

3-18-2023

WATERS' EDGE EAST CONDOMINIUM OPERATING RULES

FOREWARD

Each resident has the responsibility to maintain the quality of living at Waters' Edge East in such a manner that it provides all the pleasures that the residents have a right to expect in a residential condominium.

Rules must be imposed to ensure that those few who are "unmindful" of the quality of life expected at Waters' Edge East may be so guided. It is not thought that these rules will, in any sense, limit the lifestyle of the majority of residents. The rules largely represent the compromises dictated by group living.

Your full observance of the rules is needed, expected, and appreciated. (ref: 17.16)

Thank you for your support,

Board of Administration
Waters' Edge East Condominium Association

WATERS' EDGE EAST CONDOMINIUM OPERATING RULES

RESIDENCY

Purpose:

Define the various types of residencies and the accompanying responsibilities of each.

Owner:

A person or persons named on a deed to a unit of condominium who is (are) responsible and accountable for all persons staying in their unit. Owners are members of the Association of owners and must abide by all governing documents. These rules, which are part of the governing documents, must be made available and fully explained by the owner and followed by all residents as defined.

Further, it is the owner's responsibility to acquaint their families, tenants, occupants, guests, visitors, domestic employees, contractors, merchants, agents, and others for whom they are responsible, with such portions of the rules as are appropriate.

Tenant:

A person or persons named on a lease for the unit of condominium by the owner for a minimum period of six months. The owner is responsible for providing the following information to the Association via email @ WEECA2815@gmail.com:

-) Tenant names
-) Email addresses
-) Phone numbers
-) Vehicle(s) description
-) License plate number(s)
-) Signed copy of the lease

Owners are responsible for ensuring that every agent engaged to lease their unit is completely informed of the condominium's operating rules and regulations and provides the same to tenants. Owners relinquish use of the unit, garage parking, and rights to the use of the common area facilities to the tenant for the duration of the lease.

Occupant:

A person or persons having the permission of an owner to sole occupancy of the unit of condominium in the absence of the owner. The owner is responsible for providing the following to the Association via email @ WEECA2815@gmail.com:

-) Occupant names
-) Email addresses
-) Phone numbers

-) Vehicle(s) description
-) License plate number(s)
-) Duration of occupancy

Owners are responsible for ensuring that every occupant in their unit is completely informed on the condominium's operating rules and regulations and provides the same to the occupants. Owners relinquish use of the unit, garage parking, and rights to the use of the common area facilities to the occupant for the duration of the occupancy.

Resident:

A person or persons that can be an Owner, a Tenant, or an Occupant when interpreting the operating rules.

Guest:

A person or persons staying in a unit of condominium while an owner, tenant, or occupant is present. The owner is responsible for providing the following to the Association via email @ WEECA2815@gmail.com:

-) Guest names
-) Vehicle(s) description
-) License plate numbers
-) Duration of visit

Visitor:

A person or persons visiting a resident for the day or less. During the visit, they should be escorted by the resident. Visitors should not be given access codes to the property.

SECURITY

- No entrance to the building is to be blocked open at any time unless authorized by a resident or WEECA staff.
- Except for entry and egress, gates and doors to the pool are to be closed and always locked. Failure to ensure the gates/door close and lock is a violation of Florida law.
- The entry security code is not to be given to anyone other than residents, family, houseguests, and medical helpers when necessary.

ASSESSMENTS

- Yearly maintenance assessments may be paid in 12 monthly installments. Each installment is due the 1st of the month. Payments not received by the 10th may be charged a \$25 late fee and interest at the current annual rate allowed by law.
- A \$250 administrative fee is charged for selling a unit.

UNIT KEYS

- As required by law, unit keys must be provided to the Board to permit access to attached common property and to cope with emergencies that may occur within the unit or adjacent units.
- If forced entry is required, unit owner is responsible for any associated costs, replacement, or repairs.

SMOKING

- All common areas are nonsmoking including but not limited to walkways, elevators, elevator lobbies, community room, stairwells, basement garage, and pool area.

ELEVATORS

- Children under the age of 12 shall not operate elevators unless accompanied by a responsible person.
- Do not use elevator when you are sandy or dripping wet.
- Clean up any water, sand, or other mess, you, your pets, or others for whom you are responsible, make in the elevator or elevator lobbies.

COMMUNITY ROOM

- Contact the board secretary to reserve the room.
- Unsupervised children under the age of 18 may not use the room.
- Residents are responsible for cleanup and damage repairs.
- Overnight use is not permitted.

