

WATERSIDE OF SUNTREE CONDOMINIUM INCORPORATED

Rules and Regulations

REVISED JANUARY 15, 2019

Introduction

These Rules and Regulations were approved and adopted by the Board of Directors of the Waterside of Suntree Condominium Association. They are intended to maintain the value of our property and to ensure the quality of life that is anticipated and expected in a well-maintained residential community. They are in addition to and are consistent with the provisions set forth in the Declaration of Condominium for Waterside of Suntree.

The Condominium Documents provide that each unit owner is a member of the Association, thus providing certain rights and requiring certain duties and obligations. Each owner is entitled to the peaceful and quiet enjoyment of his or her property and the common areas without any undue interference or disturbance from other owners or guests. To this end, each owner must do his or her share, and cooperate to ensure that this right and the quality of our investment are protected. All provisions of your Condominium Documents and these rules will be enforced. Fines may be levied for infractions. If necessary, legal action will be taken.

Liability Insurance as per the Documents.

We urge you to participate in this joint responsibility by following these Rules and Regulations.

RENTALS: Prior to Occupancy an Intent to Lease form, and a copy of the current rental agreement must be on file in the Management office, with the name(s) of the lessee(s), and vehicle license plate numbers(s), plus a statement that the lessee has received a copy of the current Rules and Regulations, signed, dated and acknowledged by the lessee(s). The owner relinquishes all rights and privileges to all common element facilities during the rental period. Only one rental per year is permitted. Forms are available from Sentry Management Company. The Board of Directors has approved uniform use of the Florida Real Estate rental agreement. NO PROVISIONS ALLOWED.

The Board would prefer that these Rules and Regulations be posted in your rental unit where the renter can refer to them. The renter should also be instructed to call you for any work orders including pest control, leaks, or other matters. You in turn will call the Management Company. The Management Company does not interact with the renter. If the locks are changed, the association must have a set of keys.

General Rules

1. RESIDENCY: Units are for Single family residency, with occupancy of no more than two (2) persons per bedroom. All common facilities are for the exclusive use of owners, lessees and guests.
2. NOISE NUISANCE: Owners or lessees may not make or permit loud noises or abusive language disturbing to occupants of other units, or permit actions that interfere with the rights, comfort or convenience of others. Noise levels must be lowered inside and outside units from 11:00 pm to 8:00 am. Owners are responsible for the conduct of their children, guests, renters and renters' guests at all times.

3. WALKWAYS: Common element walkways, entrances, sidewalks, driveways, passageways, etc. must be kept clean, open and unobstructed.
4. HOUSEKEEPING: Nothing (towels, clothing, rugs or mops) shall be hung up or shaken from windows, doors, decks, walkways, railings or thrown from these areas.
5. VANDALISM: To private or common property should be reported to the Police Department and the Management Company in writing, with case numbers, if any.
6. EMERGENCY ACCESS: Florida Statute 718 provides Condominium Associations with the right of emergency access to individual units. Therefore, the Association requires that all owners will provide us with a key to the unit. Always be sure we have a current key.
7. EXTENSIONS: No awnings, shutters, added air conditioners, television, radio antennas, wiring, television dishes or other projections shall be attached to or extend from the outside of the buildings. No changes or alterations shall be made to entry doors or entry ways without Board approval. The association board must be consulted and their approval must be received in advance for all structural changes to units. All electrical work must be done by a licensed electrician and such work must be reported to the Board along with the name of the electrician.
8. PARKING: All owners, lessee and guest must abide by the Suntree Master Home owners Association and WaterSide of Suntree Condo parking regulations. Violators will have their vehicle towed at the owner's expense. Each owner has a garage and 1 additional numbered parking spot. Parking is not permitted in another owner's spot. Guests must park in guest's space and have a parking permit for overnight guest, owners are responsible for forwarding parking tags and parking rules to their tenants and guests. Additional parking is provided in the pool area, there is no overnight parking in the pool area without prior approval by board of directors. Boats and RV's are not permitted to be parked on the property. Commercial vehicles are only permitted temporarily when performing a service.
9. RENT AND SALE: For Rent, For Sale signs are prohibited, except at the front of the community, per the Master Association. Intent to Sell or Lease forms must be filled out completely and sent to the Management Company prior to closing or rental, with a copy of the contract or lease. Price may be blocked out if you wish to keep this private.
10. Maintenance request must be submitted on a Work Order form supplied by Sentry Management, they are available online at www.sentrymgt.com.
11. TRASH: Garbage should never be placed at curbside until after sundown the night before pick up day, in securely covered cans. All trash cans must be stored out of sight except on collection days.
12. ORNAMENTS/LANDSCAPING: One American Flag is permitted. No other flags or statuary are permitted without approval. All exterior areas must be kept neat and orderly. BBQ grills shall not extend onto common areas and when not in use, shall be covered or stored inside. Any exterior changes must be approved in advance by the Board or ARC committee. The only items permitted without Board approval are potted plants in the area immediately adjacent to your unit. If/when the root system breaks out of the pot and enters the soil, that planting becomes part of the Associations property. All requests regarding landscaping must be made in writing. This includes plantings, mulching, rock, border installations, fountain, ornamentals, etc.

