



Waterside at the Lakes HOA Rules, Regulations, and Resolutions



A DEED RESTRICTED COMMUNITY

WatersideAtTheLakes.com

Waterside at the Lakes HOA Rules, Regulations, and Resolutions

Adopted

Effective

E-mail: board@watersideatthelakes.com

Web: <http://watersideatthelakes.com>



Waterside at the Lakes HOA Rules, Regulations, and Resolutions

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PROPOSED



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Rules and Regulations

The following rules and regulations have been formulated by the Waterside at the Lakes Board of Directors for the protection and general welfare of the community. These rules supplement the contents of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Association.

The board wishes to foster a community of friendly neighbors who respect the rights of others. Compliance with certain rules and regulations is necessary to accomplish this in the close community in which we live. No owner, resident or guest will be allowed to infringe on the rights of his/her neighbor. It is the responsibility of the board to enforce compliance with these rules in an equitable manner but not harass those that may occasionally slip.

Violations of these rules and regulations should be reported via email to the management company.

These rules and regulations become effective _____

I. Architectural Control - Building and Landscape Changes

1. All architectural changes must be approved by the HOA Board. Homeowners must submit all desired changes in writing in advance.
2. Owners are not permitted to make any additions or changes to any part of the exterior of the building unless submitted to the Board and approved in writing as per Article VII of the Waterside at the Lakes Homeowners Association Covenants. Under no ***circumstance will a verbal request be considered. An architectural review form is available on the website and also included at the end of this document***
3. *All common area landscaping is to be left undisturbed. Requests for additions or changes to the Owner's landscaping must be submitted to the Board, through the management company, in writing. No verbal request will be considered.*
4. **The Board has the right to remove and/or repair any unauthorized** changes to the grounds that an Owner refuses to correct after being notified of such. The cost of the removal and/or repair will be billed to the Owner.
5. Architectural changes include but are not limited to: building structure, paint, roofing, driveways and walkways, patios, sheds, fences, landscaping.



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You are encouraged to seek out advice and answers from the HOA Board or HOA Architectural Review Committee (ARC) if there is any ambiguity about what is or is not an architectural change.

Failure to comply with the rules in the Architectural Changes section will subject the homeowner to penalty assessments up to \$100 for each day of non-compliance

II. Building Exterior

A. Decorations

6. Exterior decorations such as seasonal or holiday decorations shall be limited, modest and unobtrusive and must be removed after the holiday season (within 30 days after the date of the holiday) This includes any seasonal signs.

B. House Numbers

7. Numbers on home MUST remain on the front of residence and easily identified at all times; house numbers may be on the mailbox in addition to the number on the residence.

C. Exterior Mold and Mildew

8. Home owners are responsible for keeping the exterior of their homes free of mold and mildew

D. Window Covering

9. All windows, sliding doors etc. shall be properly covered with appropriate window dressing.
10. Window dressing shall be of a reasonable quality and shall compliment the property.

E. Sheds

11. Sheds must be preapproved by the Board or ARC prior to installation.
12. Sheds may not be larger than 10 feet by 8 feet (10' X 8').
13. Sheds may not be fully visible from the road.

F. Fences

14. Fence must stay within the property line on all sides of perimeter of lot.
15. Fence can be no taller in any spot than 6' on side and rear of residence.

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16. Fence must be made of wood, vinyl, or wrought iron.
17. Wood fences need be painted with a protectant to prevent mildew and staining.
18. All plans must be drawn up and submitted to HOA board and should include plans in detail as to materials to be used and any painting to be done. Project cannot begin until approval is given.
19. Fences should be clean of mold, mildew, and undamaged.
20. Fence maintenance shall be the responsibility of the Owner and all damage shall be repaired within thirty (30) days of written notification by the Association. It shall be a violation of these Rules and Regulations to maintain any fence in such a manner as to allow:
 - a. any portion of a fence to lean so that the fence's axis is more than five (5) degrees out of a perpendicular alignment with its base, or
 - b. missing, loose, or damaged rails in the fence, or
 - c. symbols, writings, or other graffiti on the fence

G. Exterior Building Components

21. Any exterior building components (i.e., siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair or maintenance, must be repaired. This includes but is not limited to; structural integrity, painting, staining, sealing and cleaning.

H. Garage Doors

22. Any garage door and its components which are missing, broken, or otherwise in disrepair must be fixed or replaced. This includes but is not limited to structural integrity, painting, sealing, and windows. Garage doors should be closed overnight.

