

General Rules and Regulations

(Effective February 17, 2026)

BE A GOOD NEIGHBOR - PLEASE FOLLOW THESE SIMPLE RULES.

If a violation comes to your attention, you may report it to the Property Management Company so that it can be corrected and the Property Management Company will keep a permanent record.

A. ARCHITECTURAL REVIEW

The physical appearance of Waterside at Boca Trail is considered by its residents to be very important to the overall community's aesthetic appeal. While residents are encouraged to exercise creativity in improving and maintaining their home's exteriors, the impact of such actions must be placed in the context of the overall community's appearance.

The primary purpose of the Architectural Review Committee (ARC) is to maintain the overall quality of appearance of the community by ensuring that alterations, additions, improvements and ongoing exterior maintenance are in harmony with the surrounding structures and the properties as a whole.

In order for a homeowner to make any improvements as described below, a written request must be submitted and approved by the ARC. Forms may be obtained from the gatehouse for garage doors, awnings, gutters, shutters, and other architectural and landscape changes.

The ARC must approve all outside changes or structural improvements to buildings, walls, fences, sidewalks, patios and driveways. Any changes, alterations or additions which are visible from the outside of a dwelling, such as front doors, garage doors, storm shutters, awnings, lighting, patio enclosures and screening are considered improvements and will require approval.

Moveable (meaning not cemented in or permanently affixed) decorative items, such as planters, fountains, benches and the like, located within a homeowner's survey lines, do not require pre-approval by the ARC. However, ARC reserves the right (subject to approval by the board of directors) to require a homeowner to maintain and/or remove an item, should the ARC deem an item, or its maintenance not compliant with the overall appearance of our community.

All new and major changes to existing landscaping also need approval unless otherwise provided for herein.

In general, landscaping requests will normally be approved provided that:

A. There is no increase in cost to the Association for lawn and landscaping services. Otherwise, the approval will be conditioned upon the homeowners' assumption of the responsibility for any increases in service costs.

B. There is no anticipated detrimental effect such as would occur by planting a tree in proximity to an irrigation line or drain. Replanting or the replacing of annual or perennial plants in an existing approved bed is permitted without approval.

It is the homeowner's responsibility to see that the construction of any improvement, including landscaping, does not interfere with telephone lines, TV cables, sprinkler system, etc.

The following items are not permitted: window or wall air conditioning units (except for limited periods of time during power outages), outdoor clotheslines or other outside clothes drying facilities.

Remember, if it shows from the outside of your home, it needs to be reviewed by the ARC.

B. CHILDREN

Children and their actions are the responsibility of the owners where they reside or visit. Parents should use discretion in the conduct of their children. Children should not play in the streets where they may be threatened by traffic. They should conduct their activities on their own property or in those recreation areas designated by the Association.

C. COMMERCIAL ACTIVITY

No lot or living unit may be used for any purpose other than as a single-family dwelling occupied by family members, household staff, and guests. A business or commercial enterprise may be conducted in a living unit or lot also primarily used for residential purposes so long as such business or commercial enterprise does not create noise or traffic nuisance.

D. CONTRACTOR/RENOVATION/VENDOR ACTIVITY

Generally, renovation and home improvement related activities shall be conducted Monday through Friday, excluding holidays, from 8:30 am until 5:30 pm. On weekend days and holidays, and before 8:30 am and after 5:30 pm on week days, ONLY work of a non-noisy type (such as painting, for example) may be done.

Dumpsters; Pods, Trailers – No homeowner shall permit a dumpster, or pod, or vehicle trailer containing construction materials or the like, to be placed at a residence without prior written permission from the Property Manager. Such permission shall be granted so long as the request includes a copy of the contract and an acknowledgement that the dumpster, pod or trailer may only be placed in Waterside during a weekday, may be present for no longer than 5 days, and will be removed by no later than 5:30 pm on the Friday of the week in which it has been placed. The Association shall collect a \$500 deposit from any homeowner who requests permission for a dumpster, pod or trailer, which deposit may, at the Association's discretion, be used to have the item removed and/or to fine the owner \$100 per day that the item is in violation of this rule.

