



WATER'S EDGE

WATER'S EDGE HOA OWNER/RESIDENT HANDBOOK

May 5, 2026

Website:

watersedgelakemonroe.org

Water's Edge Homeowners Association, Inc.

P.O. Box 37

Smithville, IN 47458

Version 2026.01

Table of Contents

OVERVIEW OF WATER’S EDGE AT EAGLE POINTE.....	1
GENERAL INFORMATION.....	2
I. COMMUNITY RULES	4
A. APPEARANCE.....	4
B. PARKING AND STORAGE	5
C. DISTURBANCES.....	6
D. TRASH REMOVAL	6
E. CHARCOAL AND GAS GRILLS	6
F. RECREATIONAL AREA (POOL & COURTS).....	7
G. GENERAL	8
H. ANIMAL POLICY.....	8
I. PROTECTED NATURAL AREAS	8
J. RENTAL RULES AND REGULATIONS.....	9
II. BUILDING MAINTENANCE, ARCHITECTURAL CHANGES, AND LANDSCAPING	10
A. DOORLOOP ONLINE SERVICES	10
B. EXTERIOR BUILDING MAINTENANCE AND REPAIR	10
C. INTERIOR MAINTENANCE AND REPAIR.....	10
III. WINTERIZATION PROCEDURES	11
IV. COLLECTION POLICY AND DELINQUENT FEES.....	11
V. ENFORCEMENT OF REGULATIONS	12
APPENDIX A – Maintenance and Replacement Responsibility Guide.....	13-14
APPENDIX B-1 – Notice of Violation of Rules and Regulations (Letter).....	15
APPENDIX B-2 – Notice of Violation of Rules and Regulations (Form).....	16
APPENDIX C – Aerial View of Water’s Edge Village.....	17

A note from your HOA Board:

Thank you for taking the time to read the Water’s Edge HOA Handbook. Please submit any suggestions, questions, or corrections to the Board using the “Contact the Board” feature on the Water’s Edge HOA website (watersedgelakemonroe.org).

For over four decades, the Water’s Edge village has provided owners and residents with a comfortable, peaceful, and natural setting. By working together, we can preserve and protect the distinctive character of this beautiful residential community for many years to come.

We look forward to serving our community and working with you to maintain all that makes Water’s Edge special.

OVERVIEW OF WATER'S EDGE AT EAGLE POINTE

Water's Edge is one of seventeen villages in the Eagle Pointe community. The Water's Edge village is comprised of 22 buildings with 122 condominium units. The village includes a pool and recreational courts accessed through a secure gate. Condominium living means that buildings are jointly owned. Unit owners have exclusive ownership of the interior space (walls, floors, ceilings, fixtures, etc.). The Homeowners Association ("HOA") owns and maintains all other common areas (such as the exterior components of the building, all grounds, landscaping, front decks, etc.).

As an owner of one of the 122 units in the village, you are a member of the Homeowners Association and can vote on important matters at the annual meeting and special meetings of the Association. You can also serve on the Board of Directors if elected. The Water's Edge Homeowners Association, Inc., is a non-profit corporation registered in the State of Indiana.

As you become familiar with our larger community, you will become acquainted with the following entities:

The Water's Edge Homeowners Association: The HOA is responsible for establishing community standards and managing/maintaining common areas owned by the HOA (building exteriors, grounds and landscaping, the pool area, village roads, etc.). HOA website: watersedgelakemonroe.org

Pegasus Properties: The HOA's bylaws allow the corporation to delegate various administrative duties to a Managing Agent. The Water's Edge HOA has contracted with Pegasus Properties to provide a full range of property management services, including the billing and collection of quarterly dues, maintenance and work order administration, pool management, and village-wide communications.

DoorLoop: DoorLoop is an online property management system used by the Water's Edge HOA and Pegasus to bill and collect quarterly dues, receive a variety of owner requests, and provide village-wide communications. As an owner, you will use DoorLoop for the following purposes:

- To pay your dues and fees with a credit card or ACH deduction.
- To request **maintenance and repair** services for common (HOA) areas.
- To submit requests for **architectural changes** to the interior of a unit or exterior area where the owner has responsibility (such as rear decks).
- To submit **planting requests** for trees, perennial plants, or annual plants. Remember, the grounds have a large population of deer that will eat a wide range of tree and plant species.