III. Vehicles and Parking

23. The following **may not** be operated or stored on any lot:
 - a. any unlicensed vehicle
 - b. commercial/work trucks or commercially wrapped vehicles or trucks
 - c. boats
 - d. recreational vehicles (RV)
 - e. trailers
24. Inoperable vehicles cannot be stored in Waterside at the Lakes. This includes cars with flat tires.
25. Car repairs, including but not limited to oil changes, are prohibited in yards, driveways, or streets.



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- 26. Temporary storage containers (PODS) that are used when moving or for repairs and renovations are permitted for not more than seven (7) days, without special permission from the Board of Directors. The container must be placed and fit on the Owners driveway.
- 27. Vehicles may not be parked on grass.

IV. Noise

Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud, disturbing or objectionable noises and in using, playing or permitting to be used or played musical instruments, radios, phonographs, televisions, amplifiers and any other instruments or devices in such manners as may unreasonably disturb owners, tenants or occupants of other homes.

- 27. Homeowners are urged to exercise restraint in using noise-making tools and appliances between 8:00p.m. and 7:00a.m.
- 28. Barking dogs shall be controlled by the animal's owner.
- 29. All noise must be kept to a minimum throughout the neighborhood.
- 30. City ordinances require that:
 - a. No nighttime (11:00 p.m.—7:00 a.m.) sound level shall exceed 50 dB(A);
 - b. No daytime or evening (after 7:00 a.m.—before 11:00 p.m.) sound level shall exceed 72 dB(A);

V. Disposal of Toxic Waste

- 31. No owner or occupant shall dispose of any toxic material on the commons or lot in a manner which is inconsistent with local and federal law. The Board of Directors shall be empowered to levy a **severe fine** against the owner of the home whose occupants have been observed illegally disposing of any toxic material. Toxic materials include, but are not limited to, oil, antifreeze, solvents, gasoline, paint etc.

There will be no warning for disposal of toxic waste and any such activity must be stopped immediately. The homeowner will be fined the highest amount allowed by law plus any other amount for damages and restoration.

VI. Occupants/Non-owners



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32. The occupancy in each home is limited based on federal, state, and city laws and ordinances. Any violation of said laws and ordinances will be reported to the proper authorities.
33. The home owner shall be responsible for keeping the management company informed of any change in occupancy. Owners shall provide the management company with the names of all authorized occupants, their telephone number, email address, and the license number, make and color of authorized vehicles.

VII. Rental of Property

Waterside at the Lakes is a residential community of private single-family homes. While renting for any reason is discouraged, the Board recognizes that personal circumstances do change and Owners may find themselves contemplating renting their homes for a period of time. Before making the decision to rent and certainly before having a rental agreement drawn up, Owners need to be aware of the following:

34. You are required to acknowledge in writing your tenant, lessee, or contract purchaser fully understands the CC&Rs, and has received a copy of the Rules and Regulations of the Homeowners Association.
35. Lease / rental agreements may not be less than 12 months, no Bed and Breakfast, vacation, or short-term rentals.
36. You are required to further acknowledge you (as a member of record of the Homeowners Association) will be held responsible for the actions of your tenants, including any penalty assessments for violations of the Rules and Regulations of the Association, as well as any costs for repairing damage to the common area or, other property caused by your tenants.
37. Your lease should address these matters of interest to the Homeowners Association:
 - a. The right of the Association to enforce the governing documents and the rules and regulations against both Owner and Tenant. The Owner is responsible for supplying Tenant with a copy of these prior to signing of the lease and the Tenant **MUST** execute a lease information form that the Property Manager will provide.
 - b. The responsibility of both Owner and Tenant to maintain the grounds, common areas as well as private property, in keeping with the Association's Architectural and Grounds maintenance policies.
 - c. The liability of the Owner and Tenant for any damage to property and common areas owned by the Association.
 - d. The responsibility of Owner for all Homeowner dues and assessments, regardless of what arrangement Owner and Tenant may make between themselves for payment of these monies.



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- e. No more than three unrelated persons can occupy a home.

VIII. Pets

- 38. Owners must clean up and properly dispose of animal waste. Failure to do so will result in fines being assessed.
- 39. All pets must be vaccinated and properly licensed with the proper government agency.
- 40. Pets may not be left outside and unattended at any time.
- 41. Any pet running loose without identification shall be considered a stray. Please report strays to Pinellas Park Animal Control Services 727-582-2600 from 8am to 5pm Monday-Friday.
- 42. A pet is considered a stray when it is off the property of its owner and not under restraint by means of a leash. Voice command is not recognized as adequate restraint.
- 43. An animal is considered a nuisance when it habitually and continuously barks, whines or howls in an excessive manner without provocation during a ten (10) minute period or between 11:00 p.m. and 7:00 a.m., displays aggression towards people or other animals (whether on or off a leash) or damages property.

