



WATERVIEW PROPERTY OWNERS ASSOCIATION

Dear New Property Owner,

Congratulations on your new purchase! The Waterview Property Owners Association would like to take this opportunity to welcome you. Our Association was originally formed in 1980, with the purpose to maintain property values and benefit the community within Waterview.

The Waterview Property Owners Association owns the Greenbelt Property within Section 94 denoted as Tracts G1, G2, and G3 on your survey if your property borders a Greenbelt. This Environmentally Sensitive Greenbelt area is important to the aesthetics of our community, but more importantly it is an extra layer of protection to help protect your property from flooding. A Non-Exclusive License Agreement is required to use the Waterview Greenbelt, and Requests for use must be submitted to the Environmental Control Committee (ECC). Only Approved Requests from the ECC will be allowed to make any modifications to the Greenbelt. [Please refer to the Helpful Hints section for more information.](#)

As an owner you can find all our Association legal documents including our Bylaws, and Covenants and Restrictions on our website at WaterviewPOA.com. These documents define the operational responsibilities of our Association, and the obligation of the members to pay their Mandatory Annual Assessments per lot, which are always due on January 1 of each year. These assessments and all other Waterview fees can be paid online for your convenience.

Please take a moment to review our web page at WaterviewPOA.com to familiarize yourself with the Owner and Greenbelt Information, Waterview ECC ARC (Architectural Review Committee) guidelines and procedures, FAQ's, and much more.

The Board of Directors meeting is scheduled for the third Monday of each month at 6:30pm at the South Gulf Cove Club House (14859 Ingraham Blvd) or by ZOOM. Up to date meeting information can be found at WaterviewPOA.com. Annual meeting information packets will be mailed to the mailing address of record prior to the annual meeting. We welcome and encourage your attendance.

Please complete the 'Member Contact Information Form' on our website, and send it back to us by e-mail or mail. This will help us keep in touch with you for regular association updates, mailings, and billings to emergency contact.

Waterview Property Owners Association is managed by Grande Property Services, a local community association management company. If you have any questions, do not hesitate to contact them at the below address, telephone number or e-mail at any time.

Management Office – Grande Property Services
3754 Cape Haze Drive, Rotonda West, FL 33947
Phone: 941-697-9722 Email: info@GrandePropertyServices.com

Helpful Information:

Trash Pickup:

Trash pickup is on Monday. Contact Waste Management at 941-629-1106 for more details.

Environmental Control Architectural Review: *Required for all New Construction, Fences, etc.*

No home, building, garages, fences or other structures may be constructed or placed on any lot without the approval of the ECC. Please refer to the ECC Guidelines on our web page for up to date information. **Submit all ECC ARC forms to: Waterview POA, 3754 Cape Haze Drive, Rotonda West, FL 33947**

Request to Use the Greenbelt Form: *Required for Docks, Piers, Invasive Trimming/Clearing, etc.*

To use or make any modifications to the Waterview Greenbelt, you must submit a 'Request to use the Greenbelt Form' found on our web page, including a site plan detailing all the changes you plan to make. Modifications and changes to the Greenbelt without approval are considered violations and can lead to fines from federal, state and local agencies. The Environmental Control Committee (ECC) shall have the right to approve, reject or modify any request. All request forms must have a ***'Request for Verification of an Exemption' with a Wetland and/or Upland Assessment completed by the FL DEP. This is a MANDATORY Requirement.*** Non-parallel waterway lots (i.e. triangle, pie shaped lots) that do not have rear lot lines that are parallel to the waterway line, will have the side lot lines determined by the ECC on a case-by-case basis. The clearing of the Greenbelt is strictly prohibited without ECC approval, and the removal of any existing Florida Native plants or trees is strictly restricted.

Non-Exclusive License Agreement: *Required for ANY use of the Waterview Greenbelt behind your private lot*

Waterview provides owners a non-exclusive license agreement to enter upon and use the Greenbelt only within the area laying directly between your private property and the high-water line for Waterway lot owners and for non-Waterway lot owners with the Greenbelt directly behind their property to a maximum depth of 100ft into the Greenbelt. The use is strictly limited to the restrictions in the license agreement. The License Agreement is subject to all laws, rules, regulations, ordinances and other requirements of law, including, but not limited to, federal, state and local laws, rules, regulations, ordinances and other legal requirements.

Our Association responsibilities should not be confused with any government agencies. We are here to assist you through the Waterview processes to use the Greenbelt, but you must be in compliance with all local, state and federal agencies. Failure to follow all the rules and regulations of all the agencies could result in fines from the Association and these Governmental Agencies.

Welcome again!

Sincerely,
Waterview Property Owners Association
3754 Cape Haze Drive, Rotonda West, FL 33947