

**Waterways Villas Homeowners Association  
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## **Rules and Regulations - Revised 8-31-2023**

This document supplements the Waterways Villas Declaration of Covenants and Restrictions. Reference both documents for the entire list of rules, regulations, and restrictions you are expected to follow as an owner in Waterways Villas HOA. In the event of any conflict this document is superseded by the Declaration of Covenants, Charlotte County statutes, Florida State statutes, and United States Federal laws.

**Renters / Tenants:** Owners are completely responsible for the behavior of their tenants. Owners are subject to fines for any violation of the rules in this document or the Declaration of Covenants and Restrictions by their tenants. It is the responsibility of the owners to make sure tenants are aware of these rules.

### **Section I: Owner Regulations**

**Violations:** Owners of units in violation of regulations in this section will receive written notice of the violation and have 30 days to remedy the violation. After 30 days, or if the violation occurs again after written notice is given, the board will, at its discretion, act at the owner's expense. Any owner who is found to be in violation of the Rules and Regulations or Declaration of Covenants and Restrictions document will be subject to the following actions: (a) monetary fine and/or assessed penalties along with the responsibility to repay the association for any expenses incurred in remedying the violation, such as towing fees, etc. and (b) placement of lien against the lot belonging to the owner in violation of the rules and regulations once turned over to an attorney for further follow up.

## Regulations:

1. Feeding the alligators is prohibited by law and violators will be prosecuted. If you see someone in violation, call Charlotte County Animal Control at 1-866-392-4286.
2. The use of driveway as a habitual parking place for commercial vehicles, trailers and boats is prohibited. The term "commercial vehicle" shall include, but not be limited to all trucks of over 1 ton rating and 24' length.
3. No vehicle is to be parked on the grass of any lot or common area nor is any vehicle to be parallel parked on the street. All vehicles must be parked in the driveway, with a maximum of 2 vehicles allowed per unit. The temporary overflow parking is the area behind the clubhouse.
4. All vehicles parked within the Waterways Villas must have current tags and be in drivable condition.
5. No motor vehicle may be disassembled, serviced, or repaired on any lot.
6. No vehicle washing is permitted at the clubhouse.
7. Kayaks/canoes must be stored so as not to retain water under the back deck of unit.
8. Do not create disturbances that interfere with the rights, comfort, or convenience of others. Please make sure that stereo & TVs within your home or vehicles cannot be heard in other residences.
9. Nothing shall be done on any lot that may be nuisance to the neighborhood. Non-emergency contact Charlotte County Sheriff's office 941-639-2101.
10. All yards, driveways, porches, and parking areas shall be clean, free of refuse, debris, and other unsightly objects. No refuse or unsightly objects shall be allowed to remain on any lot. No lumber, metals, bulk materials, refuse or trash shall be kept, stored, or allowed to accumulate on any lot except building materials during construction of any structures approved by the board.
11. Homeowner is responsible for maintaining exteriors of their unit including but not limited to: (a) Washing mold and mildew growth on all exterior surfaces including siding, lattice, sidewalks, decks.

- (b) Trimming shrubs/trees on fronts/sides/back of your unit within 6 feet of foundation/decks. (c) Weeding of all planted beds. (d) Maintenance of sliding glass doors, screens, and painting/staining of decking, etc., with color to be pre-approved by the board.
12. No recreational items such as trampolines, swing sets, pools, Jacuzzi's, wood burning fire pits including fire rings and chimeneas, etc., are allowed.
  13. No tents, sheds, trailers, vans, shacks, tanks or temporary or accessory buildings or structures shall be erected. No hurricane or storm shutters shall be installed unless approved by the Board of Directors.
  14. No car covers or tarps shall be used for long-term coverage of vehicles.
  15. No mailboxes shall be installed at any unit.
  16. Curbside garbage, recyclables, and yard debris pickup is provided. Only WM garbage cans are permitted. Pickup is scheduled for Mondays. Do not put out items more than 24 hours in advance of pick up. Cans should be returned to the back of each unit after curbside pickup but no later than the evening of the day of pickup.
  17. Refuse containers shall be stored so that they cannot be seen from the surrounding property.
  18. No sign shall be displayed or placed on any lot including "for rent" or "for sale" signs, except owner's builder's identification signs the format of which shall be approved by the board of directors. Said sign may be one in number not to exceed four square feet in surface area.
  19. Use of grills or any cooking devices is prohibited on the wood decks/porches or near structures due to fire hazard. All grills/cooking devices must be placed on concrete pad.
  20. For all exterior work and improvements done on units, the owner must turn in written plans for approval by the board prior to the start of the project except for the items listed in **Appendix 'A'** of this document.
  21. All questions, concerns or complaints must be in writing and/or e-mailed to the board for review and appropriate response. All renters' questions, concerns or complaints must be addressed through their owners.

## **Section II: Common Area Rules**

**Violations:** Owners of units in violation of rules in this section may, at the Board's discretion, lose common area privileges.

### **Rules:**

1. Pool hours are dawn to dusk, read and observe the rules posted in the pool area.
2. No children 18 or under are permitted in the pool without adult supervision.
3. Babies with diapers are not permitted in the pool.
4. Jumping or diving into the pool is prohibited.
5. Pool furniture may not be removed from the pool area.
6. Glass containers of any kind are prohibited in the pool area.
7. Skateboards, scooters, roller blades, bicycles, etc. are not permitted around the pool area, clubhouse, or bridge area.
8. The clubhouse is available for all owners and or tenants. Reservations for parties must be made in advance via e-mail.
9. No smoking is allowed in the clubhouse, laundry room, bathrooms, lanai, and pool area except for designated area.
10. No fishing from the clubhouse bridge.
11. The speed limit is 10 miles an hour on waterways property.

The Waterways Villas Homeowners Association

Board of Directors

Approved 8-31-2023