

FALLING WATERS BEACH RESORT MASTER COMMUNITY RULES
PHASES ONE, TWO, THREE AND FOUR – JANUARY 2026

CONDOMINIUM UNITS

COOKING GRILLS – (charcoal or gas) are not permitted to be used or stored inside condominium or on lanais. They are permitted to be used only in parking lot **10 feet or more** away from any combustible material (current Florida state fire code, \$500.00 fine and/or 60 days in jail). ***It is requested that when you finish cooking please store grill in your garage, do not leave outside.***

CLOTHING, TOWELS, RUGS, ETC. – clothing, towels, rugs, etc. for drying or airing out are not allowed on stair landings, railings or lanais.

HURRICANE SHUTTERS – must be approved, be white in color and be installed by a licensed contractor, with all proper permits and inspections.

SCREEN OR STORM DOORS – all exterior doors must be white in color.

LANAI AND GARAGE WALLS – are considered to be exterior walls and no change in paint color is permitted (dover white).

EXTERIOR SCREENS – upstairs units must not cause water or dirt to run down on first floor unit screens.

VACATING CONDO – all annual plants must be removed when leaving for the summer. Remove and store all loose items such as flowerpots, door mats, etc. That may become flying hurricane debris. ***Shut off all domestic water at the main valve outside the condo and turn off electric hot water heater when vacating the condo for two or more weeks.***

SIGNS – no signs (e.g. For sale, rent, beware of dog, etc.) May be displayed from or on the condominium unit. On weekends, three open house signs are allowed: one at the gate, one at the driveway, and one in front of the condo for sale.

EMERGENCY RIGHT OF ENTRY – the association, or its designee, may enter the condo in the event of any emergency originating in or threatening any dwelling, regardless of whether the owner is present or not, in order to remedy or abate the cause of the emergency.

APPEARANCE – units are to be maintained in a manner that is consistent with the overall appearance of the development.

BUILDING EXTERIOR – no alterations are allowed without written consent and approval from the board of directors. No trellises, vines, or flowerpots may be attached to the stair railing. This is to protect the railings and insurance liability.

EXTERIOR PLANTINGS – planting must be pre-approved by your board. If owners do planting, anything broken underground will be owner responsibility to have repaired back to code. No plantings may be installed on the islands.

AREA BEHIND CONDO LANAIS – this grassy area is considered private. It is not to be used for egress to other condominium units or the pool. Walking in this area is to be kept to a minimum.

OCCUPANCY – no unit may have more than seven occupants at any given time. Any violation of this should be reported to the management company.

NO SMOKING OR VAPING – within 20 feet of any falling waters beach resort master amenities to include: club house / lazy river / lap pool / tennis court area / bocce ball court and shuffleboard courts.

CONDOMINIUM LEASE OR RENTAL -a condominium unit being leased or rented must be for 30 day minimum and the owner must notify the property management company; paramount property management (phase 1 & 2) 239-734-3200, Cambridge management (phase 3) 239-249-7000, or estero property management (phase iv) 239-217-3674, a minimum of thirty days prior to occupancy. There is a rental application that requires approval and an application fee mandated by the association. Incomplete applications will not be processed. All rental applicants are screened against the Florida's dept. Of law enforcement's list of sexual predators, sex offenders, felons, and wanted persons list for rejections.

PETS GENERAL – pets, when outside, must be on a leash **at all times** and under control (reference collier county ordinance animal control and are subject to a fine). Pets are to be **walked on the outside roadway perimeter**. You are responsible for picking up pet excrement and depositing in trash, **do not toss over the bushes**. Pets are not permitted on islands, island pathways, areas behind lanais, pool or recreation areas.

DOGS – owners are allowed one (1) dog, less than twenty (20) pounds in phases one, two and three. Phase four permits one (1) dog without weight limit. Current pets are grandfathered. Renters are not allowed to have pets.

