

## RULES AND REGULATIONS

Villas I is a 34 unit condominium association and a member of W.V. Community Association, Inc. W.V Community Association maintains and governs the amenities of Waterside Village, therefore the rules of the community pools and other amenities are included in these rules and regulations.

The Following Rules and Regulations apply to and are for the benefit of all owners, renters, visitors and guests of villas in Villas I at Waterside Village and are designed to maintain the physical property and ambiance of the Association.

1. Each villa shall be used for residential purpose. Business transactions of any kind, including soliciting business that causes traffic of persons or delivery to the villa are not allowed.
2. The garage of the unit is for parking of vehicles and may not be converted into a living space. The garage of any unit that was converted to a living space prior to July 6, 2016 must be restored to original condition and used only as a garage space upon the sale of the unit. Any visible A/C unit in the garage is not permitted. We advise that you keep your garage door closed whenever possible in order to keep wildlife from entering.
3. Villa owner or occupant may have one cat and/or dog not to exceed 50 pounds or two cats and/or dogs provided pets do not exceed two and combined weight of adult cats and/or dogs do not exceed 50 pounds. Pets must be leashed by the resident when outside of unit. All fecal matter must be picked up. This is also a County Code.
4. Nothing shall be hung, displayed on the exterior walls, doors, or windows of the villa except one flag holder and/or one Knox box for emergency access, without express written permission of the Board of Directors.
5. No signs, including without limitation, "For Sale" and "For Rent" signs, flags (other than one U.S. flag), pennants, banners, advertisements, notice or other lettering, antennas, aerials or discs shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the condominium property visible from the exterior of common areas without prior written consent of the Board of Directors. One "Waterside Open House" sign is allowed in front of the villa only on Saturday and/or Sunday between the hours of 12:00PM and 4:00PM and only during the open house.
6. No nuisances shall be allowed on the Association property. No immoral, improper, offensive or unlawful use shall be made or allowed on Association property. All laws, zoning ordinances and regulations of all applicable governmental bodies and jurisdictions shall be observed.
7. No owner, guest or renter may cause or permit loud and objectionable noises to emanate from the unit or the common elements which may cause a nuisance to the occupants of other units in the sole opinion of the board. This includes barking dogs,

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loud music, offensive language and excessive loud noises – when on a lake, noise does carry.

8. Vehicles must be parked on a paved parking surface, driveway or in garage of unit. No parking on lawns or sides of roadways – there are many sprinkler heads throughout our area that could incur damage. No vehicle will be parked on the roadway overnight. Reminder: Condo parking lots are for the condo residents only. No vehicles with business advertising allowed. No commercial vehicles, work vehicle, bus, recreational vehicle, vehicles with more than 4 tires, motor home, boat, camper, or trailer may be kept or parked except in enclosed garage. Vehicles not in operable condition or fully licensed must be kept fully garaged. If you must park in your driveway, please park as close to your garage as possible – this will allow better visibility for neighbors when leaving their driveways.
9. Villas may be rented for a minimum of three months, provided that an application for rental is submitted and approved by the Board of Directors. No villa shall be rented for less than three months. Application for rental of unit shall be submitted to the Association at least ten (10) days prior to occupancy. Rental approval application may be obtained from the Association website or by contacting management. No unit may be occupied without prior approval of the Association. All Renters must conform to all Villas Rules and Regulations.
10. Villa owners may allow guests to occupy unit upon notice and approval of the Association. Notice of guest occupancy must be provided to the Association prior to occupancy. A Guest Occupancy form may be obtained from the Association website or by contacting management. All guests must conform to all Villas Rules and Regulations.
11. When selling villa, a sales application must be submitted to Association at least ten (10) days prior to the closing of the unit. Sales application may be obtained from the Association website or by contacting management.
12. The grounds surrounding the villas are the responsibility of the Association. Villas I contracts with a grounds care company for the mowing of the lawn, trimming of the plants and maintaining both to be healthy and attractive. No planting or object of any kind may be made or placed on the common ground without prior written permission of the Board of Directors. The association lawn service is responsible for trimming, mowing and landscaping, and owners are not permitted to trim.
13. Villas I residents and guests have use of the Waterside Village clubhouse, pools and tennis court. The Rules and Regulations for the recreational facilities must be followed.
14. Dumpsters located throughout the Condominiums are for the condo residents only.
15. No feeding the wildlife. No bird feeders are allowed. Throwing anything into the pond is prohibited.

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16. In the event of a hurricane or tropical storm warning, or leaving your Villa for an extended period of time (more than 2 weeks), everyone is required to take all flags down and take all outside items (furniture, equipment, etc.) that could be a projectile and store in garage.

### **PLEASE NOTE:**

All of the documents and forms that apply to Villas I at Waterside Village can be accessed from our current website –

**[www.villas1WV.com](http://www.villas1WV.com)**

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### **Use of Recreational Facility**

#### **POOL AREAS:**

Florida Law requires that you shower each and every time you enter the pool, especially after applying tanning lotion or oil. No soap allowed in shower or pool area.

No diving permitted at any time.

No glass or breakable containers are permitted in the pool area.

Please cover your lounge chair with a towel if you have used tanning oil or lotion while sunning.

No children are permitted in pool if not toilet trained.

No children under 12 are permitted in the pool area without adult supervision.

Voice and personal radio levels should be kept at level not to be inconvenient to others.

Pets are not permitted in the pool areas.

Proper swim attire must be worn.

Pool hours are from dawn until dusk.

Pool is operated by Waterside Village Community Association and is for the use and enjoyment of residents, tenants and guests of Waterside Village.

### **THERE IS NO LIFEGUARD ON DUTY AT ANY TIME**

#### **CLUBHOUSE:**

Wet attire and/or bare feet are not permitted in the clubhouse at any time.

Please return all library books when you are finished with them. Book and pocketbook donations are accepted.

No furniture or equipment may be borrowed from the clubhouse or pool areas without permission of the Board of Directors.

The clubhouse may be reserved for personal use with a \$50.00 non-refundable cleaning fee.