

## **WATERSEDGE RULES AND REGULATIONS**

- 1. No unit shall be used for any purpose other than as a private residence. No business, trade or profession shall be conducted in any unit.**
- 2. No personal property shall be stored or kept in any common area.**
- 3. No animal, livestock or poultry of any kind will be raised, bred or kept in any unit or common area. Dogs, cats or other household pets are permitted, not to exceed two (2) in aggregate per unit, provided that they are not kept, bred or maintained for any commercial purpose and they are housed within the unit. No outside dog pens or yards are permitted. Any pet causing or creating a nuisance or unreasonable disturbance must be permanently removed from the property upon thirty days written notice from the association. All pets must be leashed at all times and must not be left unattended when in any common area. Pets are not permitted to roam free. Pet owners are required to clean up any excrement or debris left or caused by the pet.**
- 4. Commercial vehicles, mobile homes, or recreation vehicles are not permitted to be parked in any common area, driveway, or street, except those vehicles parked temporarily within the development for the purpose of servicing a unit or the common elements. No parking is permitted on development roadways. Any vehicle parked in violation of this regulation may be towed at the owner's expense.**
- 5. No portion of the common areas or other portion of the development shall be used for dumping rubbish or debris. Trash, garbage or waste shall be kept in designated sanitary containers within the development for weekly pick-up. Containers must be stored within garages at all times except for pick-up days.**
- 6. No exterior loudspeakers or unshielded floodlights may be installed on the exterior of any unit or any deck.**
- 7. No signs, awnings, grills, balcony enclosures, fences, canopies, shutters, satellite dishes, radio or television antennae or aerials shall be erected or installed in or upon any building or common area without the prior written consent of the Board. This shall include, but not be limited to installation of storm doors or storm windows.**

- 8. Unit owners are required to give timely notice of their intent to list their unit for sale and upon securing a Contract of Sale, complete and submit a Resale Notification Form to the management company.**
- 9. No unit owner or occupant shall build, plant, or maintain any matter of thing, in, over or under the common areas without the prior written consent of the Board. No unit owner or occupant shall burn, chop or cut anything on, over or above the common areas.**
- 10. Window fans or air conditioners are not permitted to be placed or installed in windows facing the roadway or located at the front of any town house unit. The COAH units may install a window air conditioner at the rear of the unit.**
- 11. Firewood may not be stored in any common stairway or landing, or in any parking space or parking area, or on any decks.**
- 12. Nothing shall be done or kept in any unit or common area that will increase and/or cancel the insurance or be in violation of any law or association rule.**
- 13. No noxious or offensive activity shall be carried on, in or upon the common area or any unit, nor shall anything be done willfully or negligently to annoy or be a nuisance to other Watersedge residents.**
- 14. No immoral, improper, offensive or unlawful use shall be made of any unit. All laws, zoning ordinances and regulations of all governmental bodies shall be observed.**
- 15. Draperies, blinds, curtains or other coverings made specifically to be used as a window covering, must be installed in each unit on all windows and must be maintained at all times.**