

Effective January 24, 2011, The Water's Edge Condo Association Board by a Resolution has established additional rules in accordance with the Water's Edge Condo Declaration of Covenants Use Restriction and Florida Chapter 718 governing units; The Rules and Regulations "Use Restrictions" are included in your condominium Documents. Renters should have a copy and must follow the rules. Any questions please contact the Water's Edge Board 941-623-0298.

- **Sales/Rentals:** The Board of Directors must approve all proposed sales, leases, and transfers of units. No person may occupy a unit as a new owner, tenant, or other transferee without the prior written approval of the Board of Directors. Leasing a unit for rent for less than three (3) months is not allowed. Also, rentals of a single room or less than an entire unit are not allowed. An application form is required to be completed for any sale or rental, signed and forwarded to Water's Edge Condo Association. Owners will be held responsible for any and all damages to the association common property.
  - Garage Owners:** Garages are attached to the unit and are not real estate, they are limited common elements. They cannot be sold or rented separately from the unit. Garages cannot be sold or rented to anyone outside the Water's Edge Condo Membership.
- **Insurance:** Each unit owner must obtain and maintain adequate insurance upon his unit and personal property covering those items not included within the association's insurance requirements. Owner's Proof of insurance is required to be submitted to the Water's Edge Board of Directors once per year or upon renewal. . Owners can be fined if no evidence of insurance is submitted. Unit owners must obtain a minimum \$2,000 of "Property Loss Assessment" coverage. The association can be named as additional insured and loss payee on 'all policies. In the Name of: "Water's Edge at Heritage Oak Park Association, Inc."
- **KEYS:** Provide the Board with a key. The Association must have access to unit in case of emergency and maintenance repair. The unit key will only be used if there is an emergency or suspected problem inside the unit.
- **Disaster Plan** – Water's Edge Condo Association has a disaster plan in place. We work in conjunction with the Heritage Oak Park Community Disaster Committee. We will need resident volunteers in event of a storm to check on residents and units. Please make sure the Board has your current phone number and / or Email addresses. Electric and water to the unit should be shut off prior to leaving. (See detail Preparation plan).
- **Hurricane Shutters** – The Association has shutter specifications included in our documents as an amendment. Accordion shutters on all windows. – Hurricane shutters may be closed at the beginning of the season or May 1. They must be reopened upon returning or by November 1. Shutters should be secured but the entry door NOT locked and only if you are leaving the area or gone for the summer. The Association must have access to unit in case of emergency. If a storm is approaching your designated person should lock the shutters. If you have a friend or family member securing your home please notify the Board with the contact information for that person. Make certain they know how to operate your shutters. Please advise the Board of your departure and return dates. (review amendment)
- **Decoration on Entry Way: (see detailed rule)**
  - a. No material alteration of exterior walls without written permission.
  - b. No permanent hanging materials on entry walls.
  - c. Fire pulls must be clearly visible and unobstructed. No objects can be placed over. Or around fire pulls as to hide it from view.
  - d. Residents when leaving for the summer season or while on vacation must take in all outside decorations and ornaments. When storms are approaching, Unit must be prepared and bring in all objects.
- **Landscape** – Please report any landscape issue to the Water's Edge Condo Board via completed landscape form or note into the Association mail box. A Board member will inform the Landscape Company of any work required. Only the Association Board will mulch the property the mulch that was installed is Melaleuca which is called FloriMulch and is termite resistant. Please do not mix or add any other mulch on your own unless it is Melaleuca and Board approved. All plants and bushes around the buildings, stairs, and walkways must be kept clear of intruding limbs. Bushes must be kept at a height of no more than 36". No vines or other plants should be growing onto or attached to any portion of building stucco or stairs.
- **Lanai Maintenance-** The Association is responsible to paint the exterior walls of the lanais. The Association is also responsible to maintain the unfinished surface (concrete slab) of the balcony floor because it is part of the common elements. The Association may remove balcony floor coverings at the owner's expense. The unit owner would then be responsible to reinstall and/or repair the balcony floor coverings at his/her sole cost and expense.

