

ASSOCIATION RULES & REGULATIONS
RENTALS & LEASES

The unit owners shall at all times obey said Rules & Regulation and shall use their best efforts to see that they are faithfully observed and be responsible for their families, guest, invitees, servants, lessees and persons over whom they exercise control and supervision. Failure to follow the below Rules and Regulations will result in Fining proceedings being initiated on the unit owner as outlined in the Association Documents.

- (1) The sidewalks, entrances, and the common element must not be obstructed or used for any purpose other than ingress and egress to and from the buildings. Owner's personal property or any other object may not be stored on any part of the common element of the Association.
- (2) The personal property of all owners shall be stored within their units or storage area.
- (3) No garbage containers, supplies, milk cartons, potted plants, or other articles shall be kept on or placed where visible from the common element, nor shall any linens, cloth, clothing, rugs, rags, mops or laundry of any kind or other articles may not be shaken or hung from the windows or doors or be exposed on any part of the common element. The common elements shall be kept free of rubbish, debris and unsightly materials,
- (4) Trash and recyclables can only be placed curbside after sunset the evening before pickup. All trash must be contained in plastic bags and must be deposited in plastic containers with tight fitting lids. Trash and recyclable containers must be stored out of sight and may not be stored in any of the common areas. All containers must be clearly marked with the unit number. All empty trash and recyclable containers shall be removed from curbside no later than midnight on the day of the pick-up.
- (5) No trailers, boats, recreational vehicles, habitable vehicles, trucks, hummer type vehicles, limousines or vehicle of any kind which are used for and/or display any commercial purposes may be kept, stored, or parked on the property overnight except in the garage of the unit owner to whom the vehicle belongs. Vans or trucks belonging to vendors who are servicing the condominium property and units during daylight business hours are exempt from this regulation. **SEMI TRAILERS are not allowed in Waterbend at anytime.** Moving in or out arrangements must be planned in advance, taking this Regulation into consideration.
- (6) No unit owner, family member, guest, invitee, servant, lessee or any resident shall direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
- (7) Domestic help of the unit owners may not gather or lounge on the common elements, including but not limited to the pool, pool deck, boardwalk and gazebos.
- (8) The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate on its own power or that is without a valid license plate and current sticker shall remain on condominium property for more than 24 hours and no repair of vehicles shall be made on the condominium property. No vehicle shall remain parked in front of the garage door at any unit other than on a temporary basis, and the garage door must remain closed when not in use. There shall be no additional parking for guest use, other than the one (1) designated parking space per unit.
- (9) No unit owner, guest, lessee or resident shall make any disturbing noises in his or her unit or permit any family member, servants, employees, agents or visitors to do anything that will interfere with the rights, comforts, or conveniences of the other unit owners. No unit owner shall play or operate a phonograph, television, radio, musical instrument, compact disk player, DVD player or sound amplifier in his or her unit in such a manner as to disturb or annoy other occupants of the condominium. No unit owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.

- (10) No satellite dish, antenna or aerial shall be erected or installed on common property, limited common property, roof or exterior wall of any condominium building without prior written consent of the Board of Directors and the J.L. Property Owners Association's DCB.
- (11) No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed on or upon any part of the unit or condominium property by any unit owner or occupant.
- (12) No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of a building without the prior written consent of the Board of Directors and the J.L. POA. DCB.
- (13) No window treatments may be installed that the side visible from the outside is other than white, off-white or light beige without the prior written approval of the Board and J.L. POA. DCB. Storm shutters of a type approved by the Board and the J.L. POA. DCB. will be permitted upon prior approval of the Board of Directors and the J.L. POA. DCB.
- (14) Unit owners must provide the Association with a key to their unit and prior written approval must be given by the Board of Directors for the owner to change a lock, The Association has a right to enter units for maintenance purposes, rodent and pest control services and in emergencies for the safety and protection of the building.
- (15) Complaints regarding the service to the unit, common areas or rules violations, shall be made in writing to the Board. Unsigned complaints shall be disregarded.
- (16) No flammable, combustible or explosive fluid, chemical or substance shall be kept in any unit, golf cart shelter, or patio, or on the common areas, except such as are required for normal household use and are kept inside the unit.
- (17) Owners not in residence during hurricane season must prepare the unit by taking the following steps: (a) remove all furniture and other items from the porch or patio prior to departure; (b) designating a responsible firm or an individual to care for the unit should it suffer hurricane or wind damage and (c) furnish the Association (by notifying the Management firm) the name of the firm or individual. Such firm or individual shall contact the Association for approval to install or remove hurricane protection, which shall be only the type approved by the Board of Directors.
- (18) Food and beverage may not be consumed outside of the unit except in such areas as may be designated by the Board of Directors of the Association.
- (19) Any type of reflective film or coating to any window, glass, door or glazed surface of any structure visible from the outside is prohibited.
- (20) There shall be no barbecue grills or barbecuing anywhere on the condominium property except at events sponsored by the Board of Directors and in those areas designated by the Board of Directors of the Association.
- (21) All second floor units must have eighty percent (80%) of the total floor area covered with carpeting, either wall-to-wall or area rugs, or other sound-deadening materials.
- (22) One normal household pet which will not exceed twenty pounds (20) at maturity may be kept inside the unit.
- (23) Every pet owner shall be responsible for cleaning up their pet's excretions. The Board is empowered to order and enforce the removal of any pet which becomes a source of annoyance to other residents of Waterbend.

- (24) No containers of any kind that may hold standing water and therefore allow mosquitoes to breed may be left outside of any unit. Includes, but not limited to, buckets, jars, bowls, birdbaths, fountains and inflatable plastic pools.
- (25) There shall be no commercial activity or business run out any unit. There shall be no visible signs of any home-based occupation or business that increases traffic to die unit and/or me community. The garage of each unit may not be used for either living quarters or any commercial purpose.
- (26) Pool R & R attached and posted at the pool may be changed and updated, and upon posting shall become part of these R & R.

*WATERBEND AT JONATHANS LANDING CONDOMINIUM ASSOCIATION, INC.

POOL AND POOL DECK

RULES & REGULATIONS

FOR YOUR OWN SAFETY

NO DIVING IS PERMITTED

1. Pool hours are from 8 a.m. until dusk.
Security will be called when persons are in the pool area after dusk. No night time swimming is allowed.
2. No lifeguard on duty - swim at your own risk.
3. No wheeled recreation equipment or vehicles, including but not limited to tricycles, bicycles, scooters, skates or skateboards are allowed in the pool area.
4. No pets are allowed in the pool or on the pool deck.
5. No food or drink, or any glass items, are allowed in the pool or on the pool deck, except during Association sanctioned functions.
6. Voices and electronic equipment must be kept to a low volume.
7. Chairs/lounges must have towels placed on them while in use.
Please close the umbrellas when you are finished using them to prevent damages due to high winds.
8. All persons must shower before entering pools.
Suntan oils and lotions do damage to the pool filtering equipment, they also damage the pool furniture.
9. Children under 12 years of age must be accompanied by a resident adult.
Children in question must have proof of age.
10. Children under the age of 3 are not permitted in the main pool.
11. Children still using diapers are not permitted in either pool.
12. No running, jumping, ball playing, rubber rafts or large toys are **allowed in the pool Or On the pool deck.** Any type toys left in the pool area overnight are discarded the following day. Please take all personal items with you when you leave to prevent lose.
13. A maximum of 42 persons are allowed in the pool.

THANK YOU FOR YOUR COOPERATION AND ENJOY THE POOL AND DECK