Construction Materials – Except as provided above, regarding Dumpsters etc., no homeowner shall allow construction materials to be stored in any manner, in any container, anywhere on the homeowner's property except in the homeowner's garage; such materials may be temporarily placed in the homeowner's driveway, but must be removed by 5:30 pm. Under no circumstances may construction materials be placed on common property.

E. GUARDHOUSE

1. Guards will keep a log entry for all visitors. For non-commercial visitors, the log will identify the date and time, the visitor's name, the number of passengers, the auto tag number and the Resident the visitor is here to see. For commercial visitors other than police, fire or other emergency services, FedEx and UPS and the US Postal Service, the log will identify the date and time the company's name, the driver's name and vehicle tag number. For police, fire or other emergency services, FedEx, UPS and the US Postal Service, the log shall note the date and time and company entering.

2. No one other than the guard on duty, a designated member(s) of the Waterside Board of Directors, the Waterside Property Manager, members of the Waterside security committee, the guard security company or a law enforcement officer is to enter the Guardhouse.

During shift changes of guards, the outgoing and incoming guards may both be in the guard house until the shift change is completed.

3. Guardhouse staff will act in a courteous and professional manner towards our residents, their guests and other visitors. Conversely, the Board expects that residents and their guests will act in the same manner towards the Guardhouse staff. Harassment of our Guardhouse staff will not be tolerated.

4. Information contained in the Guardhouse computer is confidential and will be made available only to designated members of the Waterside Board of Directors, the Waterside Property Manager, members of the Waterside security committee and/or law enforcement agencies and the unit owner (with respect to that unit owner's information, only). No guard shall contact any Resident except from the Guardhouse telephone, and only during the shift that such guard is working. Should the guardhouse telephone not be working, in that case alone, a guard may use the guard's personal cell phone to contact a Resident. No confidential information shall be removed by any Guard in any manner.

5. Unless a Resident specifically requests otherwise, the Guards will NOT contact the resident/owner before granting entry to a visitor/guest on a Resident's "permanent guest list" on file with the Guards.

6. If a guest/visitor is NOT on a Resident's "permanent guest list," an effort will be made to contact the Resident, but if contact is not made, the guest/visitor will not be permitted to enter.

7. The Guardhouse Staff will not accept any deliveries of any kind from anyone. Residents, at their own risk, may permit deliveries to be made to the Resident's home when the Resident is not present.

8. Residents, their visitors and guests shall not give orders to the Guardhouse staff, landscape contractors or other contractors not employed directly by the Resident. Requests shall be made to the Property Management Company or to a member of the Waterside Board of Directors.

9. The exit gates are not to be used for entry to Waterside, except in the case of a tractor trailer or similar vehicle which is too large to enter through the Resident or visitor gates. The Guard on duty shall control such entry. If no guard is on duty (ie, from 11:00 pm until 7:00 am), there shall be NO truck delivery entries of any kind.

10. Effective July 1, 2012, no Guard shall place a bar code on any vehicle which permits entry through the Resident gate without receiving a Bar Code Consent Form signed by the Waterside Property Manager. All such Consent Forms shall be retained at the Guardhouse.

11. Guards are prohibited from being on the Waterside premises during non-shift periods. Residents may not hire or ask any guard to housesit, walk a dog, or perform any other services for a Resident.

12. Residents have priority to enter through the Resident gate ahead of visitors. Accordingly, the visitor gate is not to be raised while a vehicle is entering through the Resident gate. Because the visitor gate may be raised to allow passage by a visitor at the time a Resident arrives at the Resident gate, Residents should - at all times - enter through the Resident gate with care, they shall stop at the Stop sign and proceed only if it is safe to do so.

13. These rules shall apply during non-emergency situations, and may, in an emergency situation, be temporarily superseded by the Board of Directors and/or the Property Manager or law enforcement personnel.