IX. Lawn, Yard, and Landscaping

- 44. Owners or Residents may not erect a sign on the common grounds.
- 45. Each unit Owner may erect one "for sale" or "for lease" sign directly in front of their home only that does not exceed six square feet. No other signs are permitted. This includes all medium such as posters, banners, flags (except as allowed by law listed next), billboards, wall hangings, emblems, or paintings. Topics not permitted include, but are not limited to sports, political, informational and announcements.
- 46. In accordance with Florida State Statues 720.304 owners are permitted to display up to two flags in accordance with this statute. Any other flags or banners may not be displayed on the exterior of any home.
Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association.
- 47. All barbecue grills, bicycles or other personal items shall not be visible from the front of the home or street.
- 48. Broken lawn or patio furniture, playsets or yard toys cannot be visible from the street.
- 49. A properly maintained lawn per the CC&Rs constitutes maintaining a healthy lawn. The lawn is to be predominantly of residential ornamental grass absent of noticeable weeds. Lawns that are beyond repair need to be removed and replaced with residential ornamental grass sod. Lawn should be



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confined within the boundaries of your yard. For example, the lawn should not grow on the drive, sidewalk, curb, or street

A. Grass, Weeds, and Mowing

50. Lawns over six (6") inches must be cut immediately.
51. All driveways should be free of weeds.
52. All lawn clippings and leaves should be collected and disposed of properly in city containers or used for compost.
53. Streets, driveways, and sidewalks should be free of grass clipping debris and leaves. It is illegal to blow yard waste into the street or drainage system. Violations should be reported to the City of Pinellas Park Transportation and Stormwater Division at 727-369-5850.

B. Landscaping

All landscaping must be approved by the HOA Board of Directors or Architectural Review Committee (ARC) *See Covenants*.

54. All hedges, trees, shrubs must be neatly trimmed and maintained and their size maintained in proportion to the lot and home through pruning.
55. Tree stumps must be removed or ground level.
56. Owners must trim trees and shrubs sufficiently to allow unobstructed pedestrian passage on all public walkways.
57. Landscaping includes any (Organic materials only) plants, trees, ornamental bark or rock or other organic additions to the yard, excluding any structures.
58. Since landscaping is a design element, consideration should be given to the relationship to the home owner's house and adjacent houses.
 - Materials used in the landscape of the yard should be used for their intended use by the manufacturer. i.e. cinder blocks, tires, toilet seats, and drainage pipes are not a suitable material for hardscape borders in one's yard.
 - Planting shall not block the sun of neighboring properties.
 - Rear yards must be sodded or otherwise landscaped.
59. Xeriscaping is permitted upon architectural committee review of design to include a list of all plants used, (native plants only, no invasive plants) with written board approval. Such landscaped yards must be properly maintained in accordance with Article VIII of the HOA CC&Rs.



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C. Sidewalks and Streetscapes

60. All sidewalks may not be altered in any way and must remain free from any obstructions at all time. Sidewalks should be pressure or soft washed yearly to keep them clean of mold, algae or dark black color.
61. Streetscapes are the strip of land between the street and sidewalk and should be maintained (mowed and weeded) by the homeowner.
62. One mailbox per lot is permitted in the streetscapes and shall be maintained to provide a clean tidy appearance in compliance of Article VII

D. Potted Plants or Planters in the Front Yard or Driveway

63. Modest portable planters within six feet of the home or garage will be allowed without permission as long as the plants are maintained in "good health", pruned, nonobtrusive so as to not obstruct or intrude on a neighbor's view and in keeping with the architectural ambience.
64. Planters must be free of weeds and debris.

E. Newspapers

Newspapers should be collected from the yard or curbside on the same day of delivery. It is the homeowner's responsibility to make sure that newspapers do not litter the community.

F. Portable Basketball Hoops

65. Portable basketball hoops must be stored out of sight of the common area when not actively in use.
66. At no time will any basketball hoop be placed on the sidewalk, for any reason.