We ask all unit owners to use DoorLoop to its fullest extent. It is the easiest, safest, and quickest way to interact with the HOA for routine business, from dues payments to the various owner requests (listed above). Please call Pegasus Properties at (812) 824-3230 if you need assistance with DoorLoop. DoorLoop Website: watersedge.app.doorloop.com

Pointe Services Association (also known as "Eagle Pointe PSA" or just "PSA"): PSA is responsible for managing and maintaining common areas that are used by all seventeen Eagle Point villages. This includes the entrance gates, roads, 18-hole golf course, club house (with pro shop, restaurant and pool), and Eagles Nest community center.

- PSA issues RFID stickers and tags that are needed to open the entrance security gates.
- PSA website with security gate information and forms: eaglepointepsa.com/security-gates
- To pay your PSA quarterly dues, go to eaglepointepsa.com and click on "Click Here to Pay Your PSA Dues Online: Take Me to My PSA Account."

PMI Indianapolis: PSA has contracted with PMI Indianapolis to provide property management services, similar to the Water’s Edge HOA/Pegasus Properties contractual relationship.

PMI Website: indianapolispropertymanagementinc.net

KemperSports (“Kemper”): PSA has outsourced the management and maintenance of the golf course, pro shop, and restaurant to Kemper.

First Insurance Group (“FIG”): The Water’s Edge HOA obtains insurance coverage from FIG, which is located in Bloomington, IN. Each fall, you will receive a Certificate of Insurance from First Insurance Group, confirming the types and limits of coverage specifically (and only) for the HOA assets. Their cover letter will include the following statement: *Each unit owner is solely responsible for obtaining insurance, at their own expense, for the interior of the unit, including improvements and betterments, contents of the unit, and personal liability.*

GENERAL INFORMATION

WATER’S EDGE HOMEOWNERS ASSOCIATION, INC.

Mailing Address and Check Payments:

Water’s Edge HOA, Inc.
P.O. Box 37
Smithville, IN 47458

We recommend paying your quarterly dues using the DoorLoop app. However, if you decide to pay any dues or fees by check, please make the check payable to **“Water’s Edge HOA, Inc.”** Please note, checks are typically deposited on Fridays.

MANAGING AGENT (Financial, Maintenance, and Pool Management):

Pegasus Properties

Mailing Address:

P.O. Box 37
Smithville, IN 47458

Office Location, Phone, and Email:

9370 S Strain Ridge Rd
Bloomington, IN 47401
Open 10:00 AM – 12:45 PM; 2:00 PM – 4:30 PM
pegasus.properties@gmail.com
Phone: (812) 824-3230
pegasus.properties@gmail.com

POINTE SERVICES ASSOCIATION (“PSA”)

Phone: (812) 336-2026

Website: eaglepointepsa.com

PSA Dues Payments, Security Gate Procedures, Contact PSA

Note: Owners must make two separate dues payments each quarter (1/1, 4/1, 7/1, and 10/1). One payment will be made to Water’s Edge HOA (see information above) and the other payment will be made to Eagle Pointe PSA. The payments must not be combined. We recommend paying your dues online to each HOA.

ADMINISTRATIVE MANAGEMENT

Contact the Board of Directors using the online form on the Water’s Edge HOA [website](#) or at the mailing address above.

EMERGENCY AND GENERAL PHONE NUMBERS

Emergency	911
Fire Dept. Station 21	(812) 824-6077
Monroe County Sheriff	(812) 349-2780
Indiana State Police	(812) 332-4411
Indiana Poison Control	(800) 382-9097
Indiana DNR	(877) 463-6367 https://www.in.gov/dnr/
Eagle Pointe Club House and Restaurant	(812) 824-4040

UTILITY COMPANIES SERVING EAGLE POINTE

Utility	Provider	Contact Information
Sewer	SCRSD Lake Monroe Dept 14 PO Box 1602 Evansville, IN 47706-1602	(812) 334-8871 scrsd.info@gmail.com http://www.scrsewerdistrict.com
Water	Southern Monroe Water 5790 S. Fairfax Road Bloomington, IN 47401-9341	(812) 824-7220 www.southernmonroewater.com
Electric	Duke Energy PO Box 1094 Charlotte, NC 28201	General: (800) 521-2232 Outage: (800) 343-3525
Internet	Smithville 1600 W. Temperance St. Ellettsville, IN 47429	(800) 742-4084 www.smithville.com

WATER’S EDGE HOA INSURANCE AGENT

First Insurance Group
1405 N. College Ave.
Bloomington, IN 47404
Phone: (812) 331-3230
figprotects.com

WATER'S EDGE COMMUNITY LIVING

Welcome to Water's Edge! As a homeowner, renter, or guest, this handbook will help make your stay an enjoyable one. The rules at Water's Edge are designed to illustrate and define courteous and neighborly living. Your cooperation and participation regarding these rules will enhance the beauty and maintain the quality which enables Water's Edge to be a community of which we can all be proud!

