

## FALLING WATERS BEACH RESORT MASTER COMMUNITY

### PHASES ONE, TWO, THREE AND FOUR

#### RULES AND REGULATIONS

##### CONDOMINIUM UNIT

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 GRILL 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 – LANAI AND GARAGE WALLS ARE CONSIDERED TO BE EXTERIOR WALLS AND NO CHANGE OF PAINT COLOR IS PERMITTED. THE PAINT COLOR IS DOVER WHITE.

EXTERIOR SCREENS – UPSTAIR 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 FLOWER POTS, DOOR MATS, ETC. THAT MAY BECOME HURRICANE FLYING 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 DEISGNEE, MAY ENTER THE CONDO IN THE EVENT OF ANY EMERGENCY ORIGINATING IN OR THREATENTING 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 FLOWER POTS MAY BE ATTACHED TO THE STAIR RAILING. THIS IS TO PROTECT THE RAILINGS AND INSURANCE LIABILITY. EXTERIOR PLANTINGS – ALL COMMON AREAS BELONG TO EVERYONE IN YOUR NEIGHBORHOOD AND ARE NOT YOURS ALONE. PLANTING MUST BE PRE-APPROVED BY YOUR BOARD. ANYTHING YOU BREAK UNDERGROUND WILL BE YOUR 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.

FALLING WATERS BEACH RESORT I, INC. LEASE APPLICATION

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OCCUPANCY – NO UNIT MAY HAVE MORE THAN SEVEN OCCUPANTS AT ANY GIVEN TIME. ANY VIOLATION OF THIS SHOULD BE REPORTED TO THE MANAGEMENT COMPANY.

FALLING WATERS BEACH RESORT – RULES AND REGULATIONS - Continued.

CONDOMINIUM RENTAL AND LEASE

LEASE OR RENTAL – A CONDOMINIUM UNIT BEING LEASED OR RENTED MUST HAVE THE OWNER NOTIFY THE PROPERTY MANAGEMENT COMPANY: PARAMONT PROPERTY MANAGEMENT, (PHASE 1, 2 & 4) OPERATIONS MANAGER AT 239-734-3200; AND, CAMBRIDGE PROPERTY MANAGEMENT (PHASE 3) STACEY FULTS AT 239-249-7000, A MINIMUM OF THIRTY (30) DAYS PRIOR TO OCCUPANCY. THERE IS A RENTAL APPLICATION THAT REQUIRES APPROVAL AND A \$100.00 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 REJECTION. PARAMONT PROPERTY MANAGEMENT, AND CAMBRIDGE PROPERTY MANAGEMENT WILL REGISTER AND PROVIDE A TEMPORARY GATE ACCESS CODE TO THE RENTER.

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 EXCRETMENT AND DEPOSITING IN TRASH, DO NOT TOSS OVER THE BUSHES. PETS ARE NOT PERMITTED ON ISLANDS, ISLAND PATHWAYS, AREAS BEHIND LANAIS, NOR POOL OR RECREATION AREAS.

DOGS – OWNERS ARE ALLOWED ONE (1) DOG, LESS THAN TWENTY (20) POUNDS IN PHASES ONE, TWO AND THREE. PHASE 4 PERMITS ONE (1) DOG WITHOUT WEIGHT LIMIT. CURRENT PETS ARE GRANDFATHERED. RENTERS ARE NOT ALLOWED TO HAVE PETS. # # #

## VEHICLES

**GARAGE** - EACH CONDOMINIUM OWNER HAS ONE (1) GARAGE AND ONE (1) ADDITIONAL, NON-ASSIGNED OUTSIDE PARKING SPACE FOR ONE (1) VEHICLE, WHICH CANNOT EXCEED 18 ½ FEET IN LENGTH. GARAGES MAY NOT BE RENTED SEPARATE FROM THE CONDOMINIUM UNIT.

**PARKING** - EACH RESIDENT HAS ONE (1) OUTSIDE PARKING SPACE IN ADDITION TO THE GARAGE SPACE. ALL OUTSIDE SPACES ARE **NON-ASSIGNED**. 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. THEY **MAY** BE STORED INSIDE THE OWNER'S GARAGE, PERMITTED THE GARAGE DOOR WILL CLOSE. NO VEHICLES BEARING A BUSINESS ADVERTISEMENT MAY BE PARKED OUTSIDE OVERNIGHT.

