

FALLING WATERS BEACH RESORT MASTER COMMUNITY RULES

PHASES ONE, TWO, THREE AND FOUR

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 fine and/or 60 days in jail).

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 OF 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 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 IT'S 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 FLOWER POTS MAY BE ATTACHED TO THE STAIR RAILING. THIS IS TO PROTECT THE RAILINGS AND INSURANCE LIABILITY.

FIRE CODE – PER CURRENT COLLIER COUNTY FIRE CODE, NO FLOWER POTS OR DECORATIVE STATUES MAY BE PUT ON THE STAIRS LEADING TO THE SECOND FLOOR CONDOMINIUM, WITH THE EXCEPTION OF ONE SECURED FIVE GALLON POT ON THE FIRST LANDING.

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.

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

CONDOMINIUM RENTAL AND LEASE

LEASE OR RENTAL – A CONDOMINIUM UNIT BEING LEASED OR RENTED MUST HAVE THE OWNER NOTIFY THE PROPERTY MANAGEMENT COMPANY, FAMILY PROPERTY SERVICES (FPS) AT 239-566-8044, FOR PHASES ONE, TWO AND FOUR AND CAMBRIDGE PROPERTY MANAGEMENT (CPM) AT 239-249-7000, FOR PHASE III, A MINIMUM OF THIRTY (30) DAYS PRIOR TO OCCUPANCY. THERE IS A RENTAL APPLICATION THAT REQUIRES APPROVAL AND A \$100 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. FPS AND CPM WILL REGISTER AND PROVIDE A TEMPORARY GATE ACCESS CODE TO THE RENTER.

RENTAL MINIMUM LENGTH OF STAY – UNITS MAY NOT BE RENTED OR LEASED FOR LESS THAN A THIRTY (30) DAY PERIOD.

EMERGENCY CONTACT – KEEP AN EMERGENCY CONTACT LIST IN YOUR UNIT ALONG WITH A RULES AND REGULATIONS LIST.

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

PETS

GENERAL – PETS, WHEN OUTSIDE, MUST BE ON A LEASH AT ALL TIMES AND UNDER CONTROL (REF. 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, NOT TOSSED 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 FOUR PERMITS ONE (1) DOG WITHOUT WEIGHT LIMIT AND 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 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 POSTING FOR THE 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. IF ANY INJURY OCCURS BECAUSE OF THE 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 TO THE AREA. NO GARBAGE IS TO BE PLACED IN THE RECYCLE CANS ADJACENT TO THE DUMPSTER COMPOUND. WASTE MANAGEMENT WILL NOT PICK UP RECYCLES WITH GARBAGE IN THEM. **BREAK DOWN CARDBOARD BEFORE DISCARDING.** *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 – PLACE IN RECYCLE CONTAINERS ADJACENT TO DUMPSTER AREA. ABSOLUTELY NO GARBAGE IS TO BE PLACED IN RECYCLE BINS.

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 USE OF THE CLUBHOUSE AND ALL OTHER AMENITIES. THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON IS TO BE POSTED IN THE CLUBHOUSE AND ON THE COMMUNITY TV CHANNEL.

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 FIRST PRIORITY TO ATTEND ALL FUNTIONS. 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. **LOWER THE UMBRELLAS AFTER USE**, THERE IS NO POOL ATTENDANT TO DO THIS. UMBRELLAS ARE EASILY DAMAGED FROM WIND AND EXPENSIVE TO REPLACE. RULES FOR POOL USE ARE CLEARLY POSTED ON THE POOL DECK.

USE OF POOLS AND RECREATIONAL FACILITIES – THE POOLS AND AMENITIES ARE FOR THE USE OF FWBR OWNERS OR OWNERS’S RENTAL TENANTS, AND OWNER’S GUESTS. THE OWNER MUST BE IN ATTENDANCE. ANY PERSON WHO IS NOT AN OWNER OR RENTER MAY NOT PARTICIPATE IN ANY SCHEDULED ACTIVITY SUCH AS TENNIS, BOCCE, EXERCISE, ETC. IF OWNERS AND RENTERS DO NOT FILL UP TEAM ROSTERS, GUESTS WILL BE PERMITTED TO PLAY. UN-AUTHORIZED USERS WILL BE TREATED AS TRESPASSERS AND REPORTED TO THE COLLIER COUNTY SHERIFF FOR IMMEDIATE REMOVAL FROM THE PROPERTY.

TENNIS, BOCCE 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.

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

POOL RULES – RULES POSTED AT THE POOLS ARE ALSO INCORPORATED WITHIN THIS DOCUMENT. IN ADDITION, CHANGING CLOTHES AND NUDITY IS NOT PERMITTED AT ANY TIME. SWIM AT YOUR OWN RISK, THERE IS NO LIFEGUARD ON DUTY AT EITHER POOL.

VIOLATIONS AND FINES

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

APPROVED BY THE MASTER ASSOCIATION

___APRIL 13, 2010_____

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 FWBR 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, AND A COPY MUST BE KEPT IN THE CONDOMINIUM FOR EASY REFERENCE AT ALL TIMES.

REV: 4/2010

FALLING WATERS BEACH RESORT
CLUBHOUSE RULES & REGULATIONS

Dogs or other pets (with the exception of service (assistance) dogs) are not allowed in the clubhouse.

NO food or drink is allowed in the clubhouse. Please use clubhouse deck and clean up any mess. (Exceptions may be made for ongoing activities such as special parties and other events sanctioned/approved by the Entertainment Committee.)

NO wet bathing suits or suntan lotion covered bodies.

NO smoking in the clubhouse or on the lanai.

NO solicitation.

An adult must accompany persons under 18. Proof of age required.

Shirts and shoes are required in the clubhouse.

All amplified equipment must be played at a very low volume or with headphones. Exceptions may be made for ongoing activities such as Bingo, special events, exercise class, etc., approved by the Entertainment Committee.

Infants and toddlers must have diapers on and be supervised at all times.

The clubhouse hours are 8 AM to 8 PM. Hours may change or be extended for entertainment events.

Anyone entering the clubhouse before or after hours is trespassing.

No private parties are allowed in the clubhouse.

Clubhouse capacity: 110

For all complaints concerning the normal operations of the clubhouse, please refer to the list posted over the sink in the clubhouse kitchen and call the appropriate person.

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