I. COMMUNITY RULES

A. APPEARANCE

1. Except for original construction, no building, fence, walkway, driveway, pathway, or other structure shall be erected, installed, placed, altered, or maintained – or an exterior addition or enclosure made to any building – without prior approval by the Board of Directors. To seek approval for such changes, please submit an **Architectural Change Request** by following the instructions on p. 11. When in doubt, always submit the request.
2. No owner or resident may place anything on the front deck, a side deck visible from the street, a stairwell or entrance that impedes free ingress or egress from any unit or that is inconsistent with community standards as determined by the Board in its sole discretion. To assist you in understanding the Water's Edge community standards, here are a few examples:
 - I. A **limited** number of ornamental plants in attractive containers are permissible so long as they don't impede travel. The growing of vegetables and fruits is not allowed.
 - II. A small table with chairs or other patio furniture in limited quantity immediately outside the owner's unit and not in the path of travel is permissible. Lawn furniture (e.g. folding chairs), sofas, swings, or other large pieces of furniture, or excessive quantities of furniture is not permitted. Large holiday or seasonal displays or other decorative items are not permitted on stairs or walkways.
3. Each owner shall keep such owner's condominium unit in good state of preservation and cleanliness. See also paragraph II.C.3. (titled "**Unit Access**") on p. 11.
4. No exterior shades, awnings, window guards, ventilators, fans, or air conditioning devices shall be used in or about the buildings, common areas, balconies, or private patios except as approved by the Board of Directors after an **Architectural Change Request** has been submitted by the owner.
5. No radio or television antennas shall be attached to or hung from the exterior of the buildings, including decks, without prior written approval of the Board of Directors. Satellite dishes may only be installed on the non-street-side of the condo.
6. Firewood may only be stored on lake-side (rear) decks and shall be limited to one (1) rick. No firewood shall be placed in entrances, stairways, street-side decks or common areas. Wood shall be stored off the ground in a metal rack or box, and should not contact the building or deck directly.
7. No sign of any kind shall be displayed to the public view from any unit or from the common areas and facilities, including "for sale" or "for lease" signs.

B. PARKING AND STORAGE

1. There is no reserved parking at any time. "Saving" a spot for yourself or guests is strictly prohibited, and a fineable event. All parking spaces are open to all residents on a first-come, first-served basis.
2. No parking in grass or landscaped areas. Violators will be towed at owner's expense.
3. No hand carts, bicycles, scooters, baby carriages, or similar vehicles, toys, tools or other personal articles shall be allowed to stand in the entrances, stairways, street-side decks, or common greens of the buildings, or the parking lots. Such items shall be placed on the lake-side decks, in storage areas or inside the unit.
4. No vehicle belonging to any owner or to a member of the family or guest or employee of any owner shall be parked in such a manner as to impede or prevent ready access to another owner's driveway. The owners, their employees, agents, visitors, licensees and the owner's family will obey any posted parking regulations, and any other traffic regulations published in the future for the safety, comfort, and convenience of the owners.
5. An owner must not permit his guests or members of his family to park in the driveways of other units, which blocks use of private garages.
6. No boats, campers, travel trailers and boat trailers, mini-bikes, ATVs or other such items shall be parked or stored in automobile parking areas or any other part of the property other than such special areas as may be established for storage of such items. Violators will be towed at owner's expense.
7. No parking on the roadways because it impedes the movement of traffic, including the possibility of emergency vehicles. Violators will be towed at owner's expense.
8. There is a limitation that boats, large RVs, campers, trailers, and like vehicles cannot be parked on the premises except in cases of arrival or departure, and then, the time should be limited to no more than two (2) hours.
9. Major vehicle repair and any repairs to cars are prohibited. Only minor emergency repairs are allowed.
10. Vehicles exhibiting expired or no license plates, flat tire(s), broken windshields and/or lights, or in undriveable condition cannot be parked/stored on WE property. Violators will be towed at owner's expense.
11. From March 1 through November 30, Water's Edge residents may park their golf carts in available common area parking spaces throughout WE. During the months of December, January, and February, golf carts may not be stored on WE common areas except in the overflow parking spaces on the east side of the recreation facility. Overflow parking spaces are available on a first-come basis.