14. Current guard hours are 7 am - 11 pm. There is no guard on duty from 11 pm until 7 am.

IT IS RECOMMENDED that any resident who may be returning to Waterside after 11:00 pm or before 7:00 am, when no guard is on duty, in a taxi or other vehicle which does not have a resident gate transponder or bar code, make sure that their cell phone number has been put into the visitor gate keypad so that the resident may call his/her own cell phone number in order to obtain access thru the visitor gate.

F. GUESTS

Day guests are individuals that live locally and do not need local overnight accommodations. Residents must be home to vouch for Day Guests, if the guests are using the Waterside common facilities.

Overnight guests are individuals, who are temporarily staying in the resident's home. Overnight guests may use the common facilities. A resident need not accompany overnight guests.

Waterside residents are responsible for the action of their guests and are to inform their guests of Waterside's Rules and Regulations.

Permanent Guest List – Each homeowner may identify, in writing to the guard, those persons who may be granted access without prior notification to and consent by the homeowner. **It is strongly recommended that each homeowner review their list at least once a year. In the event of a homeowner's death or incapacity, only that person or persons designated as an Emergency Contact will be allowed access.**

Emergency Contact – Each homeowner is requested to designate, in writing to the guard, one or more Emergency Contacts. An Emergency Contact is the only person(s) who will be permitted access in the event of the death or incapacity of the homeowner. Any one or more of a person who is an Owner of record, the personal representative of an estate or a person holding a duly executed power of attorney, in case of incapacity, shall also be deemed to be an Emergency

Contact and will be permitted access.

GUEST ENTRY THROUGH VISITOR GATE:

1. Locate resident's name by scrolling through list using the # button. Use the * key to re-wind back through the list, if needed.
2. Enter the resident's code number. The system will dial the resident. Caller ID will indicate that the call is from the Waterside guardhouse. The resident should then answer the phone, verify that the person calling is someone you want to allow entry to, then hit number 6 on the cell phone keypad. That will trigger the gate to open. **DO NOT HANG UP THE PHONE UNTIL THE GATE OPENS.**
3. If the line is busy, wait a moment and retry. If no one answers, the guest will have to back out of the entrance

G. HURRICANE ISSUES

All residents must comply with all local and state laws relating to hurricane rules.

Residents must properly store all planters and similar non-permanent fixtures which are outside their homes when directed. The Association retains the right to move such planters and similar fixtures should a homeowner fail to do so, and in this event, the Association shall have no responsibility or liability for any damage to such items, and the cost of same shall be charged to the homeowner in question.

H. INSURANCE

Each Homeowner is required to maintain comprehensive insurance for his unit covering damage to the unit's structure and to provide documentation of same once each year as requested by the Property Management Company.

Waterside maintains a master insurance policy which covers damage to the common property only.

I. LAKE

The Waterside Lake acts as a reservoir to provide irrigation to the community; it is important to maintain the quality of its water. Swimming in the lake is not permitted. Fishing is permitted, but netting is not. Release of fish caught is mandatory. Insertion of fish or marine life obtained from other areas or bodies of water is prohibited.

The planting of any vegetation must be at least 10 feet from the high water mark and approved by the Architectural Review Committee. All storm drains in Waterside flow directly into the lake. Discharge of paint, cleaning chemicals, gasoline, oil, pet feces, rubbish, or any other foreign substances into storm drains or directly into the lake is prohibited.

J. LANDSCAPE MAINTENANCE

The Association has voted to provide mowing, weed control, trimming of shrubs, and fertilization of landscaping. The Board may vote from time to time to provide tree trimming. The irrigation system is checked monthly. Changes to the irrigation system necessitated by the planting of new landscape or installation of patios or other structures (including decorations) by the owner is the responsibility of the owner and the owner will be billed for the changes.

Please see the section on Trash Collection for information relating to how to deal with vegetation and vegetation trimmings.

