

WATERWAY LANDING POA, INC. RULES & REGULATIONS

Each Unit Owner, his lessees, invitees, or guests shall have the right to use the Common Elements in accordance with the purposes for which they are intended. No person shall use the Common Elements or any part thereof in such a manner as to interfere with or restrict or impede the use by others entitled to the use or in any manner contrary to or not in accordance with the Waterway Landing Declaration, the Bylaws, and such rules and regulations as may be established from time to time by the Board of Directors.

Each Unit Owner and Occupant shall comply with all applicable provisions of the Condominium Act, the Declaration, the Bylaws, the Articles of Incorporation of the Association, and Rules and Regulations. Failure to comply shall be grounds for action by the Association. Such action may include suspension of community privileges and/or imposition of financial penalties and/or enforcement by any legal means, including injunction and recovery of monetary damages. Each Unit Owner is required to have the Rules and Regulations on their premises at all times.

TENANTS AND GUESTS:

Waterway Landing was designed for and is primarily used as an owner occupied condominium complex. Short term rentals are prohibited. A unit may be leased pursuant to a written lease of a minimum of one (1) year or 365 days in duration. An Owner shall provide to the Board of Directors a copy of the written lease agreement with the dates of said lease, lessee's name, phone numbers and email addresses.

Owners shall be responsible to see that their lessees follow these Rules and Regulations while occupying a unit. Owners or lessees are responsible in seeing that their guests follow the Rules and Regulations. No guests will be allowed the use of condominium facilities unless accompanied by an owner or lessee. The number of guests, not to exceed 6 (six), invited to use the facilities, and which are residing and staying overnight in the respective condo, will not be so great as to interfere with the rights of owners to have the use of these same facilities.

ENFORCEMENT AND PENALTIES:

Any violation of the Declaration, Bylaws, Articles of Incorporation or these Rules and Regulations by Unit Owners, dependents, tenants or guests shall be subject to the following provision:

Fine Schedule (Following a hearing before the Board of Directors after the first warning):

1. 1st Offense - Warning
2. 2nd Offense - \$100.00 fine
3. 3rd Offense - \$200.00 fine

GENERAL - Each owner is responsible for the proper conduct and use of their Condominium. Each owner shall ensure that any individual(s) using his/her Condominium are aware of and abide by the Waterway Landing HOA Rules and Regulations. This is a residential Condominium and the Units therefore shall be used only for residential purposes. Owners are required to provide a copy of these Rules and Regulations to all tenants.

LEASES - No unit shall be leased for a period of less than one (1) year or 365 days. The number of occupants using the Condominium shall not exceed the number as specified by law. Owners are required to provide a copy of the lease to the Board of Directors. Owners are also required to provide a copy of these Rules and Regulations to any tenant.

PETS - No animals, livestock or poultry of any kind (except household pets) shall be raised, bred or kept in any Unit or in the Common Elements. In no event, shall more than **two (2)** household pets (dog or cat) be kept in any Unit. Owners are responsible for cleanup of their pets at all times. Dog feces is **NOT** permitted to be disposed of in any common area trash can. All dog feces must be disposed of at the dumpster located at the rear of the property. Any pet owner found to be disposing dog feces in the common area trash cans will be subject to an immediate fine and suspension of privileges. No pets are allowed inside the pool fencing or inside the pool at any time. Pets must be leashed at all times, and shall not be unattended while outside of the unit.

BUILDING HALLWAYS, ELEVATORS & COMMON AREAS - Hallways and Common Areas are for the enjoyment of our residents. Roller Blades, skateboards and/or scooters are **prohibited** in any Common Area. Smoking is **not** permitted in the Elevators. Cigarette butts are not to be put out on or in any common area railing, wall, door, floor, decking, etc. Cigarette butts are not permitted to be thrown in any common area, especially the pine needles, for any reason. No towels, rugs, carpets, clothing, or anything of the sort is to be hung, draped or left over any railing either on a hallway or balcony. Items left in these areas will be discarded without notice.

ANNOYANCES & NUISANCES - No noxious, offensive, unlawful, immoral, or improper activity or behavior shall be carried on in any Unit, or in the Common Elements. Please respect your neighbors by refraining from loud and offensive noise. Quiet must prevail at all times. No excessive noise after 10:00 PM.