PARKING AND GARAGE

- No vehicle should be left unattended in a place that might interfere with access to, or egress from the garage, parking lot space, or the basement elevator lobby.
- Residents are not authorized to grant permission to individuals who are not guests or visitors in their unit to use the parking lot. (ref: 17.11.3)
- Vehicles not in operating condition may not be parked in the parking lot. (ref:17.11.1)
- Use of the space adjacent to basement elevator is limited to 10 minutes.
- No major automotive, boat repairs or oil changes are permitted on the premises.
- Residents are responsible for the prevention of damage caused by leakage from their vehicles.
- Fire rules require that nothing be stored within 18 inches of fire sprinkler heads.
- Nothing other than water maybe disposed of in the common area drains.
- Only one of the following conveyances: motor homes, travel trailers, trailers, or trailered boats may be parked in the southwest parking lot at any one time. No conveyance may be parked for more than a maximum of 7 days in any 30-day period. Rental trucks and storage containers may be parked for a maximum of 72 hours.
- Oversized vehicles must be parked in the southwest portion of the parking lot and not across from outside garages as they may make access to the garages difficult.
- No vehicle on common area property may be occupied overnight.
- Three spaces at car wash area are not to be used for extended parking.
- Rollerblading and skateboarding are not permitted in any common area including but not limited to: parking lot, garage, corridors, walkways, pool area, ramps, and roof.
- There is a \$10 monthly fee for large appliances and \$5 for small appliances plugged into the common electric.

PETS

- Residents are permitted to have two four-legged pets, either dogs or cats. (ref: 17.6)
- Animals outside of a resident's unit must be leashed, caged, or carried. (ref: 17.6.1)
- Cleaning-up after your pet is mandatory and must be disposed of in the outside dumpster in a sealed plastic bag. (ref: 17.6.1)
- No resident shall permit a pet to become a nuisance or disturb other occupants of the Condominium. (ref: 17.6.2)

GARBAGE AND TRASH DISPOSAL

- Contractors are not permitted to use the dumpsters.

- For a fee, Waste Management will arrange for a special pickup. The current phone number is 86-230-1547
- Trash Chute – trash must be secured in watertight packaging capable of withstanding an 8-story fall. Garbage (i.e. food waste), glass, heavy items, cat litter, and diapers are prohibited and must be deposited in the dumpster.
- Only ordinary non-hazardous household waste may be placed in the dumpsters. Garbage must be secured in garbage bags. Boxes must be broken down. Large/heavy items must be reduced in size/weight to prevent injury to Waste management personnel.

RESTRICTIONS - Hazardous-Medical-Chemical-Radioactive waste, Dirt, Sand, all liquids, herbicides, pesticides, solvents, paint (unless dried), aerosol cans, propane tanks, oil, oil contaminated materials, antifreeze, appliances, tires, batteries, computers, monitors, televisions, microwaves, fluorescent tubes, railroad ties, asbestos, animals, barrels. Material must be level at the top of the container. (Ref: Waste management)

RECYCLING

- Recycle bins are located next to the dumpster at the north end of the parking lot.
- Bins are clearly marked for:
 - } Plastic bottles, jars, jugs, and tubs.
 - } Paper, newspapers, junk mail, magazines, and flattened cardboard boxes.
 - } Steel, tin, and aluminum containers.
 - } Glass bottles and jars.
- **DO NOT** bag recyclables or deposit loose plastic bags in recycle bins.

BUILDING, WALKWAYS, BALCONIES, STAIRWAYS, AND BASEMENT

- A unit resident must not place anything on walkways, stairways, and other common areas of similar nature. These areas are for normal transit on or through them. (ref: 17.9)
- Nothing may be hung from railings. (ref: 17.10)
- Feeding of wildlife from/on balconies is prohibited.
- Persons under the age of 18 are not permitted on the roof unless supervised by an adult.
- No rollerblades, roller skates, skateboards, surfboards, fishing equipment, or bicycles may be stored on/in corridors, on the roof, or in the pool area.
- Electric, gas, or charcoal barbeque grills or propane tanks are not permitted in or within ten feet of the building including but not limited to: balconies, garages, basement, or units. (ref: Florida Fire Prevention Code 69A Chapter 633)
- Remaining tiled balconies must be sealed once a year. Owners must submit written proof by the 15th of May each year.

MOVING AND DELIVERY

- Moving/delivery trucks must be parked in the south parking lot.
- Entrances to the garage and lot must not be blocked.
- Nothing may be brought in through the front door and main lobby. First floor units must use the north and south entry doors, not the lobby. Floors 2-7 use south garage door to elevator.
- Major moves (in/out) must be scheduled with the board secretary.

DUNES

- “Dune” is defined as that area east of the mowing line and west of the beach.
- Walking in or through the dunes is a violation of State Law.
- No owner should make any alteration to the dune area which will be maintained by the Board in accordance with Federal, State and County directives.

BULLETIN BOARDS

- One locked bulletin board, located in the lobby, is for official Association items only.
- Another bulletin board, located in the Community Room, is for personal notifications. Postings should be removed by the initiator or the secretary after five days. This board is not for commercial use.

TURTLE SEASON

- Turtle season runs from May 1st through October 31st from 9:00 p.m. to 5:00 a.m.
- During that time, lights may not be seen from, reflected on and/or illuminate the beach east of the dune line.

