

Waterside Village Condominium Association

Rules & Regulations

Approved and adopted by the Board of Directors of the Waterside Village Condominium Association (WVCA) on October 18, 2023

BRIEF HISTORY – The Waterside Village Condominium Association (WVCA) has 12 sub-associations consisting 414 total units. Each association has their own board of directors, Declaration of Condominium and Rules & Regulations. The WVCA, with a board of seven directors, has a clubhouse, 3 heated pools with cabanas, a tennis/pickleball court facility, a bocce ball court and shuffleboard courts.

The Board of Directors of The Waterside Village Condominium Association established these Rules and Regulations to ensure the security, privacy and comfort of the entire WVCA community. The Rules and Regulations also ensure that the Association upholds the laws and regulations of Sarasota County. It is the responsibility of Residents to ensure that their guests and/or employees comply with Association's Rules and Regulations. For clarification of any item or for further information, please consult the Condominium Documents, including the Association's Declaration and By-Laws which may be found on the WVCA website, or contact the Association's Management Office.

DEFINITIONS - For purposes of clarity, the defined terms in this handbook are as follows: The Waterside Village Condominium Association (WVCA) is referred to as the Association. The Board of Directors is referred to as the Board. On occasion the Board appoints committees, composed of a member of the Board and residents who are willing to serve and bring expertise to specific assignments. The Rules and Regulations are referred to as the Rules. The Association's Management Office is referred to as the Management Company. The head of the Association's staff and contract employees is referred to as the Property Manager. Unit Owners, lessees, tenants, immediate family members and permanent guests are generally referred to as Residents. Condominiums are referred to as Units. The term Condominium Property refers to the buildings, amenities and all surrounding grounds owned by the Waterside Village Community Association.

AMENDMENTS AND UPDATES – The Rules and Regulations document, will be reviewed and, as needed, updated by the Association's Board or a Board-appointed Committee. The Association's By-laws supplant the Rules; any changes in the By-laws will be reflected in the Rules and Regulations. These amendments will be posted on the WVCA website for the Owners to view at least thirty (30) days prior to their effective date.

COMPLIANCE WITH THE RULES AND REGULATIONS - Non-compliance with any of these Rules, which govern the Association, may subject a Resident to a fine or prohibiting their use of the WVCA amenities. The decision as to whether a fine is to be imposed or the amount of the fine shall be determined by the Board of Directors.

POOLS/CABANAS – Based on Sarasota County and WVCA rules

1. Swimming is only allowed from sunrise to sunset.
2. The pool area is for the exclusive use of residents and their guests.
3. There is no lifeguard on duty. Swim at your own risk.
5. Diving is not permitted.
6. Lifesaving equipment is not to be used for recreation.
7. Personal flotation devices, except Styrofoam noodles, are not allowed in the pools. Balls, squirt guns, rafts, inner tubes, electrical toys, and boats are not allowed in the pool at any time. Toys under 12 inches designed for pool use are allowed.
8. In case of emergencies, immediately call 911.
9. Persons under 15 must be accompanied by an adult.
10. Towels must always be used to protect lounge chairs from lotions and oils.
11. If you move the pool chairs or tables please return them to their original location.
12. Be considerate of others.
13. Alcoholic beverages, glass bottles or breakable containers of any kind are not permitted in the pool deck area.
14. Food and/or beverages are not allowed in pool deck area but can be enjoyed in the cabana by each pool.
15. All trash must be properly disposed of in the trash receptacles.
16. Please shower before entering the pool.
17. For health and sanitation purposes, children who are not toilet trained are required to wear aquatic diapers in the swimming pool. Diapers must be changed in the pool restrooms only.
18. Persons not following these rules may be asked to leave the pool/cabana area.

TENNIS/PICKLEBALL/BOCCE/SHUFFLEBOARD COURTS - The courts are for the exclusive use of residents and their guests. The WVCA guest policy and day visitor policy are posted on the WVCA website as well as scheduled times for the use of the amenities for tennis and pickleball.

SMOKING/VAPING – Smoking and vaping is prohibited in all WVCA common properties.

PONDS – Please observe the signage at our ponds. No swimming.

ROADWAYS – All roadways within Waterside Village are owned and maintained by the WVCA. Please observe the speed limits.

CLUBHOUSE – A reservation form to use the clubhouse for any event must be completed with our management company for availability and approval in conjunction with our Social Committee. If approved the event will be listed on the Clubhouse Events calendar which is available to view on the WVCA website.

REPAIRS TO COMMON AREAS Residents who notice a need for maintenance or repairs in the WVCA buildings and grounds are encouraged to send a notice to the Management Office through the form available on the website or in writing to the Management Office. Any alterations and/or additions to any WVCA common property is prohibited without Approval from the Board of Directors.

SOLICITATION - No letters, flyers, brochures, advertising or other forms of solicitation can be placed on or under the door of a unit or placed on the common elements unless approved in advance by the Board of Directors in writing. Residents are required to report any solicitors to the Management Company.

COMMUNITY GRILLS – There are four community grills in Waterside Village. Three are located by our community pools and the other is located between Gardens 2 and 3. After using one of the community grills, please clean it and replace the cover. Propane tanks are re-filled by the WVCA.

PARKING – No parking is permitted on the grass or any other area not designated as a parking area. No vehicles are allowed to park overnight in any of the WVCA parking areas (clubhouse or pools).

PETS - All pets must be on a leash and under the control of the owner when on Community Property. Owners are responsible for cleaning up after their pets. The Board may request that any pet that becomes a nuisance or threat to other residents be removed.