C. DISTURBANCES

1. No owner or renter shall make or permit excessive noise that will disturb or annoy the occupants of other units. Nor shall they do or permit anything to be done which will interfere with the rights, comfort, or convenience of other owners.
2. Report disturbances to **Monroe County Sheriff:**
Dial 911 for emergencies or call (812) 349-2780 for non-emergencies.
3. No hunting or discharge of firearms shall be permitted.
4. No noxious or offensive activity shall be carried on in any unit, or in the common area, limited common areas, and facilities.
5. Nothing shall be altered, constructed, or removed from the common areas and facilities except upon written consent of the Board of Directors.
6. Fireworks, including bottle rockets, Roman candles, and all other aerial pieces are expressly forbidden. Small stationary pieces and sparklers may be used on the concrete driveways only. Fireworks of any kind are prohibited on the tennis courts or in the pool areas.

D. TRASH REMOVAL

1. **The trash and garbage dumpsters are located in a covered, accessible building on the north side of the pool and courts complex (on the opposite side of the main pool/court entrance).**
2. The dumpster on the far left is used exclusively for **recyclable items**. Please visit our waste removal vendor's recycling page for more information:
<https://avaswasteremoval.com/services/residential-recycling/>
3. All trash and garbage must be placed within the dumpsters. Do not leave items near the front or sides of the dumpsters, as this will impede pickup by the trash collection company.
4. The following items are **not accepted** by our waste removal vendor and cannot be placed in the dumpsters: automotive fluids of any kind, filters, tires, auto parts, batteries, gasoline, pesticides, Mercury, paint, fluorescent bulbs, household chemicals and cleaning fluids, medications, herbicides, construction trash or debris (toilets, sinks, cabinets, etc.), plumbing materials, lumber, dirt, rock, or yard waste. These items must be taken to local solid waste facilities, or recycling centers, by the homeowner or homeowner's contractor.
5. In addition, our waste removal vendor will not pick up large items such as old gas grills, bedding, furniture, appliances, electronics (TVs, computers, monitors, computer parts, etc.), etc. Best Buy ([bestbuy.com](https://www.bestbuy.com)) has an extensive recycling program for appliances and electronics.
6. Dumping or pouring fluids or substances into storm drains or common area toilets/drains is strictly prohibited.

E. CHARCOAL AND GAS GRILLS

1. The village is comprised of wood structures and is surrounded by combustible forest materials, vegetation, brush, and accumulated leaf debris. Therefore, **charcoal grills, gas grills, propane tanks, fire pits, or open flame devices of any kind are strictly prohibited**. Electric grills may be operated on back or side decks.

F. RECREATIONAL AREA (POOL & COURTS)

1. Water's Edge owners and guests only may use the recreational area. Proximity cards are required for entrance at all times. All owners are responsible for anyone entering the pool using their proximity card.
2. **Pegasus Properties issues all Water's Edge pool/court proximity cards (see p. 2 for location, hours, and contact information).** Replacement of lost proximity cards will result in a \$25 replacement fee. The lost card will be deactivated.
3. All persons entering the recreational area are doing so at their own risk. The Association is not responsible for personal injury.
4. Recreational area hours are from 7:00 AM to 10:00 PM.
5. Children under 14 years of age must be accompanied by an adult at all times.
6. No speaker systems are allowed. Only personal listening devices with earphones or ear buds are permitted in the recreational area.
7. An emergency phone is located on the far-right side of the pool house.
8. No pets are allowed in the recreational area.
9. No glass or breakable containers are allowed in the recreational area.
10. No smoking is permitted in the recreational area.
11. Each person is responsible for keeping the recreational area clean. Use the receptacles provided.
12. The recreational area may not be reserved for personal use at any time.
13. Additional rules are posted in the recreational area and are there for your safety and enjoyment. The Association has complete authority to expel or deny admittance to any person violating the rules or who is guilty of improper conduct.
14. Individuals with physical impairments who are unable to gain access through the main pool/court turnstile may request alternative access to the recreational area by contacting Pegasus Properties (see p. 2 for location, hours, and contact information).
15. Pool Specific Rules –
 - a. Proper swimming attire is required in the pool (no cut-off jeans). Running, horseplay, dunking, or undue splashing is prohibited.
 - b. A safety rope with floats attached will demarcate the deep end of the pool. It must not be used to sit or swing on, or interfered with at any time. The safety rope shall not be disconnected for any reason.
 - c. Spitting or blowing one's nose is not permitted in the pool. Any person having a cold or other communicable disease should not use the pool.
16. Court Specific Rules –
 - a. Play on the courts is limited to 1 hour when others are waiting.
 - b. No activity other than tennis, basketball, pickle ball, shuffle board, or corn hole is permitted on the court surface. No bikes, roller blades, skates, skate boards, scooters, etc. are allowed on the courts.