LEAVING YOUR UNIT

- When leaving your unit for more than a few days:
 - Turn off the water in your unit at the master valve.
 - Turn off your hot water heater at the circuit breaker.
 - Turn off your icemaker.
 - Close and secure any storm shutters.

Should a storm approach during your absence, our maintenance staff will be busy securing the property and will not be available to secure individual units.

AIR CONDITIONING SYSTEM CARE IN YOUR UNIT

At the 8/8/2020 Board of Directors Meeting a motion was made and carried by unanimous vote of the Board to add an additional rule as follows.

Preventative maintenance is required to prevent Air Conditioning drains clogging and overflowing. A receipt for an annual inspection of your units Air Conditioning System must be retained by the owner of each unit. An overflow shutoff sensor must be present and tested as part of the annual inspection. If the sensor is not present when the inspection is done, one must be installed.

Should your system overflow the owner is financially responsible for cleanup and damage repair to units adjacent and below caused by the overflow. You will be charged an additional \$200 if you do not have proof of an inspection by a licensed HVAC firm, including the proper functioning of an overflow sensor.

POOL AND SPA
AREA

THERE IS NO LIFEGUARD ON DUTY, USE AT YOUR OWN RISK.

TEMPERATURES:

-) No adjustments to pool or spa temperature are permitted.
-) The legal maximum spa temperature is 104 degrees.
-) Pool will be heated to 84 degrees from October 1st to June 30th. The heater will be turned off July 1st to September 30th

USE:

-) Pool and Spa hours are as posted in the pool area.
-) Maximum occupancy limits are posted in the Pool Area
-) Proper swim attire is required. No street clothes in the pool or spa except for a tee shirt over a bathing suit.
-) When entering the pool area from the beach remove all sand and tar. A hose is provided on the cross over.
-) Shower before entering the pool or spa.
-) Use of the pool and spa are limited to residents, guests, and their visitors.
-) No food or drink are allowed within four feet of the pool or spa.

SAFETY PRECAUTIONS:

-) Surfboards, fishing equipment, and glass containers are not permitted.
-) Do not jump into the Spa, enter gradually for your own safety.
-) Diving, running, and rough play of any kind, are not permitted.
-) Do not play on or with the rope / float divider.
-) Replace rope / float divider if removed.
-) Children under the age of 12 must be accompanied by a parent or responsible adult guardian.

GROUPS:

-) If entertaining a group of 10 or more at the pool, notify the board secretary in advance with dates and times of visit so other residents can be informed.
-) Pool parties require approval of the Board.

COURTESIES:

-) Children should be potty trained.
-) Diapers, swim diapers, training pants, or adult incontinence garments, are not considered adequate to protect against contaminating accidents. Should such an accident occur:
 - o Cleanup must be accomplished immediately by the responsible resident.
 - o A member of the board must be notified to discuss further necessary cleanup and precautions.
 - o All expenses associated with the draining, sanitizing, and refilling of the pool or spa will be borne by the responsible resident.

-) Accidents of any kind should be addressed immediately by the responsible resident.
-) Before leaving the pool and spa area:
 - o Pickup, bag, and remove your trash to the dumpster.
 - o Wipe up any messes from the tables.
 - o Close and secure the umbrella if opened.
 - o Re-secure the chairs around the table.
-) Pets are not allowed in the pool area.
-) The use of earphones is required for electronic listening devices.

WEECA owners guide to construction/renovation/demolition.

The rules and guidelines that are in place and attached to this email are very informative and very easy to understand. However, it is a large amount of information and may be very intimidating at first glance. We recommend everyone take the time to read through them, but a quick and easy summary is as follows...

You MUST notify the ARC of any construction, renovation and demolition to be done four weeks prior to the start date. An emergency such as, but not limited to, an air-conditioning failure or leaks in plumbing can be done immediately without approval by a pre-approved contractor. There is a summary of all that is needed attached but in the end you are responsible for your contractors.

EVERY Contractor or repair person coming into Waters Edge must fill out the proper contractor form{attached}. They also must all use the contractor entrance on the south end of the building. Many contractors are already approved and do not need to submit another form.

Any structural work done to the exterior concrete, outside doors and windows, interior firewalls (walls dividing units), moving of interior walls and moving of appliances requires a building permit. There are also specific codes that must be followed when replacing doors and windows. Please refer to the attached forms for guidance and reach out to the ARC before making any purchases of these items. Replacing of existing appliances in same location does not require permit. Work such as painting, trim and flooring does not require permits. However, there are guidelines to follow for flooring located in the attached files that should be honored.

All electrical and plumbing MUST be done by a licensed contractor. Most all-purpose handymen do not carry these licenses. We have several pre-approved contractors for this kind of work. They have done a great job in the past and can be trusted.

Most of these quick guidelines should cover you but if you have any doubts...contact the ARC.