13. TREES AND SHRUBBERY: trees or shrubs will not touch the exterior of the buildings to protect the integrity of the buildings and reduce the intrusion of bugs and termites. All plantings must be pre-approved by the board or the ARC.
14. SCREENS ETC. Screen doors, storm doors, porch enclosures, awnings etc. Must have prior design approval from the Board of Directors and SMHA. Hurricane shutters must also be approved by SMHA and only be up at specified times
15. WATER: Please inspect your home regularly for interior and exterior leaks from commodes, faucets, etc., and repair leaks as soon as possible. PLEASE SHUT OFF WATER in the CAR WASH AREA LOCATED BY THE POOL PARKING LOT, WHEN NOT IN USE. NO WASHING OF CARS ANYWHERE ELSE ON THE PROPERTY IS PERMITTED., and do not allow hoses to run while lying on the ground. Turn off the water AT THE FAUCET. Water is a precious commodity and our largest common expense. Please relay this information to your renter, guests and family and ask them to report any needed repairs. Report all broken irrigation heads to the Management Company.
16. REPAIRS: All repairs, additions, alterations or improvements made by a Unit Owner will be performed by licensed professionals. This includes electrical, plumbing, air conditioning and heating. The Unit Owner is liable for any expenses RELATED TO the aforementioned.
17. It is illegal to feed the alligators, they become more aggressive and dangerous.

Pool

1. HOURS: The pool is for the use of current residents and their guest only. Normal hours of use are Sunrise to Sunset.
2. AT YOU OWN RISK: Since there is no lifeguard on duty, persons using the pool do so at their own risk. Running in the area, diving or cannon balling into the pool or similar activities and horseplay are strictly prohibited. Owners are responsible for their guests. No children under age of 14 are permitted without the owner or the owner's "Adult" guest present.
3. FOOD and BEVERAGE: May be consumed but "No glass" of any kind is permitted in the pool area. The area must be kept free of debris, and Pool furniture be returned to its proper place when leaving, and never removed from this area. Pool parties are not permitted without PRIOR approval from your Board.
4. ANIMALS: No animals of any kind are permitted in the pool area.
5. NON-TOILET TRAINED: Diapers or non-toilet-trained persons are not permitted in the pool.
6. PROPER: Swimming attire is required. Cut-offs are not permissible.
7. REST ROOMS: Rest rooms must be kept clean and doors are to be locked.
8. GATES: must be locked at all times for safety reasons. Do not prop open this gate.
9. NOISE: Radios etc. shall be at a level that does not annoy others at any time.

10. LITTER: All litter including cigarette butts, etc. is to be properly disposed of and not thrown on the deck or surrounding areas.
11. FLOTATION DEVICES: No larger than 24 inches x 24 inches are allowed in the pool.
12. ALL: Posted pool rules must be observed.

Pets

1. PET LIMIT: Two (2) pets are permitted in each unit, not to exceed 25 pounds each. No pet sitting or visiting of animals that will or exceed the weight or 2 pet limits.
2. PET COURTESY RULES: **Pets will be kept on a leash at all times.** Walk pets in the designated locations on Tangle Run. All pet waste will be cleaned up and disposed of in the proper manner. Any violations will be reported to Brevard County Animal Control.
3. RESTRICTIONS: No dangerous animals are permitted at any time. The owner or approved lessee shall indemnify the Association and hold it harmless from any loss or liability arising from having such animals in the Condominium.
4. CONTROL: The owner or approved lessee shall keep their pet(s) under control at all times. If a pet disturbs other residents by barking, running free, etc., the pet owner will be asked to correct the situation or remove the animal immediately from the property. The owner may be fined and legal action may be taken and reported to Brevard County Animal Control.

Revised Rules 2019