

**RULES AND REGULATIONS  
FOR  
VILLAS AT WATERSIDE  
CONDOMINIUM ASSOCIATION, INC.**

These Rules and Regulations for the Condominium Property, the Common Elements, and the Condominium Units are deemed in effect until amended by the Board of Directors of the Condominium Association, and apply to all Unit Owners. Unit Owners shall, at all times, obey said Rules and Regulations and use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible, and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to legal remedies available to the Condominium Association and other Unit Owners. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association is entitled to recover in said actions any and all court fees and costs incurred by it, together with reasonable attorneys' fees, against any person violating the Rules and Regulations or the Declaration of Condominium and any of the Exhibits attached thereto. The Board of Directors may adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management, and control of Units or the Common Elements of the Condominium and any facilities or services made available to the Unit Owners. Any waivers, consents, or approvals given under these Rules and Regulations by the Board of Directors are revocable at any time and are not a waiver, consent, or approval of similar situations unless notified in writing by the Board of Directors. The Rules and Regulations are as follows:

1. **VIOLATIONS OF RULES AND REGULATIONS**

- 1.1 Violations should be reported in writing to the President, the Board of Directors,  
or to an Officer of the Association.
- 1.2 Violations will be called to the attention of the violating Owner by the President  
or other officer of the Association who will also notify the appropriate committee of the Board of Directors.
- 1.3 Disagreements concerning violations will be presented to and judged by the Board of Directors, which will take appropriate action.

2. **FACILITIES**

The facilities of the Condominium are for the exclusive use of Association members, lessees, resident houseguests, and guests accompanied by a member. Any damage to the buildings, recreation facilities, or other common areas or equipment caused by any resident or his guests shall be repaired at the expense of the responsible Unit Owner.

3. NOISE

No Unit Owner shall make or permit any disturbing noises by themselves, their family, guests, employees, or lessees that will interfere with the rights, comfort, or convenience of other Unit Owners.

4. PETS

The keeping of only certain pets within the condominium is permitted. Each Owner may keep two (2) dogs, or two (2) cats, or one dog and one cat with a combined maximum weight of fifty (50) pounds. An Owner may keep a maximum of two birds in a cage or may keep fish in an aquarium. No other pets whatsoever are permitted. The following pets are prohibited on the premises: German Sheppard, Pit Bull, Doberman Pincher, Rotweiller, Akita, Chow, and Wolf hybrids. The Board of Directors may prohibit other breeds and pets the Board deems unsafe for the community. Tenants and/or their guests may not bring, keep, maintain, or allow pets on or onto the premises. No pets are allowed on the Common Elements except those that are on a leash that is held by the Owner. The Owner shall hold the Association harmless from any liability or loss arising from having a pet on the Condominium Property.

5. OBSTRUCTIONS

Sidewalks, entrances, driveways, stairways, and passages must be kept open and shall not be obstructed in any manner. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or other part of the Condominium except such signs as approved in writing by the Association; nor shall anything be projected out of any window in the Condominium without similar approval. No radio or television, aerial or antenna shall be attached to or hung from the exterior of the Condominium or the roof thereof.

6. CHILDREN

Children are not to play in stairways. Reasonable supervision must be exercised when children are playing on the grounds. Children under sixteen (16) years of age must be supervised by an adult.

7. DESTRUCTION OF PROPERTY

Neither Unit Owners, lessees, resident houseguests, nor guests accompanied by an owner shall mark, mar, damage, destroy, deface, or engrave any part of the building. Responsible members shall repair any such damage.



8. EXTERIOR APPEARANCE

The exterior of the Condominium and all other areas appurtenant to the Condominium shall not be painted, decorated, or modified by any Owner in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, shades, window guards, light reflecting materials, hurricane or storm shutters, ventilators, fans which vent, or air conditioning devices shall be used in or about the Condominium except those approved by the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. Personal property of Unit occupants shall not be stored outside the Unit or its appurtenances. No Unit Owners, lessees, resident houseguests, or guests accompanied by an Owner are allowed to plant flowers or plants in the common areas. No ornamental ornaments (plants in pots, plant hangers, garden flags, etc.) are allowed in the common areas.

Trash and recycling cans may not be put out before 6 PM the night before collection and must be put away, in the garage, no later than 6 PM the day of collection.

