

Rules and Regulations

Water Crest of Falling Waters

SAFETY

Call 911 for emergencies or witness suspicious or unlawful act in the community.

VEHICLES

Vehicles must be operable with a current state license plate and barcode.

If vehicle is inoperable, it must be removed within 24 hours

Vehicles violating the rules will be towed at owner's expense after notice of the violation.

Park as close to concrete bumpers and centrally in designated parking areas.

Two vehicles are allowed per unit – **one must be kept in the garage.**

No commercial signs on resident vehicles are permitted.

Commercial vehicles exceeding 18 ft are not permitted to park overnight.

No boats, trailers, campers, motorhomes are permitted.

Bicycles must be stored either inside the garage or the unit.

GARAGE

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

HANDICAP ACCESSIBLE PARKING

Designated handicapped space are available with handicap permit displayed.

The spaces are for limited parking for handicapped persons.

Please respect your neighbor and guest's special needs.

SPEED LIMIT

15 MPH is maximum throughout the community.

WATCH FOR PEDESTRIANS!!

UNIT RENTAL FREQUENCY

Unit rentals/leases are restricted to 28 days or more and to 4 times per year. See rental/lease application

form. Total Occupants: 2 bedroom, 5 occupants at least 1 being adult of 21 years old or older

3 bedroom, 7 occupants at least 2 being adults of 21 years old or older

PETS/ANIMALS

Unit owners are allowed only ONE pet.

Pets must be on a hand-held leash at all times when outdoors.

Pet droppings must be immediately picked up, bagged, and placed in a dumpster.

Should any pet become an annoyance, the Board has the right to give notice to remove the pet.

NOTE: Guests and Renters/lessees are **NOT permitted** to have pets in units or on our property.

NOISE

Quiet hours are from 10:00 PM until 08:00 AM so noise from your unit should not disturb others.

WATER SHUT-OFF

Any owner and/or Renter/Lessee who plans to be absent from the unit for more than 1-2 days must shut off the inside water valve. Shutting off the outside water valve is recommended

CONDO WATCH

All unit owners, when away for longer than a week, should ensure that a Condo Watch person checks their unit on a weekly basis.

Please provide a key to the unit and the name/phone t of the Condo Watch person to the BOD.

NOTE: most damage in units occur during the vacancy periods.

Water Crest Rules and Regulations (continued)

DOORS AND HURRICANE SHUTTERS

Exterior doors and hurricane shutters must be approved by the Board. See Architectural Review Form.

COMMON AREAS, COURTYARDS, PLANTING POTS, WATER FEATURES

Only 2 owner supplied pots with plants per courtyard and up to 2 additional pots may be placed behind unit garages without hedges.

Pots must be **structurally sound** to **withstand outdoor conditions**, i.e. strong wind/rain.

Stairs may have 1 pot only on the 1st landing and up to 2 additional pots on the front door landing.

None of the pots may obstruct passage in any way i.e. occupants or first responders.

Owners may plant limited annuals which owners and occupants must maintain and remove when leaving for season or at the end of the rental period.

Only 3 garden ornaments which are tasteful and limited in size are permitted in courtyards.

No ornaments are permitted on the Association water features.

No association installed plants **MAY** be removed without approval from the BOD and Landscape Committee.

No **signs or decorative adornments** are to be affixed to concrete stairways, concrete exterior walls, gutters, or wood fascia, or lamp posts.

No **in ground** planting of **perennials** without approval from BOD and Landscape committee.

No portable or permanent **water features** of any kind is allowed in courtyards or lanai plant beds.

Holiday decorations: Limited in size and scope and removed 1 week after the holiday.

PORTABLE GRILLS AND BARBEQUES

Electric grills are allowed on lanais if the **cooking space** does not exceed 200 square inches.

All charcoal/propane grills must be used 10 ft away from buildings/garages with fire extinguisher nearby.

Grills and no more than two 1.5 lb propane tanks may be **stored** in the garage.

TRASH

All waste should be placed in the dumpster which is emptied once per week (Wednesday).

Recycled material must be **loose** in the cart **NOT** in plastic bags.

Break down boxes/cartons/plastic bottles to reduce volume in the cart.

COMMON AREA ALTERATIONS/REPAIRS AND UNIT ALTERATIONS

No alterations of any kind can be made to the **exteriors of the buildings**, includes **lanais, garages, or the grounds, without PRIOR APPROVAL** of the Board.

Unless otherwise authorized and approved by the property management company and/or the Board, unit owners, unit renters/lessees, and guest thereof are not permitted to:

Make any alterations, repairs, or adjustments to the common and limited common area service systems and amenities.

Included but not limited to are:

The water features and feature structures, pumps, electrical, lighting, and water supply devices, any part of the irrigations system (spray heads, risers, timers, rain sensors), brick pavers, outdoor lighting fixtures (bulbs/timers).

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

Notify all vendors to remove **trash and debris** r/t their contracted work **may not be placed in association dumpsters** and must be removed from Water Crest property.