G. GENERAL

1. The Water's Edge village is committed to maintaining a **safe, respectful, and professional environment** for all owners, residents, occupants, guests, vendors, contractors, and service providers. All individuals within the Water's Edge village are expected to refrain from engaging in abusive, harassing, threatening, or intimidating behavior – whether verbal, physical, or written – or any other conduct that creates a hostile or unsafe environment for others, including HOA board members, property management personnel, contractors, vendors, and other representatives acting on behalf of the Board.
2. Owners shall be held responsible for the actions of their family, guests, tenants, and pets.
3. Complaints regarding the actions of other owners or individuals shall be made by using the Contact the Board feature on the Water's Edge website (watersedgelakemonroe.org).
4. Complaints regarding the service of buildings and grounds shall be made using the **Maintenance Request** link on the HOA website (watersedgelakemonroe.org).
5. You, as an owner, have the right to question the presence of others that you feel might not belong in the recreational areas.
6. The condominium property shall be used for single family residential purposes and for no other purpose.
7. No owner shall interfere in any manner with the common area lighting system and/or exterior facade lighting throughout the village.
8. Toilets and other apparatus in the common area buildings shall be maintained and shall not be used for any purposes other than those for which they were constructed. Any damage resulting from misuse of any toilet or other apparatus shall be the financial responsibility of the at-fault owner.
9. The Homeowners Association rules may be amended or repealed at any time by the Board of Directors, to the extent permitted by the HOA bylaws.

H. ANIMAL POLICY

1. Pets are not allowed in rental units.
2. Per Monroe County ordinance, all pets must be kept on a leash at all times when outside.
3. Pets may not be tied or chained outside at any time or left in a confined area on a deck.
4. Pet waste must be removed so that others may enjoy a clean environment.
5. Owners shall be responsible for the actions of their pets (including barking) and of guest pets.
6. Pets shall not impact the quiet environment of other units.
7. No pets may be kept unsupervised on any decks.
8. Owners are responsible for all damages to persons or property caused by their pet.
9. Feeding of deer or other wildlife, except for birdfeeders, is prohibited.

I. PROTECTED NATURAL AREAS

The Water's Edge condominium village is uniquely situated on Monroe Lake and is bordered by protected forest lands and shoreline that preserve the natural beauty and ecological health of the area. These protected spaces are an important part of the community and are intended to remain in a natural state. Trees may not be cut, trimmed, or altered for cosmetic or view-enhancement purposes, and dumping of yard waste, construction materials, or other debris is strictly prohibited. Trees that fall naturally will be left where they fall whenever possible, as this supports forest regeneration, wildlife habitat, and overall ecosystem health. Residents are asked to respect these protected areas, so they may be enjoyed by current and future generations.

J. RENTAL RULES AND REGULATIONS

1. Under the Ninth Amended Declaration of Expandable Condominium for Water's Edge Phase I Condominium (recorded July 16, 2020), **all leases must be for a minimum term of ninety (90) days**. Rentals for shorter periods – including overnight, weekend, weekly, or monthly rentals of less than ninety (90) days – are not permitted. This requirement applies to all unit owners.
2. All owners who will be renting their units must first complete the **Water's Edge Rental Registration Form** and **Lease Addendum**, available on the website. A \$100 annual rental registration fee (per calendar year) will be assessed in the subsequent dues statement.
3. The owner and the management company agree to indemnify and hold harmless the Water's Edge Homeowners Board of Administrators from third-party claims arising from the tenant's violation of the terms, rules, regulations and conduct defined herein and/or any claims arising from the breach of the Lease Addendum.
4. The Water's Edge Board of Administrators reserves the authority to strictly enforce the terms of the rules and regulations contained herein in the event of a violation by the tenant.
5. At no time can a rental unit be sub-leased. Likewise, a rental unit that is leased to a corporation or individual cannot be occupied by various tenants, which would give the appearance of an overnight, weekend or weekly rental.
6. Unit owners are responsible for ensuring that their tenants comply with the rules and regulations of the Water's Edge Village. Owners may communicate and enforce these requirements directly or through their rental management company. A copy of the Water's Edge HOA Handbook must be made available in each rental unit. The current Handbook is available on the Water's Edge website at watersedgelakemonroe.org. Any violation of these rules may result in a special assessment to the unit owner.

