

**RULES AND REGULATIONS FOR:
ASSOCIATION OF EDGEWATER LANDING OWNERS, INC.
601 Homeport Terrace, Edgewater, Florida 32141**

WELCOME TO EDGEWATER LANDING

We hope your stay here will be a long, healthy and happy one. Our rules are based on common courtesies, and are designed to provide you and your neighbors an annoyance-free community in which to live. These rules apply to all residents and guests of residents.

1. GENERAL RULES

- a. The use of any facility within the subdivision is done voluntarily and at your own risk. The Association assumes no liability for accidents or injuries to any person.
- b. Guests must be accompanied by a resident or they will use the visitor ID tags available from the Welcome Committee when using any facility on the Association property. These ID tags are exclusively for use by Guests visiting a resident.
- c. Private sales outside a resident's home, such as "garage sales", or on Association property are strictly forbidden. Estate sales conducted inside a home are allowed. The Board of Directors may, when requested, approve a community 'yard sale' but not more often than every other year.
- d. The Board must give prior approval for any alteration whatsoever of Association property, regardless of the reason for the alteration.
- e. No pets, with the exception of acknowledged guide/service animals, are allowed in any of the following areas; Clubhouse, pool, game courts, deck at the Clubhouse, gazebo, nature trails or fishing pier.
- f. No child under 18 is allowed to use the facilities on Association property without an accompanying, responsible adult.
- g. Lighted courts -- tennis, bocce, etc. -- should not be used after 10:00p.m. to avoid disturbing nearby residents trying to sleep.

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2. CLUBHOUSE RULES

- a. Please respect the sensibilities of your neighbors, and dress appropriately. Bathing suits or wet clothing are not to be worn or changed in the Clubhouse.
- b. People and organizations are responsible for picking up after themselves so the next party can enjoy a clean and neat facility.
- c. Pool tables must stay stationary and will not be moved.
- d. No sitting is allowed on pool tables or other areas not intended for sitting.

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- e. The Clubhouse is available for private use upon approval of a requested reservation. A deposit and a fee are required for all private use reservations of the Multipurpose/ (Main) Room. Please see the Policy and Procedure for the Multipurpose Room, or contact the Corresponding Secretary to request a reservation for use of the Clubhouse.
- f. Smoking is prohibited in all interior areas of the Clubhouse.
- g. The key or combination for entry to the Clubhouse or other areas must be kept confidential by each resident. Providing such key or combination to a non-resident is a violation of the Edgewater Landing governing documents. Residents will be responsible for the security of the Clubhouse when they provide access to their guests.

3. POOL AREA

- a. No food or glass containers are allowed on the cement pool deck or in the hot tub enclosure. Food may be consumed on the wood decks and all waste must be placed in proper containers.
- b. Clothes may be changed in the outside bathrooms.
- c. Showers are required before entering the pool or hot tub.
- d. Use of any soaps or shampoos on the pool deck or spa area is NOT allowed. Only the soap supplied and no shampoos may be used in the bathrooms of the Clubhouse and pool area.
- e. No running, diving or horseplay is allowed in the pool or on the deck.
- f. Each person is responsible for lowering the umbrellas before leaving the area.
- g. Children who are not potty trained will not be allowed in the pool. (A child's plastic pool is available.)
- h. No one under the age of 18 is allowed in the hot tub.
- i. No inflatable rafts or toys, or radios (except radios with private earphones) are allowed in the pool area. Audio equipment is allowed at approved functions.

4. EXERCISE ROOM & WOODWORKING AREA

- a. Only residents who have signed the required releases are allowed in these areas.
- b. Guests must be accompanied by a resident and have a signed waiver on file.
- c. No children under 18 years of age are allowed in these areas at any time.
- d. Woodworking area cleanup is the responsibility of the person using the area.

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5. FISHING PIER

- a. All bait buckets and crab traps left at the fishing pier shall be identified with a tag displaying the owner's name and address. Any unidentified bait buckets and crab traps will be removed and held for 30 days for the owner to claim. If not claimed they will be disposed of. No bait buckets, crab traps or fishing gear will be left at the fishing pier for a lengthy or seasonal absence of the owner. Properly identified bait buckets or crab traps left at the fishing pier should not be left in dense mangrove areas.
- b. Residents and their guests may use the fishing pier without prior approval or waivers.
- c. The Association is not responsible for any accidents that may be incurred.
- d. Residents and their guests are responsible for cleaning up after using the area.

6. LAKES, PATHS, NATURE AREAS, BOAT LAUNCH RAMP AND JETTY

- a. Our "lakes" are storm water drainage and retention areas and are not suitable for swimming.
- b. Planting, cutting or removal of any plants around these areas is prohibited.
- c. No fishing license is required for fishing in the lakes. State law prohibits consuming fish taken from retention ponds. Fishing is permitted on the jetty/observation deck, but bait cutting and/or fish cleaning is not permitted, and all debris must be removed.
- d. Only residents and guests are allowed fishing rights.
- e. No swimming is allowed in any lake, at the fishing pier, boat launch ramp or jetty/observation deck.
- f. Personal watercraft are not allowed on the lakes, except for contractual maintenance.
- g. Model sailboat activity in any lake will be open only to residents and their guests. There are to be no contests with outside clubs or individuals.