**VEHICLE MAINTENANCE AND REPAIR** - IS NOT PERMITTED OUTSIDE THE GARAGE AREA. WASHING OF VEHICLES IS PERMITTED AS LONG AS IT DOES NOT RESTRICT THE FLOW OF TRAFFIC OR VIOLATE COUNTY WATER RESTRICTIONS. THE HOSE MUST HAVE AN AUTOMATIC SHUTOFF IN USE. NO OIL LEAKS FROM PARKED CARS ARE ALLOWED ON BRICK AREAS.

## OTHER

**NOISE** - MUST BE KEPT TO A MINIMUM BETWEEN 10 PM AND 8 AM.

**BULLETIN BOARDS** - THE BULLETIN BOARDS AT MAILBOXES ARE FOR THE EXCLUSIVE USE OF THE ASSOCIATION. THE ASSOCIATION MUST APPROVE ALL POSTINGS. THE "OFFICIAL" BULLETIN BOARD, CONTAINING ALL LEGAL POSTINGS FOR ASSOCIATIONS, IS LOCATED IN THE CLUBHOUSE POOL LANAI.

**GARAGE SALES** - ARE PROHIBITED AT ALL TIMES EXCEPT WHEN ANNOUNCED AND AUTHORIZED BY THE ASSOCIATION.

**SOLICITATION** - IS NOT PERMITTED FOR ANY REASON.

**ROLLER SKATING, SKATE BOARDING, AND BICYCLE RIDING** - 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.

REV: 1/2016

**FIRE CODE** - PER CURRENT COLLIER COUNTY FIRE CODE, NO FLOWER POTS OR DECORATIVE STATUES MAY BE PUT ON THE STAIRS or LANDINGS LEADING TO THE SECOND FLOOR CONDOMINIUM.

**TENNIS, BOCCE, PICKLEBALL AND Shuffle BOARD COURTS** - THESE COURTS MAY BE USED BY ORGANIZED TEAMS AND MUST BE SCHEDULED WITH THE ENTERTAINMENT COMMITTEE. ANY COURT IS AVAILABLE FOR USE BY ANY MEMBER OF THE ASSOCIATION, PROVIDED THERE IS NOT A SCHEDULED ACTIVITY ON THE COURT (S).

**CHILDREN** - A PARENT OR GUARDIAN MUST ACCOMPANY AND SUPERVISE ALL CHILDREN 12 AND UNDER AT ALL TIMES.

**POOL(S) RULES** - RULES POSTED AT THE POOLS ARE ALSO INCORPORATED WITHIN THIS DOCUMENT. IN ADDITION, CHANGING CLOTHES AND NUDITY IS NOT PERMITTED AT ANYTIME. SWIM AT YOUR OWN RISK, THERE ARE NO LIFEGUARDS ON DUTY AT EITHER POOL.

#### **VIOLATIONS AND FINES**

THERE IS AN ESTABLISHED FINE OF \$100.00 PER DAY FOR EACH OCCURANCE OF A VIOLATION OF THE ABOVE RULES, REGULATIONS AND POLICIES. ANY SUCH FINE PROPERLY LEVIED AND COLLECTED WILL BE PAID TO THE MASTER ASSOCIATION.

THE RULES AND REGULATIONS CONTAINED HEREIN HAVE BEEN DESIGNED FOR THE SAFETY AND WELL-BEING OF ALL UNIT OWNERS, GUESTS AND LESSEES, AND ARE SUBJECT TO AMENDMENT BY THE BOARD OF DIRECTORS AS PROVIDED BY THE DECLARATION OF CONDOMINIUM OF FALLING WATERS BEACH RESORT AND THE BY-LAWS OF THE ASSOCIATION. THE FALLING WATERS BEACH RESORT MASTER ASSOCIATION MAY AMEND THESE RULES AND REGULATIONS FROM TIME TO TIME.

CONDOMINIUM OWNERS ARE RESPONSIBLE FOR MAKING TENANTS AND OTHER OCCUPANTS AWARE OF THE RULES, A COPY MUST BE KEPT IN THE CONDOMINIUM FOR EASY REFERENCE AT ALL TIMES.