The following rules apply to all rental units and their occupants:

- Occupancy is limited to two (2) persons per bedroom.
- Rental units may not be used for large parties, business meetings, or other large gatherings.
- Noise that disturbs other occupants is prohibited.
- Hunting and the discharge of firearms or fireworks are prohibited.
- Pets are not permitted in rental units.
- Gas grills, charcoal grills, and any other open-flame devices are prohibited anywhere in the village.
- Towels, coolers, trash, bicycles, and other personal items may not be stored on front decks or on any side deck visible from the road.
- Trash must be placed inside the dumpsters located behind the tennis courts. Trash may not be stored on unit decks.
- Boats, campers, and trailers may not be parked in the village, except for a maximum of two (2) hours during arrival or departure for loading or unloading.

II. BUILDING MAINTENANCE, ARCHITECTURAL CHANGES, AND LANDSCAPING

A. DOORLOOP ONLINE SERVICES:

1. DoorLoop is the online property management system used by the Water's Edge HOA and Pegasus Properties to bill and collect quarterly dues, receive a variety of owner requests, and provide village-wide communications.
2. All **maintenance requests** (also known as "work orders"), **architectural change requests**, and **planting requests** must be submitted in DoorLoop.
3. To submit a **maintenance request, architectural change request, or planting request**:
 - Go to the Water's Edge website (watersedgelakemonroe.org)
 - Click **Maintenance Request**
 - Log into DoorLoop
 - Click **Requests: Maintenance or General**
 - Click **New Request**.
4. You will use DoorLoop to monitor previously submitted requests.
5. For owners who do not have access to the internet, you may call Pegasus Properties at (812) 824-3230 for assistance. Pegasus will record the request in DoorLoop on your behalf.

B. EXTERIOR BUILDING MAINTENANCE AND REPAIR

1. Please use the procedure in Section A. above for all building repairs that are the responsibility of the association. No owner shall make exterior repairs without written permission from the Board of Directors after submission of an **Architectural Change Request**.
2. The Board of Directors will not authorize payment for repairs unless it has approved the repair in writing.
3. See the **Maintenance and Replacement Responsibility Guide** in **Appendix A**.

C. INTERIOR MAINTENANCE AND REPAIR

1. Each unit owner is responsible for maintaining, repairing, and replacing (as needed) all interior components of their unit at their own expense.
2. If a unit owner's failure to maintain their unit causes damage to another unit or to common areas, that owner is responsible for the resulting damage and costs.
3. **Unit Access:** In accordance with the HOA's bylaws (Article VI, Section 16), unit owners must allow access to their unit when requested by the managing agent or someone authorized by the Board. Access may be needed for inspections, repairs, or work related to mechanical, electrical, or other common systems, or to fix a condition that affects other units or common areas. Whenever possible, entry will be scheduled in advance and at a reasonable time. In an emergency, the HOA may enter the unit immediately, even if the owner is not present.
4. See the **Maintenance and Replacement Responsibility Guide** in **Appendix A**.

III. WINTERIZATION PROCEDURES

Before you leave your unit for any extended period of time, please take the actions below in the order listed. Owners must ensure that a temperature of at least 60 degrees Fahrenheit be maintained in their unit throughout the cold season to prevent freezing of pipes. (Remember, when you leave, turn the thermostat to 'heat' and the temperature to 60F).

1. Turn off your electric water heater at the electric panel or adjust your gas water heater to the "vacation" setting.
2. Turn off the water at the main valve in your condo.
3. Flush the toilets.
4. Set your thermostat to 'Heat' and set it at no less than 60 degrees Fahrenheit.
5. Open all under-sink cabinet doors, and doors to the laundry room and baths.
6. Close all exterior windows.
7. Close the fireplace damper.
8. Disconnect hoses from outside spigots.
9. Optional: consider turning off your ice maker to avoid wear and tear.

IV. COLLECTION POLICY AND DELINQUENT FEES

All association dues are assessed annually and shall be paid annually, semi-annually, or quarterly. All association dues must be paid on the 1st day of each quarter (January 1, April 1, July 1, and October 1).