7. GAZEBO AREA

- a. The gazebo area is for the use of all residents and guests. For private parties, the Corresponding Secretary shall be contacted for scheduling use of the area.
- b. Users are responsible for leaving the area in a clean condition.

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8. PARKING OF VEHICLES

- a. Our streets are public streets and subject to Edgewater City regulations. No overnight parking is allowed on any city street.
- b. Vehicles using Association property that do not display a valid resident decal, with lot number indicated, or valid visitors pass can be towed away.
- c. No commercial vehicles, recreational vehicles or trailers of any kind shall park or be parked at any time on a lot or in a platted right-of-way unless otherwise specified in the governing documents.
- d. RVs, boats and trailers may be parked outside at a residence for a period of no more than 48 hours within a given week. No maintenance, repair or storage of any boat or vehicle shall be permitted on any lot except when fully enclosed in a garage. (Covenants Article III, Section B, Para. 14.) Visitors can obtain temporary parking, if available, from the Boat & RV Committee Chairperson.

9. OTHER FACILITIES

- a. All residents and guests may use the facilities on a first, come first served basis. Refer to the appropriate sign-up boards for rules, regulations and available time for the use of the various facilities.
- b. Residents desiring boat or RV parking spaces must contact the Boat & RV Committee Chairperson for availability on a first come, first served waiting list basis.
- c. Pets must be on a leash when outside a residence and the owner shall be responsible to ensure that all solid waste from pets is removed from all areas authorized for pet use. Pets are allowed in the owner's yard, the boat & RV storage areas, the boat launch ramp area and on the right-of-way. Pets, with the exception of acknowledged guide/service animals, are excluded from all other areas.
- d. Bike riding on the nature trail is not permitted.

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10. SOLICITING

- a. Soliciting is not permitted on any lot or any portion of the Association property by non-residents. Residents will follow guidelines specified under Policies and Procedures.
- b. Collections will only be allowed by residents in the Clubhouse on Tuesday and Thursday evenings between 6:30 and 7:30. There will be no direct approach to individuals. A basket or box may be placed, during that time, but must include an indication of the benefiting activity or charity. Collecting door-to-door to private homes is not allowed.
- c. A short announcement at the HOA meetings should be made during the resident participation portion of the meeting. This announcement will include the intention and reason for the activity and not a plea for support.
- d. These guidelines also apply to recognized Edgewater Landing Clubs. Each club is responsible to police their own people and activities for conformance and adherence to these rules.
- e. Any action not covered above must be brought before the Board of Directors for their approval.

11. VISITORS TO THE COMMUNITY

- a. All arriving visitors to the community shall check in at the front gate upon entering Edgewater Landing. Visitors that will be parking at the Clubhouse or Boat Yard must get a "Visitor Pass" to display on the dash of their vehicle. A "Visitor Pass" must be requested/approved by the resident being visited. This pass shall be valid for the term of the visit. The pass shall be dated and must be dropped off at the front gate when the visitor leaves at the end of the visit. Subsequent visits require a new pass.
- b. All residents' vehicles shall be registered and the Edgewater Landing decal, with lot number indicated, shall be displayed in the lower left side of front windshield to distinguish residents' vehicle from that of visitor.
- c. Visitors, vendors or others shall not be given any code or device used to open the back gate. A resident will be in violation of the governing documents for giving any such code or device to a non-resident.
- d. Visitors may not launch their boat at the Boat Launch Ramp without the resident present.

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12. COVENANT VIOLATION COMPLAINTS

- a. All violations reported by a resident must be made to the Management Company (TJW) in writing. Forms for reporting violations are available in the Library. The Management Company is responsible to observe full confidentiality in such matters.
- b. The violator will be notified by either certified mail, regular mail or in person of the infraction. Within ten (10) days of notification, the owner must initiate corrective action or petition the Board of Directors for a review of the violation.
- c. An uncorrected violation may result in either a fine or suspension of the resident's right to utilize Association property or facilities.
 - 1) A fine may be based on a single occurrence or on a continuing daily basis depending on the nature of the violation. Fines may be imposed by the Board of Directors according to the following schedule:
 - a) A first-time violation may be fined \$25.00 for a single event or \$25.00 per day for a continuing violation.
 - b) A second violation by the same party or a repeat of a prior violation may result in a \$50.00 fine for a single event or \$50.00 per day for a continuing violation.
 - 2) The Board of Directors may suspend a resident's right to use any or all Association property or facilities for a period not exceeding one (1) month for each violation. This suspension may include access to cable TV under the Associations bulk plan.
- d. A Violation Review Committee is established to review each fine or suspension of rights according to its Policy and Procedures. No fine or suspension may occur without such review and committee approval.
- e. If legal action becomes necessary to enforce the action or collect the fine, the prevailing party in any such litigation shall be entitled to reasonable attorneys fees and court costs at all trial and appellate levels.