There will be no collection services of any kind on July 4<sup>th</sup>, Thanksgiving Day, or Christmas Day. If the collection day falls on any of these holidays, collection will be made on the next regularly scheduled collection day. There are no make up days.

9. CLEANLINESS

All trash and refuse from the Condominium shall be bagged and deposited with care in garbage containers intended for such purposes. All disposals shall be used in accordance with instructions given to the Owner by the Association. A recycling program may be adopted by the Association or mandated by local government ordinance or regulation, and in any such event all Unit Owners shall comply fully with such program. The trash and recycle containers located by the mailboxes are solely for the use of the clubhouse and pool. These containers are not for personal use. No inflammable, combustible, or explosive materials shall be kept in any Unit or limited common element, except those suitable for normal household use. The Association will have the stairways power washed once a year. It is the responsibility of the Unit Owners, lessees, and resident houseguests to clean the stairs if they are unusually dirty.

10. TERRACES, VERANDAS, AND LANAIS

No bicycles, baby carriages or similar vehicles or toys shall be placed or maintained on porches, verandas, terraces, balconies or lanais. No objects shall be hung from verandas, terraces, balconies, or windowsills. No cloth, clothing, rugs, mops, or cabinets shall be hung up or shaken from windows, doors, verandas, terraces, balconies, or lanais. Unit Owners and lessees shall remove all loose or movable objects from verandas, terraces, balconies, or lanais and unscreened porches during storms. Unit Owners, lessees, resident houseguests, or guests accompanied by an Owner shall not throw cigars, cigarettes, or any other object from any veranda, terrace, or balcony; nor shall they allow anything to be thrown or to fall from windows, doors, verandas, terraces, balconies, or common elements.

11. FLOOR COVERING

A Unit Owner shall not alter or modify the type and soundproof features of the floor covering which is originally installed in the Unit as approved by the Developer. The Association is to approve all floor coverings for Units (including any verandas, balconies, lanais, etc.) sold which did not have floor coverings at the time of sale. All hard surface floor surface floor coverings in second floor Units such as, but not limited to ceramic tile, Mexican clay tile, hardwood, and marble must be placed over a minimum 1/8" sound control underlayment installed in conformity with the manufacturer's recommendations. All carpeting on second floor Units must be laid upon no less than a 4.4 pound density one-half inch (1/2") pad. In areas where suspended ceilings are located below the proposed flooring no sound proof mat shall be required, but the Laticrete 18 sound concrete underlayment shall be installed. Prior to installation of carpeting or any other porous floor covering on a veranda, terrace, balcony, porch or lanai, the concrete sub-floor must be waterproofed to prevent spalling. No sound proofing underlayment shall be required prior to surfacing any veranda, terrace, balcony, porch, or lanai.

12. EMERGENCY ACCESS

To facilitate entry in the event of an emergency, the Owner of each Condominium Unit shall deposit a key to all locks to such Unit to be held under the control of the Association. In addition, the Owner of each Condominium Unit shall supply the Association with all security access codes to the Unit to the extent applicable.

13. PLUMBING

Water closets and other plumbing shall not be used for any other purpose than those for which they are constructed and no sweepings, rubbish, rags, or other foreign substances shall be thrown therein. The cost of any damage resulting from misuse shall be borne by the responsible member.

14. ROOF

Persons, other than those authorized to make roof or other repairs and window washing where necessary, are not permitted on the roof for any purpose.

15. SOLICITATION

There shall be no solicitation by any person anywhere in the building for any cause, charity, or any purpose, unless specifically authorized by the Board of Directors.

16. PARKING

No vehicle belonging to any Owner or to a member of the family of an Owner or guest, tenant, or employee of an Owner shall be parked in such a manner as to impede or prevent access to another Owner's automobile parking space (s) (i.e. parking on street is not allowed). No vehicles are allowed to park on the grass at



any time. The Owners, their employees, servants, agents, visitors, licensees, tenants, and the Owner's family will obey parking regulations posted at the private streets, parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort, and convenience of the Owners.

17. EMERGENCIES

Each member who plans to be absent from his Condominium Unit for an extended period must prepare his Condominium Unit prior to departure by designating a responsible firm or individual to care for his Condominium Unit during his absence if the Unit should suffer damage and should furnish the President of the Association with the name of such firm or individual.

18. GUESTS

Guest and tenants shall be given copies of the Rules and Regulations and the Owners will be responsible for their compliance with such Rules. Guests and tenants may be evicted for noncompliance of these rules.