1. The by-laws of Water's Edge Homeowners Association empower the Board of Directors to take whatever legal action is necessary to collect these past due fees and recover all other expenses incurred, including legal fees.
2. The following collection policy for owners that are delinquent in paying their Water's Edge Homeowners Association dues and any fees that have been levied is designed to be easily understood by all parties and easily executable. The policy is a three-stage collection effort:
 - Stage One: Any homeowner who is 15 days delinquent in paying the association dues and fees will be e-mailed from the Managing Agent reminding them of their financial responsibility.
 - Stage Two: A homeowner who is 30 days delinquent in paying the association dues and fees will be issued a "Late Notice" by the Managing Agent and a fifty dollar (\$50) late fee will be assessed with this billing.
 - Stage Three: Any homeowner who has not paid all dues and fees to a current status after 45 days will be issued a "Final Notice" by certified mail and be turned over to a collection attorney and will be subject to all collection fees, including a \$250 administrative fee which will be assessed to cover the additional time and expense related to dealing with the delinquent account.
3. Should, for any reason, collection fail through Stage Three, then a mechanic's lien will be placed upon the unit in the amount of the assessment for the entire year plus attorney fees and court costs. This action will be taken without further notice to the owner.
4. At the beginning of the year, any homeowner involved in court proceedings for past due amounts will have their account referred to the HOA's Attorney for court filing, and the entire annual amount of dues will be accelerated.

V. ENFORCEMENT OF REGULATIONS

Enforcement of the regulations is one of the most delicate problems which the community must handle. However, in the interest of the community as a whole, enforcement becomes a matter of necessity. Therefore, unless otherwise noted above, violations of the rules and regulations will be treated as follows:

1. Owners will be issued a written notice of the violation and be given the opportunity to correct the situation. In the case of a vehicle or item in which the ownership cannot be determined, the particular item will be marked. Owners who rent their property bear the same responsibility as those 'in residence' owners.
 2. Should the violation continue or be repeated, a second written notice will be issued. Such notice will carry with it a hundred dollar (\$100) special assessment, and access of the recreational area of Water's Edge will be denied until the violation has been resolved. Scan cards will be re-activated within 5 business days after the Board has been notified by the Management Company that the owner has resolved the violation.
 3. A third such notice will carry with it a two hundred dollar (\$200) special assessment.
 4. Any and all successive notices will carry with it a five hundred dollar (\$300) special assessment and the Association attorney will be notified and legal action shall be taken if required.
 5. Special assessments levied by the Association for violation(s) of established rules and regulations shall be a charge on the land and shall be a continuing lien against the property against which each assessment is made.
 6. The cost of repairing damage to the grounds or other units caused by cars, dogs, children, or any other means is the sole responsibility of the owner and will be subjected to the same rules of enforcement as would any other problem.
 7. See **Appendices B-1 and B-2** for the **Notice of Violation of Rules and Regulations** letter and form, respectively.
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APPENDIX A

Maintenance and Replacement Responsibility Guide

ITEM	HOMEOWNER	ASSOCIATION	PAYMENT METHOD
Air Conditioner System	X		Homeowner
Alarm Systems	X		Homeowner
Appliances within the unit	X		Homeowner
Built-In Bar/Cabinets/Bookcases	X		Homeowner
Chimneys (Duct, Flue and Cap)	X		Homeowner or Special Assess*
Closet Shelving and Fixtures	X		Homeowner
Deck, Back and Side (Balconies, Structure and Railings)	X		Homeowner or Special Assess* HOA Insurance for covered event
Deck, Front (Balconies, Structure, Steps and Railings)		X	Common Expense Fund HOA Insurance for covered event
Door Frames and Sills (Exterior)	X		Homeowner or Special Assess* HOA Insurance for covered event
Doors (Exterior Front, Storage Closet & Back Sliding)	X		Homeowner or Special Assess* HOA Insurance for covered event
Downspouts/Drainpipes		X	Common Expense Fund
Dryer Vent Exterior Cap		X	Common Expense Fund
Dryer Vents	X		Homeowner or Special Assess*
Electrical from meter to interior breaker box		X	Common Expense Fund
Exterior Light Fixtures		X	Common Expense Fund
Exterior Siding		X	Common Expense Fund
Fireplace	X		Homeowner
Foundation & Footings		X	Common Expense Fund
Furnace System	X		Homeowner
Garage Door	X		Homeowner or Special Assess* HOA Insurance for covered event
Gas/Electrical (to meter)		X	Common Expense Fund
Gazebo (steps included)		X	Common Expense Fund
Grounds		X	Common Expense Fund
Gutters		X	Common Expense Fund
Insulation (Crawlspace)	X		Homeowner

