of any other unit. Loud or objectionable noises will be determined by the Board of Directors.

No resident may cause obnoxious or objectionable odors to emanate from the unit, limited common elements or the common elements which may cause a nuisance to the occupants of any other unit. Obnoxious or objectionable odors will be determined by the Board of Directors.

There may be no change to the limited common element or common element without written permission of the Board of Directors.

An Exterior Modification Request form must be submitted and approved by the Board of Directors for any alteration and/or addition to any portion of the unit that is visible from the common element. Exterior Modification Request forms are available on the Waterside Village Community Association website, mywatersidevillage.com.

No signs, flags except the American flag or symbols of any kind, except security system decals, are permitted to be displayed on any portion of the common element or any portion of the unit visible to the common element without permission from the Board of Directors.

National holiday decorations, such as lights, wreaths or the American flag, are allowed on and near the doors and carports for a reasonable amount of time as determined by the Board of Directors. Decorations must not interfere with any other unit. No decorations may be placed on the stairways.

Residents may not obstruct the common way of ingress and egress to other units of the limited or common element.

No items should be hung from the railings.

First floor units may have a reasonable arrangement of plants in pots on the stone or concrete areas between the back of the storage shed to the entrance of the unit. Nothing is to be planted or staked in the ground, or any modifications made of the common element or limited common element areas such as adding pavers, without prior written approval by the Board of Directors.

Occupants must move all outside furniture and decorations to a secure location inside their unit before they leave for the summer, or an extended period of two weeks or more during hurricane season, or when a tropical storm or hurricane is approaching our area. Potted plants, and all other wind-blown movable items, doormats, etc., must be secured by the owner for tropical storm and hurricane preparedness. Failure to do so will likely result in potted plants and other potentially windblown items being disposed of by authority of the Board of Directors.

Personal, unsightly or hazardous items may not be stored in any limited common element or common element areas.

The Condominium Act provides that “the association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit.

Dumpsters may be allowed for the duration of a project and not extended. The Board of Directors may store supplies or equipment overnight during a project, e.g., roofing, mulching, dumpsters, etc.

There is an East Preserve community grill, funded by the owners, in our common area in front of the 320 building. There is also a WVCA community grill by the Laurel Lake Pool/Cabana. Please clean both grills when you are finished using them. Personal propane and charcoal grills are prohibited but electric grills are allowed to be used.

The feeding of birds and other wild animals is prohibited.

Speed limits (12 mph) must be followed.

Trash and Recycling

Garbage & Recycling Companies

Waste Management – www.wm.com

Sarasota County website – www.scgov.net

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 or distributed to residents. Non-recyclable trash, garbage and other solid waste must be placed in securely tied bags and placed in the large Waste Management Dumpsters.

All cardboard boxes must be broken down before they are put in the recycling bins.

Large items must be visible from the street on the collection day per Sarasota County regulations.

Pets

One pet per condo unless a special request is approved by the Board of Directors.

All pets must be on a leash and/or under the control of the owner when outside the unit. Owners are responsible for cleaning up after their pet. The Board of Directors may request that any pet(s) that becomes a nuisance or threat to other residents be removed.

Units

Owners must ensure that any painter working in a condo must take care to prevent any paint getting on the fire suppression sprinkler heads. This may cause the sprinkler head to fail inspections or to function improperly. Replacements costs for any painted sprinkler heads are the owner's responsibility.

Turn off your water supply when you are not occupying your unit for any extended amount of time.

Do not turn on another unit owner's water supply unless you have their permission. Water supply lines should be labeled by unit number.

Parking

One carport parking space is assigned to each owner and numbered accordingly. This space is for the use of the occupant of that unit and not for anyone else unless permitted by the owner.

The carport shall be used solely for the parking of a private passenger vehicle.

The other spaces in the common element are for parking vehicles and not intended for storage. All vehicles in carports or other parking spaces must be in working order and properly licensed. Vehicle may not be kept on blocks or lifts. There may be no repair work on Association property except for minor repairs such as windshield wipers, air filters, or batteries or to remove a disabled vehicle from the property.

Commercial vehicles may only be parked on Association property when performing service at a unit or common area unless approved by the Board of Directors.

Commercial trucks and trailers are not permitted to park overnight in any Association space unless approved by the Board of Directors.

Overnight parking is restricted to vehicles that only require one parking space.

It is permissible to park an RV overnight for loading or unloading the day before and the day after the trip. The owner should work out parking details with their neighbors.

No parking is permitted on the grass or any other Association area not designated as a parking space. Driving on the grass is not permitted.

Trespassing in the preserve is not allowed and can result in significant fines by Sarasota County.

Sale, Transfer, Lease or Occupation of a Unit

A sales application must be submitted to our management company for approval by the Board of Directors, at least ten (10) days prior to the date of occupancy. **Unit owners shall not lease their unit for a period of twenty-four (24) months from the date of the unit owner's acquisition of title as established by the date the deed or other instrument of conveyance is recorded in the Public Records of Sarasota County, Florida.** The seller must provide the buyer with a copy of our Declaration of Condominium, Rules and Regulations and any other pertinent information that was given to the owner when they purchased their unit. For sale signs may only be used on the day of an open house and posted only on East Preserve property.

Sales Application Form including a Background Check

Rentals

A rental application must be submitted to our management company for approval by the Board of Directors, 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 this document. Owners are responsible for renters abiding by the Rules and Regulations of the Association.

Rental Occupancy Form including a Background Check and a copy of the lease.

Guests

The Board of Directors must be given notice of an owner's intention of allowing friends or relatives to occupy their unit in their absence, including names and dates of occupancy. It is the responsibility of the owner to supply their guests with a copy of these rules as well as other pertinent information.

Guest Occupancy Form

Maintenance Fees

The quarterly Association maintenance fees are due and payable on 1/1, 4/1, 7/1 and 10/1 of every year. Payments received after the 10th day of each quarter will be assessed a late fee of \$25.00.

Complaints and/or Suggestions

All complaints and suggestions must be in writing, signed and submitted to the Board of Directors.

Waterside Village Community Association (WVCA) Rules & Regulations are posted on their website, mywatersidevillage.com.