19. SWIMMING POOL

Unit Owners, lessees, resident houseguests, or guests accompanied by an Owner are requested to obey the posted swimming pool rules. Children under sixteen (16) years using the pool and facilities of the recreation area must be accompanied and supervised by a responsible adult. Swimming in the pool is permitted between the hours of 7:00 A.M. and DUSK. Since the pool is not guarded, persons using this facility do so at their own risk. Persons using the facilities must be appropriately attired.

The following are the basic rules for persons using the pool:

- 19.1 Pets are forbidden in the general pool area.
- 19.2 Running or ball playing or throwing objects is not permitted in the general pool area.
- 19.3 Beverages may be consumed within the pool area but extreme care must be taken that absolutely NO GLASS BOTTLES OR OTHER GLASS CONTAINERS be allowed within the pool area. Anyone who hosts or participates in serving or consuming beverages will be held strictly responsible for cleaning up after such refreshments have been consumed and will be held strictly liable for any injury resulting from broken glass.
- 19.4 If suntan oils, creams, or lotions are used, a towel or other form of protection must be placed on the pool furniture to protect the attire of others who use the furniture.
- 19.5 All bathers are required to rinse upon entering and leaving the pool.
- 19.6 There shall be no cell phone use in the pool area or within 25 ft. of the fenced area or pier.

19.7 There shall be no smoking in the pool area or within 25 ft. of the fenced area or pier.

20. VEHICLES

All vehicles must observe the posted speed limit of 10 MPH.

No commercial vehicle of any kind is permitted to be parked in a parking space/driveway for a period of more than four (4) hours unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance.

No commercial vehicle, or recreational vehicle is permitted to be parked overnight unless kept fully enclosed inside a structure. Truck, as used herein, is defined as a commercial vehicle, and does not include small pickups, customized vans, and other such vehicles customarily used for personal transportation and not business use. "Commercial vehicle" includes, but is not limited to, any truck, van, or car that displays a company name or logo on the exterior.

No boat, boat trailer or other trailer of any kind, camper, or mobile home is allowed to be parked on the premises or stored in a garage unless kept fully enclosed inside a structure. A disabled vehicle is permitted to be parked for no more than 48 hours.

None of the aforementioned vehicles shall be used as a domicile or residence.

21. OUTDOORS COOKING

The Villas at Waterside will allow propane grills that use either 14.1 oz or 16.92 oz disposable cylinders maximum, providing they are used at least 10 feet from any building. Storage of these small cylinders is permitted as well. No larger propane tanks are permitted by law. This change in policy is possible due to Fire Code changes adopted by the City of Marco in 2009. Unit owners that violate this ordinance will be subject to a fine from the Marco Island Fire Department and/or Villas at Waterside Association.

**THIS CHANGE IN RULES DOES NOT PERMIT USE OF THESE PROPANE GRILLS ON LANAIS, BALCONIES OR IN GARAGES. ALL propane grilling must be outside at least 10 feet away from any building/unit. The ONLY grill permitted for use on lanais or balconies is an electric grill.**

Charcoal grills are prohibited on the premises.

22. TENNIS COURTS

Court hours are 7 A.M. to 8 P.M. Unit owners, lessees, resident houseguests, guests accompanied by an owner must reserve court time on a sign-up sheet placed in the clubhouse. If you reserve court time and find that you can't keep the reservation, please remove your name from the sign-up sheet. Proper tennis attire is required on the tennis court at all times. No pets are allowed inside the tennis court area. Upon leaving the tennis courts, the gates must be locked

23. Do not feed the ducks under penalty of the law.

24. No Skateboarding is allowed on the premises.

The foregoing Rules and Regulations are designed to make living for all Unit Owners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all. Violations of these Rules are to be reported to the President of the Association, who will call the matter to the attention of the violating Owner, lessee, or guest for corrective action. Any disagreement over the violation will be reported for subsequent action by the Board of Directors. If any irreconcilable conflict should exist with respect to the interpretation of the Rules and Regulations and the Declaration of Condominium, the provisions of the Declaration of Condominium prevail.

BY ORDER OF THE BOARD OF DIRECTORS OF  
VILLAS AT WATERSIDE CONDOMINIUM  
ASSOCIATION, INC.

Revised 01/01/2012