ITEM	HOMEOWNER	ASSOCIATION	PAYMENT METHOD
Interior Carpet/Tile/Flooring/Ceilings	X		Homeowner
Interior Doors	X		Homeowner
Interior Light Fixtures	X		Homeowner
Interior Railings and Trim	X		Homeowner
Interior Stairs	X		Homeowner
Interior Sub Floors, Framing and Stud Walls	X		Homeowner HOA Insurance for covered event
Interior Wallpaper/Paint	X		Homeowner
Interior Drywall	X		Homeowner
Interior Window Treatment	X		Homeowner
Kitchen Cabinets/Countertops	X		Homeowner
Personal Property of Owner	X		Homeowner
Pests (animals & bugs)	X		Homeowner or Special Assess*
Plumbing from meter	X		Homeowner
Roofs		X	Common Expense Fund
Signs and Lights		X	Common Expense Fund
Skylights	X		Homeowner or Special Assess* HOA Insurance for covered event
Storm Doors	X		Homeowner or Special Assess* HOA Insurance for covered event
Swimming Pool		X	Common Expense Fund
Tennis Courts		X	Common Expense Fund
Trails		X	Common Expense Fund
Transfer stations & pumps	X		Homeowner or Special Assess*
Vents (Roof & Gable)		X	Common Expense Fund
Walkway		X	Common Expense Fund
Window Frames/Sills	X		Homeowner or Special Assess* HOA Insurance for covered event
Windows	X		Homeowner or Special Assess* HOA Insurance for covered event

Notes: Revised May 2020
 Bold items are covered by the HOA insurance when an insured event occurs.
 * Special Assessment to include a 15% administrative fee.

APPENDIX B-1
Notice of Violation of Rules and Regulations

The Water's Edge Homeowners Association strives to maintain a pleasant and well-kept community for everyone. From time to time, this requires bringing certain matters to an owner's attention so they can be addressed promptly and fairly.

This letter is to notify you of a reported rule or regulation concern observed at your condominium residence. The attached form outlines the specific rule(s) involved. This notice is intended to make you aware of the situation and to provide an opportunity to resolve it as soon as possible.

The Water's Edge Homeowners Association Rules and Regulations provide that owners receive written notice of any violation and reasonable time to correct the issue. In most cases, no further action is needed once the matter is resolved.

If the issue continues or occurs again, additional written notices may be issued. A second notice includes a **\$100 special assessment**, a third notice includes a **\$200 special assessment**, and any subsequent notices include a **\$300 special assessment**, at which point the Association's attorney may also be notified.

Please note that violations of pool or tennis court rules may result in a temporary suspension of access privileges for **30 days**, in order to ensure safe and enjoyable use of these amenities for all residents.

Owners who rent their property remain responsible for ensuring that tenants and guests comply with Association rules and regulations.

Any special assessment issued for a violation becomes a charge against the property and remains in place until paid. Payment is due with the next quarterly dues statement. If payment is not received, a late fee may be applied in accordance with the Association's collection policy.

The HOA Board appreciates your cooperation and prompt attention to this matter. If you have already corrected the issue, thank you for your efforts. Should you need a copy of the Water's Edge Homeowners Association Rules and Regulations or have any questions, please contact **Pegasus Properties** at **(812) 824--3230**.

Sincerely,

Pegasus Properties, as Managing Agent for the
Water's Edge Homeowners Association, Inc.

APPENDIX B-2
Notice of Violation of Rules and Regulations

Name	Date
Unit Number	
Street Address	
City, State, Zip	

Violation of Community Rules and Regulations

<input checked="" type="checkbox"/>	First Notice	Written notice
<input type="checkbox"/>	Second Notice	\$100 Special Assessment
<input type="checkbox"/>	Third Notice	\$200 Special Assessment
<input type="checkbox"/>	Successive Notice	\$300 Special Assessment

Specific Rule(s) or Regulation(s) violated:

APPENDIX C
Aerial View of Water's Edge Village



Building	Units
A	1-2
B	3-4
C	5-6
D	7-8
E	9-10
F	11-14
G	15-16
H	17-18
I	19-26
J	27-44
K	45-60
L	61-68
M	69-76
N1	77-79
N2	80-82
O1	83-84
O2	85-86
P	87
Q	88-89
R	90-101
S	102-116
T	117-122

Change Log:

05/05/26 – Handbook updated and released (version 2026.01)