

Rules and Regulations

Water Crest of Falling Waters

1) Security

In the event of an emergency call 911.

Call 911 if you witness anyone committing a suspicious or unlawful act in the community.

2) Vehicles

Motor vehicles must be parked centrally in the designated parking areas and advanced as close as possible to the concrete bumpers. The parking of commercial vehicles (except those present for the day only to perform installation and maintenance work for the unit owners or the association) boats, trailers, campers, motorhomes of any type and any vehicle exceeding 18ft. in length is strictly forbidden. Two vehicles are allowed per unit. One vehicle must be kept in the garage. Inoperable vehicles or vehicles without current state plates are not allowed.

Any vehicles not adhering to these rules shall be towed at the owner's expense.

Bicycles may not be stored outside on either the common or limited common areas. They must be stored either inside the garage or unit.

3) Garage

Garage doors must be kept closed except when garage is in use.

4) Handicap Accessible Parking

Various parking spaces within the Falling Waters community have been so designated. These spaces are for the purposes of loading and unloading handicapped passengers and or, as otherwise posted, limited to 4 hour occupancy. Please respect your neighbor's and their guest's special needs.

5) Speed Limit

15 MPH Maximum

WATCH CAREFULLY FOR PEDESTRIANS!

6) Pets

As per Collier County Law and subject to substantial fines unit owners must keep their pet on a hand held leash at all times when outdoors and must pick up all feces. Feces matter must be securely bagged and placed in the dumpster. Do not allow your pet to urinate on flowers or flowering bushes.

Note: This includes in Preserve/Wooded areas within our community.

Unit owners are allowed to have only ONE pet.

Note: Guests of unit owners and Renters/Lessees including their guests are not permitted to have pets in the Water Crest units or on Water Crest property.

7) Noise

Excessive noise from adjoining units, parties, music, children or pet barking which may cause a disturbance to other residents is strictly forbidden.

8) Changes and alterations

No artificial flowers are permitted outside the unit. Annual flowers that have been planted must be removed by the owner at the end of the season. If it becomes necessary for the landscape company to remove these plants the unit owner will be charged for removal and disposal.

No alterations or additions of any kind shall be made to exterior surfaces of buildings, including lanais, garages or grounds, without prior approval of the Association Board of Directors.

Water Crest Rules and Regulations cont'd.

9) Screens, Doors and Hurricane Shutters

All screens, shades, screen doors, Hurricane Shutters and shutters of any kind must be approved by the Association Board of Directors.

10) Damage to Common Areas

Any unit owner, renter/lessee, or guest thereof, whether willingly or accidentally, who causes damage to common or limited common areas must repair said damage to the satisfaction of the Association Board of Directors.

11) Water Shut-off

Each unit owner and/or Renter/Lessee who plans to be absent from their unit, for any period of time, in excess of 24 hours, must shut of the inside water valve, leaving one tap in the laundry tub open should there be a failure of the valve. Any and all damage, resulting from the failure to do so, will be the absolute responsibility of the unit owner.

12) Condo watch

The Board requests that all unit owners, while away from their unit for periods longer than a week, ensure that a Condo Watch person is checking their unit no less than weekly.

Note: Most damage within units occurs during long periods when the condo is left vacant. Therefore A/C malfunction, water leaks from running toilets, ruptured washing machine hoses, broken frig ice maker and dishwasher supply lines, roof and window leaks, mold, wet carpeting, lifting tiles and separating baseboards may go undetected for weeks or in some case months consequently leading to insurance claims and very expensive repairs.

You are requested to provide a key to your unit to the Board of Directors and/or the name and phone number of your condo watcher should entry to your unit be necessary in your absence in the event of an emergency.

13) Charcoal and Gas Cooking Grills and Heating Appliances

Charcoal, wood and gas fired cooking grills and heating appliances are NOT allowed to be used in units, on lanais, on porches or on Water Crest property.

14) Planting Pots on Stairs and Landings

All decorative pots, planters, flowerpots and any other decorative item located on stairs and or landings must be removed by the owner at the end of the season or when the owner is not present in the unit during hurricane season. Artificial flowers are not allowed in these pots.

15) Association Services Contractors

Unit owners, unit renters/lessees, and guests thereof are not permitted to interfere with or otherwise direct association services contractors as they carry out their contracted service responsibilities. These include, but are not limited to, landscapers, fertilizing personnel, pest control personnel, electricians, plumbers, roofers, painters, general maintenance personnel, and refuse haulers. Any proposed instructions or requests from unit owners, unit renters/lessees, and guests thereof for the association contractors must be submitted in writing to the association board and management company for consideration.

16) Alterations, Repairs and Adjustments

Unless otherwise authorized and approved by the association management company and/or the board, unit owners, unit renters/lessees, and guests thereof are not permitted to make any alterations, repairs or adjustments to the common and limited common area service systems and amenities. These include, but are not limited to, the water features including the feature structure, pumps, electrical, lighting, and water supply devices, any component of the irrigation system including the spray heads, risers, timers and rain sensors, outdoor light fixtures, bulbs and timers, and brick pavers.

The Water Crest Board of Directors