X. Common Areas

67. Common areas are owned by the HOA. These include but are not limited to:
 - Park, consisting of the tennis court, gazebo, playground, lake and surrounding fields.
 - All lakes within the Waterside at the Lakes
 - The trace of land behind 102nd Place North.
68. Individual homeowners may not alter these areas in any way.
69. Homeowners wishing to use the park for a personal event, must meet with the Board of Directors for approval; The homeowner will be required to sign a document taking full liability for damages or injuries. Also, there may be a fee associated with the use of the park for personal events.
70. Common areas are not for recreation vehicle use; only authorized vehicles are permitted in the commons when servicing the common grounds. Fines will incur and the authorities will be contacted for trespassing.



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XI. Waste/Recycling Collection

The Association has curbside trash and recycling pick-up that is provided by the City of Pinellas Park as part of your property taxes.

- 71. Trash and recycling containers should be out **only on the scheduled pick-up day**.
- 72. Containers must be stored on the **side or in the rear of the home** so as not to be visible from the front of the home at all other times.
- 73. Garbage and recycling containers should be removed from the curb no later than 9a.m. the day after collection.

XIII. Rules Violations and Fines

Violators of these Rules and Regulations, any resolution of the Board of Directors, the Bylaws, and/or Covenants, Conditions, and Restrictions (**CC&Rs**) may result in the matter being turned over to the Association's compliance committee and/or attorney for resolution. This is an addition to any other remedies available, including commencing civil action.

A. Filing a Complaint

Community members wishing to file a violation must do so in writing. Send an email describing the issue including the address, date and time with a picture, if possible, to the associations manager.

B. How Fines are Assessed and Appeal Process

- 1. Homeowners who are identified with a violation as defined in Section I above may be sent a courtesy email informing them of the particular violation(s) and timeframe for corrective action.
- 2. Management will send a violation letter with a specific deadline set for cure, or notice that the maximum fine allowable by law of \$100 per day of uncured condition or repetitive non-stationary violation will be imposed upon the next reported occurrence of a violation of the same type.
- 3. If the violation is not resolved, the fine of \$100 per day of uncured condition after notice, or \$100 per day of occurrence in the case of non-stationary violations, up to the maximum allowable cumulative amount per incident or day of \$1,000 will be imposed.



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4. The homeowner will have the right to appeal the fine to the Compliance Committee by notifying the management company within 14 days of the fine being imposed. The Compliance Committee will review the facts and determine if the fine will remain.

The Board reserves the right to use its authority to have any issue fixed, at the homeowner's expense.

PROPOSED



Submit completed form to CAM@Watersideatthelakes.com

THE LAKES UNIT 2 PHASE 2 HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL MODIFICATION REQUEST FORM

Name: _____

Address: _____

Phone: _____ Email: _____

Type of Modification (check all that apply):

- Irrigation System Fence Deck/Patio Storage Shed
- Landscaping Walkway Driveway Play scape
- Tree Removal Roof Additions Architecture Changes
- Pool or Hot tub Painting House/Trim Solar System Structural Modifications
- Antenna/Dish Mailbox Other

Additional Details of Request (continue onto additional pages, if necessary):

Attach the following as applicable:

- Plot Plan with proposed modification(s) to approximate scale with dimensions.
- Complete description (photos/drawings) as to construction design, materials (types & sizes) and color/finish.
- Documents from contractor or vendor as appropriate
- Copy of County Building Permit (if applicable).

Estimated Start Date: _____

Estimated Completion Date: _____

I do, by my signature, understand and agree to the following:

I have read the Waterside at the Lakes Declaration of Covenants, Conditions and Restrictions and the Rules and Regulations regarding changes to my property. Permission is granted to members of the Architectural Committee and/ or Board of Directors to inspect my property, if needed.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

<input type="checkbox"/> Approved By Board of Directors <input type="checkbox"/> Approved with following contingencies; _____
<input type="checkbox"/> Disapproved for the following reason(s); _____
Board Signature: _____ Date: _____
Title: _____



Submit completed form to CAM@Watersideatthelakes.com

THE LAKES UNIT 2 PHASE 2 HOMEOWNERS ASSOCIATION, INC.
RENTAL INFORMATION FORM

Owner Name:			
Address			
Phone:		Email:	

Address of Rental Property			
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Please lists tenant names with phone and email. No more than three unrelated persons may occupy a home. A lease must be for 12 months or more.

Tenant Name:			
Phone:		Email:	

Tenant Name:			
Phone:		Email:	

Tenant Name:			
Phone:		Email:	

Additional Information:			

I, the undersigned, acknowledge that my tenant(s) has received a copy of the Declaration of Covenants, Conditions and Restrictions, Bylaws, and Rules and Regulations of the Association. I also understand that I will be held responsible for the actions of these tenants, including any penalty assessments for violations of the same.

Owner Signature:		Date:	
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