

WEST PRESERVE AT WATERSIDE VILLAGE ASSOCIATION. INC.

2016

RULES AND REGULATIONS

These Rules and Regulations are an amplification and clarification of those on page 6, para.12 and pages 18, 19, para.13 of the West Preserve Offering Circular. They are intended to be in the best interests of all owners and residents so as to provide for the greatest flexibility and protection of their rights, privileges and property values. All residents -- owners, renters and guests - are subject to the provisions of these Rules and Regulations as well as the Declaration of Condominium (page 10) and By Laws of the Association.

The Board of Directors is obligated to insure that all owners are in compliance with all Governing documents of the Association.

Any person in violation of any of the foregoing provisions will receive a written notice stating the violation and giving such person a reasonable time to correct the violation. Unit owners are responsible for all persons using their units.

COMMON ELEMENTS:

All owners must be considerate of other owners. Between the hours of 10:00 p.m, and 8:00 a.m, television sets, radios, stereo units, vacuum cleaners, laundry equipment and even conversation must be moderated to a level of sound that will not invade your neighbor's privacy. No owner may cause loud or objectionable noises or obnoxious odors to emanate from the unit, or the common elements, which may cause a nuisance to the occupants of any other unit. Loud or objectionable noises and/or obnoxious odors are as determined by the Board of Directors.

An Exterior Modification Request must be submitted to the Board of Directors and approved for any alteration and/or addition to any portion of the unit that is visible from any portion of the common element. This includes screen doors, lanai enclosures, window tinting, and window replacement.

No signs of any kind, except security system decals, are permitted to be placed on any portion of common element or limited common element, or any portion of the unit visible to the common element without permission of the Board of Directors.

There may be no change to the common element without written permission of the Board of Directors.

TRASH AND GARBAGE, RECYCLABLES

Garbage should be placed in the dumpster in closed bags. Recyclables should be placed in the appropriately labeled container. **BOXES SHOULD BE BROKEN DOWN AND FLATTENED BEFORE PLACING IN THE APPROPRIATE CONTAINER.**

Non-standard items; e.g. appliances, construction debris, etc. are "special pick-up" items that can be arranged by contacting Waste Management via the phone number displayed on the dumpster.

MAINTENANCE FEES

The Association maintenance fees are due and payable on January 1, April 1, July 1, and October 1. Payments received after the tenth day of the month payment is due will be assessed a late fee.

The use of automatic payments arranged with the bank (ACH) is recommended.

LENDING OF UNITS

Owners should notify the Association Board prior to lending of the unit in the owner's absence.

RENTALS/LEASING

A rental/lease application must be submitted to the Property Management Company, for the Board of Directors approval, at least ten (10) days prior to the date of occupancy.

No unit may be rented for a period of less than three (3) months. If the renter occupies the unit for less than (3) months, the owner cannot rent to another until the (3) month period has ended.

Owners are responsible for their renters abiding by the Rules and Regulations of the Association.

SALES

A sales application must be submitted to the Property Management Company for the Board of Directors approval at least ten (10) days prior to the date of occupancy. Seller must provide buyer with a copy of the Declaration of Condominium, Articles of Incorporation, By Laws, and Rules and Regulations of the Association.

DECORATIONS

Plants, planters, small chairs and table may be kept outside a unit door provided none of these items obstruct access to the unit. Small decorations or a potted plant may be placed on the second floor landing. No decorations may be placed on the stairways.

For hurricane safety, all decorations are to be removed and stored in the unit or shed during the owner's absence.

PARKING

One parking space is assigned to each unit under the carports, is numbered accordingly, and is for the use of the occupant of that unit. The remaining spaces are for the overflow from the occupants, temporary visitors and guests. Parking spaces are for parking vehicles and are not intended for storage.

No long term parking by a non-resident is allowed unless approved by the Board of Directors.

Parking is restricted to private passenger vehicles only; no commercial vehicles, trailers, motor homes, or boats are permitted on the premises, except temporarily to discharge passengers, equipment or personal items.

Service vehicles are allowed during the time they are performing services.

No parking is permitted on the grass or in any other area not designated as a parking area.

GOLF CARTS

Golf carts may not be stored any place other than in the owner's carport

PETS

One dog or one cat weighing less than 35 pounds at maturity may be kept in the unit. If visiting pets cause the unit to exceed one dog or one cat, approval is required by the Board of Directors. No pet shall be left on the lanai when the condo occupant is absent. Pets must be kept on a leash and accompanied by their owner when outside the unit. Owners are responsible for cleaning up after their pet.

The Board of Directors may require that a pet be removed if it becomes a nuisance or threat to the other owners of the Association.

USE OF OUTDOOR GRILLS

Grills may be used in the area of the carport or in the back but must be a minimum of 10 feet from the shed door, unit door, or building. Propane grills are limited to using a Coleman size fuel cylinder of 16.4 oz. or less. Grills cannot be used on the lanai.

UNITS

Any Interior or Exterior Modification Request must be submitted to and approved in writing **by the Association's Board of Directors (or ARC Committee) before an owner can make any structural additions or alterations (including but not limited to flooring) to any unit.**