- **Maintenance**- Common area maintenance should be reported to the Water's Edge Condo Board. Please complete the maintenance form or note into the condo mail box for determination of action needed.

**Unit Owner's Maintenance Responsibility:**

**1. Air Conditioner:** If you are a seasonal, part time, or vacant owner of your unit the A/C must still be operational. A designated family member, person, or friend should be inspecting your unit at least once a month while you are gone. Give the Board their name and contact number.

- a. A/C** – Follow the FPL or your authorized A/C technician recommendations for the proper thermostat settings for occupied or vacant homes. It is recommended to set thermostat to 78° F while home with the thermostat fan switch on "auto" and 82° or higher while out briefly in the summer. Heat your home at 68° degrees or **cooler** with the thermostat fan switch on "auto."
- b. Seasonal or vacant for condos:** 77° degrees is recommended to prevent mold and mildew. If you have a programmable thermostat set to 71° degrees for four hours before sunrise and 88° degrees for all other hours. Set your manual thermostat to 80° degrees while you are away and make sure it is set to "Auto" rather than "on."
- c.** Clean or change you're A/C filter once a month. Keep HVAC drip pans clean.

It is recommended that the air conditioner should be professionally serviced once a year to clean drain and coils to prevent blockage and leakage.

**2. Humidistat** – Have air conditioning service professional calibrate humidistat and follow the recommended settings according to whether you have a parallel or series wired. Humidistat in conjunction with you're A/C and whether you unit is occupied or vacant. If your unit is vacant it is recommended to set it at 65° F. If you have a humidistat, set it to 58° to help prevent mold and mildew.

**3. Water** – Immediately fix all water leaks. Regularly check for any leaking pipes, faucets or running toilet. Inspect under and around sinks and vanities for the hoses and signs of water leakage. The Main water valve to the unit is located outside the unit and tagged with unit number. If your unit is vacant shut the water off from the outside valve.

Plumbing leaks that are unattended, water running under kitchen or bathroom cabinets when fixtures are in use, and air conditioning system condensate leaks into the building or into the HVAC duct work are examples of indoor leaks that can lead to a mold problem if not promptly attended

**4. Mold** – Mold is destructive to buildings and property. Moisture control is the key to mold control. Where humidity is consistently 70% or higher without A/C mold or mildew can grow. Decrease mold growth by lowering the humidity within your unit. Although mold can (and does) occur in almost every room in the house, bathrooms, closets and bedrooms are the three areas that most commonly experience mold problems. Keep closet doors open so air will circulate.

**5. Lanai** – since the balconies are part of the unit and not part of the common elements, the unit owners must maintain, repair, and replace the balconies. This would also include screening, glass and other materials that the owners install to enclose the balcony or lanai. The unit owners cannot paint these walls or otherwise change the exterior appearance of the units without the Board's written permission. The unit owners are responsible to maintain tiling, carpet and other floor coverings to the balcony.

**6. Dry Vents** – Clean the lint filter in your dryer after every use to prevent clogging. Check and Clean Hose to vent for excess lint.

- **Interior Pest Control** – Currently Pest Eliminators Pest Control performs this annual interior service in November. If you were not at home, please call to reschedule since this is a contracted service. 941-766-0902. If there any problems at any time during the year please call Stayton directly and they will service your unit usually on a Friday.
- **Waste Management** – picks up the trash in the dumpsters. Please do not leave anything outside the dumpster as it will not be picked up. If any large items that do not fit into the dumpster please call Waste Management at 639-1106 for a special pickup at your condo address dumpster area. These dumpsters are for Water's Edge residents only.
- **Pets** – all pets must be kept on a leash. Pet litter must be picked up, bagged and place in the trash.
- **Wildlife** – Feeding of any wildlife is not allowed.