

CASCADES AT FALLING WATERS

Rules, Regulations and Guidelines:

Effective March 17th, 2011, the Board of Directors of Cascades has approved these Rules, Regulations and guidelines.

The following rules and regulations are consistent with and/or are in addition to Florida Law, The Declaration of Condominium for Cascades, a Condominium, Collier County Florida; The Articles of Incorporation of Cascades of Falling Waters, Inc; The Bylaws of Cascades of Falling Waters, Inc; Collier County Ordinances, Falling Waters Master Association Inc; and Falling Waters Recreations, Inc.

Owners, Guests, Renters and Lease Holders:

- No unit shall be permanently occupied by more than 5 persons and the maximum permanent occupants and overnight guests shall be no more than 7 persons.
- No nuisances shall be allowed on the condominium property nor any use or practice which is of annoyance to residents or which interferes with the peaceful possession and proper residential use of the property by its residents.
- Quiet hours are from 10.00pm until 8.00am so noise from your unit should not disturb others between these hours.
- All parts of the property shall be kept in a clean and sanitary condition and no rubbish, refuse, or garbage shall be allowed to accumulate nor any fire hazard allowed to exist.
- Whenever a unit is expected to be occupied by anyone other than the current owner, at a time when the owner will not be in residence, a completed copy of an "Application for non-owner Occupancy of Condominium Unit" a "Lease and Guest Approval Application" must be submitted to the property manager no less than THIRTY days prior to arrival in accordance with the instructions on the form. If the occupant will be a renter, a one hundred dollar (\$100) fee must accompany the application. If the occupant is an immediate family member or guest, an Application for non-owner Occupancy of Condominium must be submitted, however, no fee is applicable.
- Once the "Application for Non-owner Occupancy of Condominium Unit" "Lease and Guest Approval Application" is approved by the Board, a copy will be forwarded to security at the Falling Waters Member Centre/Gatehouse.
- If the Owner or Owner's Agent does not complete the necessary forms resulting in the Member Centre/Gatehouse not receiving the forms then the guest or renter will not be allowed to enter Falling Waters.
- Renters or lease holders are not allowed to sub-lease the unit.
- A unit can be rented for a maximum of twelve (12) periods in any one year.

Gate Access – Owners:

- All vehicles entering the site must have a bar code or a day pass.
- Owners in residence must inform the Gate House of any expected visitors.
- Owners can purchase bar codes for their on-site vehicles.
- Owners can purchase a maximum of two (2) proximity cards for entry into the clubhouse and pool areas.
- Owners should use the right hand side of the access road to allow car mounted bar codes to be read by the scanner.
- Owners with rental cars will be issued a day pass or they may purchase a bar code.

Gate Access – Guests:

- If the owner is in residence and a guest is visiting then the guest will be issued a day pass or may purchase a bar code.
- If the owner is not in residence then the guest must purchase a bar code and will need to purchase a proximity card if the guest wishes to use the clubhouse or pool areas.

Gate Access – Renters and Lease Holders:

- All renters or lease holders must purchase a bar code.

- Renters or leaseholders will need to purchase a proximity card if the renter wishes to use the clubhouse or pool areas.

Parking:

- No motor vehicle belonging to an owner, tenant or guest shall be parked in such a manner as to impede or prevent access to another owner's garage. No motor vehicle shall be parked in "No Parking" areas.
- A Motor vehicle which cannot operate under its own power shall not remain on site for more than twenty-four hours. No repair of motor vehicles, except for emergency repairs, is allowed on site.
- Each owner assigned garage may only be used only by the owner, except when owner has given written permission for use by a family member, guest, renter or lessee.
- Any covered vehicle must be kept inside a garage.
- When not in use commercial vehicles, trailers, boats, personal watercraft, and motor cycles are not allowed to be parked outside of the garages. They must be parked in marked parking spaces.
- Vehicles with on-board sleeping accommodation, that are too large to park in a normal parking space, are not allowed to park on site overnight.
- Overnight sleeping in any vehicle is not allowed on site.

Trash:

- The community participates in recycling. Place all glass, plastic, metal cans paper and cardboard in the yellow and green containers located within, or close to, dumpster compounds. Break down all cartons/boxes/plastic bottles to reduce volume.
- The dumpsters are emptied once per week. Waste must be placed inside the dumpster/container. It will not be collected if left on ground. If the dumpster you intend to use is full take your waste to the nearest empty dumpster.
- For any items too large to be safely placed in the dumpster call Waste Management for their removal.

Animals/Pets:

- Animals or pets may not be kept, bred or maintained for any commercial purpose and should not become a nuisance or annoyance to neighbours. Licenses and vaccinations must be up to date.
- Renters and lease holders must obtain written permission from the condominium owner to keep a pet in the unit. A copy of this permission must be filed with the management company.
- Pets must be leashed when outside of the building.
- Pet droppings must be picked up.
- It is unlawful for an owner to allow their pet to bark, howl, whine, or allow it to otherwise threaten persons lawfully using common areas or public rights of way.
- Should any pet become an annoyance then the Board shall have the right to give notice for its permanent removal from site and the Association shall be entitled to injunctive relief to accomplish any orders to do so.
- Do not feed wild animals.

Common Areas and Gardens:

- The Board may give permission for owners of first floor units to plant flowers or shrubs in the garden outside their front entry door.
- Annuals must be removed prior to the owner leaving for the "closed season".
- Children must be accompanied by an adult when using common area gardens.
- Common areas must be kept free of personal possessions when those possessions are not in active use.

Portable Grills and Barbeques:

- All charcoal and LP gas grills and their gas bottles must be stored in garages.
- Charcoal and LP gas grills and their gas bottles must not be used on lanais.
- The fire code requires that grills be used must be at least 10' from a residential building.