

# **ROSEWOOD OF FALLING WATERS, INC**

## **RULES AND REGULATIONS**

**Approved (06/26/15)**

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

In order to enable owners and their guests to occupy, enjoy, and appreciate the benefits of our common facilities, the Board of Directors has adopted the following Rules and Regulations. In living as neighbors, all of us not only have certain rights, but also obligations to other owners; restrictions we impose upon ourselves for our mutual benefit.

The Rules and Regulations included here are in accordance with the Declaration of Condominium for Rosewood, which authorizes the Board of Directors of the Association to make or amend regulations concerning the use of the property. Some of these rules are based on State, County and City laws relating to health, fire hazards, sanitation, police and other various agencies.

Every member should carefully read the By-Laws under which we operate, as well as this list of Rules and Regulations. Unless each and every owner, their guests and tenants abide by the By-Laws and Rules and Regulations, we cannot have the smooth and satisfactory operation of our homes that we all want. The owner is held responsible for the violation of these rules by members, their guests, employees, children and lessees.

All complaints and/or suggestions must be in writing, signed and submitted to the Board. Owners of each building who have volunteered to be a building captain. Their purpose is to convey any problems or concerns you might have to the Board of Directors of Rosewood.

The rules are not intended to be “all inclusive”. Objectionable behavior is not acceptable if it is not specifically covered in the Rules and Regulations. A copy of the Rules and Regulations will be given to all unit owners. It is also posted in the Falling Waters web-site in the Rosewood section. Please request that your guests and lessees familiarize themselves with these rules to avoid yourselves and management any embarrassment.

Believing that Rules and Regulations are necessary for the common good and quiet enjoyment of the daily living, residents and guests are expected to obey them and contribute to their enforcement.

## **ACCESS**

Florida Statute Section 718.111 (5) provides that the Association has the irrevocable right for access to each unit during reasonable hours when necessary for maintenance, repair or replacement of any common elements or 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 another unit or units or any emergency.

In the event that keys are not made available, the association has the right to enter units by whatever means it deems necessary. Any damage occurred by forced entry will be borne by the unit owner.

## **COMMON AREA AND WALKWAYS**

1. Walkways, stairways, landings and other common areas shall not be obstructed or misused.
2. These areas are to be kept free and clean of litter year round.
3. No clothesline or similar devices are permitted on balconies, lanais, sundecks, and anything hung over banisters, i.e. rugs, towels, bathing suits, etc. or elsewhere on the common elements.
4. Balconies, porches, lanais and stairwells are not for storage and should be maintained with a neat appearance.
5. Unit owners must receive board approval to plant perennial plants on the common ground. Annuals are permitted, and therefore are the responsibility of the member to maintain. All annuals must be removed prior to unit owners' departure if planted in the ground.
6. No defacement of outdoor structures is permitted..
7. Bar-B-Ques – See page 9 for details (Insert from Fire Dept, ALSO ON WEB-SITE)
8. We suggest for your safety when walking, jogging or running on Windy Pines Drive, to stay two abreast for vehicles.

9. Approval from the board is required for any changes involving the common grounds and/or common elements. The board should also be aware of any changes in your unit, i.e. installing tile floors, shutters, etc.

10. Any community parties held on the grounds of Rosewood requires board approval in advance of arrangements..

11. Garage sales are not permitted on Rosewood's grounds, i.e. carports/parking areas.

### **EMPLOYEES**

1. Exterior maintenance is the responsibility of the Association. Unit owners shall not take on this responsibility and should report problems to the Board of Directors.

2. No unit owner or resident shall direct, supervise, or in any way attempt to assert any control over contractors or employees of the Association and should refrain from interfering with such.

### **PARKING**

1. One carport space is entitled to each numbered apartment exclusively.

2. No one may park their vehicle in another owner's carport space without written permission from unit owner and notification sent to the Rosewood Management Co.

3. Guest parking is available in all areas of Rosewood for visitors, contractors, guests, etc. When renting your unit, the renter has the same rights as an owner and the owner must forfeit all privileges including their carport space, which means you cannot leave your vehicle anywhere in Rosewood while renting your unit.

4. Trailers, boats, boat trailers, motor homes, campers or other recreational vehicles are not permitted to park in any parking spaces throughout the condominium overnight, unless notified and pre-approved by the Board in advance to arrival.

5. Any vehicle not properly tagged and/or without current registration or any vehicle in junked or inoperative condition is not permitted to be parked in Rosewood and is subject to be towed.

6. No vehicle bearing a commercial logo is permitted overnight parking, unless pre-approved by the Board.

7. All vehicles shall be maintained in an orderly manner and mechanical repairs on site are prohibited, except emergency repair necessary to remove vehicle from site.

## **PETS**

1. Only a maximum of two domestic pets are permitted for owners per unit at Rosewood.
2. Renters/Guests occupying a unit are not permitted animals, however it is the owner's discretion to permit having an animal in their unit and must be indicated in the Rental Agreement and Guest form that owner approves.,
2. All dogs and cats shall be held by a leash when outside on the common elements of the condominium.
3. Pet owners must clean up all pet droppings and dispose of it properly, THIS IS A FLORDIA LAW.
4. Pets must be licensed and vaccinated and have the proper tags displayed on their collar.

## **POOL AND CLUBHOUSE**

Rules and regulations governing the Pool and Clubhouse maybe obtained via the Falling Waters web-site in the Recreation section.

When using the recreational facilities the unit owners, their guests, invitees and/or lessees are asked to abide by the Rules and Regulations for the safety and consideration of all.