VEHICLES

PARKING – each condominium owner has one (1) garage one (1) additional **non-assigned** outside parking space for (1) vehicle, which cannot exceed 18 ½ feet in length. Garages may not be rented separate from the condominium building. All vehicles parked outside must bear current tags.

TRAILERS, BOATS, RV'S, MOTORCYCLES, OR SIMILAR VEHICLES – owners have 24 hours to load or unload your vehicle. These vehicles may not be parked or stored anywhere on falling waters property except inside the owners garage as long as the garage door will close. No commercial vehicles bearing a business advertisement, toolboxes, ladder racks, commercial tools, building material or ladder may be parked outside overnight on falling waters property.

VEHICLE MAINTENANCE AND REPAIR – is not permitted outside the garage area. Washing of vehicle is permitted as long as it does not restrict the flow of traffic or violate county water restrictions. The hose must have an automatic shut off in use. No oil leaks from parked cars are allowed on brick area.

GOLF CART RULES

1. Golf carts may only be driven on paved roadways, parking lots and island pathways as described below.
2. Golf carts may use the island pathways during daylight hours but must proceed at minimum speed commensurate with pedestrian traffic.
3. Golf carts are prohibited from using island pathways after dusk.
4. Golf carts must comply with all road and parking lot signage as well as speed limits.
5. Golf carts, like other vehicles, must always yield to pedestrians.
6. Golf carts must be equipped with, and using, headlights and taillights when operating after dusk anywhere in FWBR.
7. Golf carts may only carry as many passengers as there are seats and all individuals must remain seated when moving
8. Golf carts must be parked in garages at night.
9. Must have driver's license to operate golf carts.
10. Residents who own and operate golf carts in FWBR must maintain liability, bodily injury and property damage insurance on their golf cart. Golf cart owners are solely responsible for personal injury, property damage, or other loss arising from the ownership, maintenance or operation of their golf cart in FWBR.
11. Residents must ensure they and any guests or renters operate their golf carts responsibly and unimpaired at all times in FWBR. Owners are responsible for ensuring renters and guests read and understand the community rules for operating a golf cart in FWBR.

OTHER

NOISE – must be kept to a minimum between 10pm and 8am.

BULLETIN BOARDS - the bulletin boards at mailboxes are for the exclusive use of the phase association. The phase association must approve all postings. The “official” bulletin board containing all legal postings for association is located in the clubhouse pool lanai.

GARAGE SALES – are prohibited at all times except when announced by the association.

SOLICITATION – is not permitted for any reason.

ROLLER SKATING, SKATEBOARDING, AND BIKING – is not allowed on sidewalks, pools, and tennis area. If any injury occurs because of these activities, the association is not liable.

ROADWAY AND ENTRANCE GATE

SPEED LIMIT – the speed limit is 20 mph and bicycles and pedestrians have the right of way.

RIGHT OF WAY – vehicles entering the gate have the right of way and circle traffic must stop.

GARBAGE – place garbage in the dumpster via the side door & please ensure that hook is reinserted in hole to secure door in close position. ***Place no debris outside the dumpster.*** Waste management will not pick it up and the dumpster will likely be set down on it after it is emptied. Abide by the rules posted on the dumpster compound side door access.

RECYCLABLES – there are two (2) **recyclable only** dedicated enclosures / dumpsters for the entire community. The **north side enclosure/dumpster is located at 6700** this dumpster has a yellow top. The **south side enclosure/dumpster is located at 6800.** Rules for recyclables are posted at each dumpster. **Absolutely no garbage or plastic bags to be placed in recycle dumpster.**

AMENITIES (CLUBHOUSE & LANAI, LAZY RIVER & LAP POOL, TENNIS COURTS & OTHER)

ENTERTAINMENT COMMITTEE – the entertainment committee is a volunteer group responsible to the master association and is the group solely responsible for maintaining a calendar scheduling all community events with regard to the use of the clubhouse and all other amenities. The name and telephone number of the contact person is to be posted in the clubhouse.