STORAGE - There shall be no obstruction of the Common Elements. Nothing may be stored in the Common Elements that would impede the ingress or egress of any unit, common element, elevator, hallway, underneath buildings, pool, dock, etc. Any items stored or left in any common area will be discarded without notice. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance such as fuel, lighter fluid or any combustible materials.

SIGNAGE - No signs shall be displayed to the public on any Waterway Landing HOA Property.

GRILLS - Gas or Charcoal grills are strictly prohibited. Local Fire Ordinances prohibit the use or storage of gas grills and charcoal grills on balconies and/or porches. No grills are allowed in the pool area. Any grill found on any portion of the property will be removed and disposed of without notice. Cooking with an electric grill is permitted on a balcony however must be done at least 6 feet away from the building structure to ensure siding or structure is not damaged.

LANDSCAPING- Landscaping is for the benefit of Waterway Landing. Please do not alter the landscape without submitting an Architectural Request Form and receiving written notice from the Board of Directors.

PARKING - All residents are encouraged to park their vehicles in front of or near the building where their condo is located. Owners who keep vehicles on-site while not in residence are required to park them

CHILDREN - Supervision of children by a responsible adult is required at all times. Children are not to be permitted to play in and around the elevators. Children under the age of 14 must be accompanied by an adult at the pool.

EMERGENCY TELEPHONE NUMBERS

POLICE, RESCUE AND FIRE DEPARTMENT PLEASE CALL 911

NON-EMERGENCY POLICE – CALL (910) 579-2151

MANAGEMENT OFFICE MONDAY THROUGH FRIDAY 8:30-5:00 PM PLEASE CALL (910) 256-2021

EMERGENCY AFTER HOURS PLEASE CALL (910) 256-2021 FOLLOW PROMPTS FOR AFTER HOURS CALLS

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away from the building. All vehicles must be in proper working order with no oil leaks, flat tires, etc. No vehicle maintenance is permitted to take place on or in any Common Area. All vehicles must have valid and current license tags. Parking and or storage of boats/trailers and commercial vehicles is strictly prohibited. Violators will be towed/booted at the owner's expense.

ALTERATIONS AND ADDITIONS - No structural or exterior alterations may be made to any unit without submittal and written approval from the Architectural Committee. All change applications must include sketches and detailed descriptions.

SWIMMING POOL – All users of the pool must abide by all posted rules at the pool area. Any person found in violation of any rule at the pool will be asked to leave, a fine will be imposed and privileges will be suspended.

- a. All children under the age of 14 must be accompanied by an adult.
- b. Children not yet toilet trained must wear special swim diapers to prevent contamination. No disposable diapers are allowed. Report pool contamination to CAMS.
- c. All swimmers must wear swimsuits that are specifically made for swimming.
- d. Glass containers of any kind or breakable service ware are strictly prohibited in the pool area.
- e. Only music with headphones is allowed.
- f. Pets are not permitted in pool area.
- g. All personal items shall be removed when exiting the pool area. Any items left in the pool area will be removed without notice.
- h. Pool hours are Dawn to Dusk.

DOCK/PIER RULES – All users of the dock/pier must abide by all posted rules at the entrance of the dock/pier area. Any person found in violation of any rule at the dock/pier area will be asked to leave, a fine will be imposed and privileges will be suspended.

- a. Use of the pier is at the user's own risk.
- b. The pier is for the exclusive use of the owner, tenant, or family/guest in residence.
- c. Children under the age of 14 must be accompanied by an owner, tenant, or family/guest in residence 18 years or older.
- d. The pier may not be closed for private use.
- e. Boat slips are for day use only.
- f. No cleaning of fish, etc. at any time on pier.
- g. Owners, tenants, or family/guests in residence shall exercise all reasonable care to avoid making loud or objectionable noises that would disturb others in and around the dock/pier area.
- h. If it is determined that a boat caused damaged to the dock, then the boat owner will be responsible for the cost to repair the dock.
- i. The last person leaving the dock area should ensure that the gate is closed and locked.
- j. All items, such as fishing gear and chairs, shall be removed from the dock/pier area when exiting and/or daily by 9:00 PM. Any items left on the dock/pier will be discarded without notice.

TRASH - All Unit Owners, Guests, and Tenants shall carry their trash to the designated dumpster area only. No trash or recycle items shall be allowed to be dropped off at the elevators, stairs, walkways, dock, or any other location other than the designated dumpster areas.