## **GATE HOUSE PROCEDURES**

1. Please review the information regarding entrance into Falling Waters, which is updated Periodically and available on the Falling Waters website .
2. Rosewood's Management Co. must be notified of all GUESTS who will be occupying a unit in the owners's absence. This is for the safety and security of all concerned. A Guest form has been provided and is located on the web-site in the Rosewood section and should be sent to our Management Co. If the Member Center does not have the approval from Rosewood's Management company of their arrival dates in advance, a gate pass will not be issued.

## **GARBAGE**

1. For the comfort and in consideration of yourselves and others, all garbage must be placed in the dumpster and the recycle bin. Waste management will not pick-up if garbage is on the ground. This will help curb the infestations of various pests and help keep the unpleasant odors to a minimum.
2. All cardboard boxes must be flattened, prior to placing them in the dumpster.
3. Any large items, i.e. furniture, pictures, chairs, etc., cannot be placed on the floor of the dumpster. Waste Management must be called for pick up and Rosewood's Management Co. must be notified. There is a charge for pick-up.

## **INSECT AND PEST CONTROL**

1. Owners are responsible to contact Never Rest Pest Control (732-1442) for pest control in their unit. Cost of this service is included in the Association dues.
2. Please do not feed any wildlife.

## **SIGNS**

1. No For Sale, Open House, etc. signs shall be displayed from a unit or car or common elements except such signs that have advanced written approval by the Association, including realtors.

## **NOISE**

For the mutual comfort and enjoyment of each resident, all noise must be kept to a minimum from 10 P.M. to 8 A.M. This applies particularly to radios, stereos, TV, washer and dryers, conversations on balconies, walks, lanais and the parking areas. Early risers are respectfully requested to be considerate of their neighbors.

## **UNOCCUPIED UNITS**

Each unit owner who plans to have an extended absence, especially during, but not limited to, the hurricane season, must prepare his/her unit prior to departure. Here are a few suggestions, however, a complete list can be obtained from the Collier County Civil Defense Office.

1. Remove all plants, furniture and any other objects from all windows, lanais, balconies and stairs. Keep in mind that during a hurricane a flying object is a lethal weapon.

2. Designate a responsible firm or individual to care for your unit should the unit sustain any type of damage and furnish the Board of Directors with the name of the firm or individual.
3. Designate someone to maintain your unit indoors and outdoors, properly, on a continuous basis.
4. Update your Emergency Contact Card with the Board of Directors or Property Management.

### **RECOMMENDATIONS FOR MAINTAINING UNITS**

1. Please take notice and take care of any leaky faucets, toilets, water hoses and water valves within your unit. This will save on the operating expense of the association. Be sure the water is turned off.
2. Due to the increase cost of water in Florida, we are recommending washing vehicles not be more than once a week. Only owners/renters of the unit are permitted to wash cars, not guests or visitors. If this system is being abused, we may have to limit car washing to odd and even addresses on assigned days.
2. To prevent a fire hazard we recommend that each unit owner keep the dryer vent and hose clean of any lint (the portion of hose which is attached from the dryer to the wall vent).

## **ROSEWOOD OF FALLING WATERS, INC.**

### **RENTAL/GUEST RULES AND REGULATIONS**

**Approved (06/26/15)**

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1. Thirty (30) days shall be allowed for the Board of Directors to approve all leases requiring approval under the terms of the Declaration of Condominiums: the decision of the Board shall be final. A fee of \$100.00 will be required at the time of application. This will be by check, made payable to Rosewood Association and paid by the owners or their designated representatives. For any application submitted less than 30 days prior, an additional fee of \$50.00 will be applied.
2. Under no circumstances shall the Association approve any proposed lease, rent or other disposition which is less than a period of twenty eight (28) days. (Owner's may rent once a month within a 28 day period }
3. Guests in your absence must follow the same 28 day rule, unless immediate family, Mother, Father, Son, Daughter, Grandson, Granddaughter. This does not include in-laws, aunts, cousins, niece, nephew or friends, etc. A Guest form has been provided on the Web-site in the Rosewood section. A fee is not charged unless having guests in your absence becomes excessive.
3. The first and last names of all renters monthly/annual that will be occupying your unit in your absence must be listed on the Rental form, including children. This is in case of emergency. The form should be sent one month in advance to Rosewood's Management Co. Guardian Property Mgt., 6704 Lone Oak Blvd., Naples, Fl. 34109. A \$100 fee is required. This Rental form can be found on the Falling Waters web-site in the Rosewood section. This is a residential community of owners.
4. Once an application is approved, a copy will be given to Falling Waters Member Center and security. If the gatehouse does not have this form the renters/guest will not be allowed entry into Falling Waters.

5. If the unit owner has a representative or agent, it is the responsibility of the unit owner to advise his representative or agent of the Rules and Regulations of Rosewood of Falling Waters.

6. Potential renters or buyers must receive and read Rosewood's Rules and Regulations so they are informed of any restrictions that they may object to in advance.

7. The Board of Directors shall be notified by letter, a minimum of (28) days in advance for the Board of Directors approval of a request for renewal of an annual lease to a lessee or occupant prior to signing the lease and/or contract with the owner or rental agent. An additional fee of \$100.00 must be included with the renewal request. You will be notified if we have not received a renewal of an annual lease.

8. If abuse of the Use of Rules and Regulations is apparent by the lessee, the Board has the authority to deny approval of the renewal of the lease in question.

9. No unit can be subleased.

10. No unit owner may rent or lease his unit until all maintenance fees are paid in full.. When a unit is leased, the owner gives up all rights and privileges to Falling Waters Amenities, whether it be a monthly rental or an annual rental. .