PRIVATE PARTIES – private parties are not permitted in the clubhouse, clubhouse lanai, or on either of the pool decks. This includes private birthday parties, anniversary parties, graduation parties or any other private party. Persons holding such parties, or attempting to hold such parties, are in violation of the rules and regulations, which may result in a fine.

SOCIAL EVENTS – falling waters beach resort residents and their houseguests will be given the first priority to attend all functions. In the event that an event is not sold out, people from outside the falling waters community will be allowed to sign up at a time to be determined by the committee in charge of the event.

RESERVE THE CLUBHOUSE – any FWBR phase is permitted to reserve the clubhouse and/or the clubhouse lanai for a phase party, ***provided it is scheduled and approved by the entertainment committee.*** Pools may not be reserved. The board of directors of any phase reserving and using the clubhouse/lanai shall be responsible for maintaining order and dignity during use, and for ensuring the cleaning of the premises after use, including returning all tables and chairs to their proper storage location, running the vacuum, removing trash, cleaning the kitchen, etc.

POOLS (LAP POOL AND LAZY RIVER) – pool hours are 8 am to dusk daily. All tables and chairs at the pools are for the use of all owners/occupants of FWBR and are available on a first come

basis. Reserving tables and chairs is **not** permitted. Occupants must physically be at the pool to use a table and chair. Pool users are permitted to remove items left on a table/chair for “reserving” if the occupants are not physically at the pool. All rules for pool use are listed below and clearly posted on the pool deck.

USE OF POOLS AND RECREATIONAL FACILITIES – pools and amenities are for the use of FWBR owners or owners’ rental tenants and owner’s guests. Only owner or renter, or owners guests may use the pools, tennis / pickleball courts, bocce courts or shuffleboard court. Unauthorized users will be treated as trespassers and reported to the collier county sheriff for immediate removal from the property.

POOL rules and advisories (lap pool and lazy river)

- Pool hours are 8 am to dusk
- Shower before entering
- No lifeguard on duty
- Bathing load 200 persons
- No food or beverage in the pool or on pool wet deck, commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration
- No glass or animals in the fenced pool area (or 50 feet or 15.2 meters from unfenced pool)
- Do not swallow pool water
- No saving table, lounges or chairs
- Return all chairs and lounges and close umbrellas when leaving
- No running, climbing, ball playing or skating in pool area, bridges or volcano
- Children 12 and under must be under adult supervision at all times
- Infants and toddlers must wear “swimmies” in the pool
- No loud music
- No smoking or vaping inside the fenced pool area
- No diving
- Pool maximum depth is 3 ft

FWBR AMENITY CODE OF CONDUCT RULES

To ensure a safe and respectful environment for all residents, guests and renters the following conduct rules apply at all FWBR community amenities:

1. RESPECTFUL BEHAVIOR REQUIRED

- Treat all residents, guests, and renters with courtesy at all times.
- Harassment, intimidation, or aggressive behavior is strictly prohibited.

2. NO FOUL OR ABUSIVE LANGUAGE OR HATE SPEECH

- The use of offensive, vulgar, or derogatory language is not permitted.
- Slurs, name-calling, or any speech intended to insult or demean others is prohibited.

3. ZERO TOLERANCE FOR THREATS OF VIOLENCE OR DISCRIMINATION

- Threatening statements, gestures, or actions will not be tolerated.
- Physical aggression or attempts to provoke conflict are strictly forbidden.
- Any harassment or discrimination based on race, gender, sexual orientation or other protected characteristics are strictly forbidden.

4. NO DISRUPTIVE CONDUCT

- Excessive noise, yelling, arguments, or any behavior that interferes with others' peaceful enjoyment is not allowed.

5. RESPECT COMMUNITY PROPERTY

- Do not damage or misuse furniture, equipment, or facilities.
- Follow all posted rules for each amenity.

6. RESIDENTS ARE RESPONSIBLE FOR INSURING THEIR GUESTS AND RENTERS ARE AWARE OF AND COMPLY WITH THESE RULES

7. ENFORCEMENT: Violations may result in loss of amenity privileges, fines or other actions authorized by the Master Association.