K. MARINA

The East-West boardwalk, finger piers and the tee docks are designated as common property. The slips between the T-docks are used by certain individual residents of Waterside who have Dock Slip Exclusive Use Agreements, and they are subject to a monthly maintenance charge. The boats and accessories attached to the "T" DOCKS are private property. Any boats on the outside of the T-Docks must be secured with 2 whips and 4 lines.

Two specific dock slips (#7 and #9) are common property and are provided for short-term parking only for residents and guests from 7:30 am – 10:30 pm. Overnight parking by a resident or guest will not be permitted and may result in fines and/or towing of the boat at the owner's expense.

No alterations, modifications, additions, installations or decorations of any kind may be made to the Dock Slip or Marina without the prior written approval of the Association. The dock user or boat owner will be responsible for removing any equipment installed without first notifying the Marina Committee, if so requested. The dock user will be billed by the Association for any corrective repair for improperly installed equipment. The repair of any damage done to the dock structure from any equipment installed not following the Marina Committee's guidelines will be the financial responsibility of the dock user.

Boats are very buoyant and in extreme wind and flooding conditions can twist and pull pilings up and out of their original positions if proper preparations are not made in time. It is the dock user's responsibility to make necessary preparations in the event of a storm or flooding, such as adjusting dock lines or securing anchors to compensate for the rush and extreme high tides that accompany storms or rains causing flooding. The dock user is financially responsible for repair of T-dock pilings that have been physically stressed and pulled up due to storm/flood damage. If the dock user is not present to make preparations, the Marina Committee must be notified. (The Marina Committee strongly recommends that dock users who are away or cannot attend to problems that might arise due to storms, high flooding tides, etc., appoint a friend or other dock user to watch over the boat and make any necessary adjustments.)

Remember: the marina is on a drainage canal and during torrential rains there may be flooding and rushing-river types of conditions that can damage boats and property.

A Waterside dock user homeowner is permitted to assign the use of and/or rent a dock slip only to another owner of a lot or living unit, provided that the Association is notified in writing prior

to the use and/or rental. The Association is entitled to adopt a form to be executed by the owner being assigned the use and/or renting the dock slip, containing such information as the Board of Directors deems necessary in connection with the dock slip use and/or rental.

The vessel docked at the marina must be titled in the same name as one or more of the record owners-the homeowner or owner having use of the dock slip by use or rental agreement. Upon request from the Association, the dock user will provide the Association with a copy of registration of and proof of insurance for the vessel

No boats shall exceed 26 feet in hull length due to limitations on piling rigidity.

The use of the boat ramp next to the Pier Club is not permitted between the hours of 10:30 pm and 7:30 am.

Swimming or diving from the marina is prohibited.

L. NUISANCE

Nothing shall be done or maintained on any lot or living unit which is a nuisance to the neighborhood. Any activity which annoys other homeowners in a consistent, prolonged, or repeated fashion shall be deemed a nuisance. In the event there is a dispute or questions as to what may be or become a nuisance, such dispute or questions shall be submitted to the Board of Directors which shall render a decision in writing. Upon notification by the Board of Directors that a specific activity by a homeowner is considered a nuisance, the homeowner shall immediately cease such activity. If the homeowner believes such activity not to be a nuisance, the homeowner shall appear at the next Board of Directors meeting to present testimony to support resumption of the activity, whereupon the Board shall make a final determination regarding the activity.

M. PETS

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats and other small household pets. Dogs, cats, and small household pets may be kept, provided that they are not kept for commercial purposes and the following rules regarding such animals are followed.

Pets must be constrained at all times either by leash or confinement. Pet owners should be aware of the Palm Beach County Ordinance which states that any dog or cat running at large off the owner's premises and not under the control of any person by leash, cord, chain, or other physical constraint is declared to be a public nuisance.

Any defecation by a pet shall be immediately collected and removed by the pet-owner and deposited in the pet owner's garbage can. *Please note: All storm drains in Waterside flow directly into the lake.* Do not deposit any pet feces or plastic bags containing feces into these drains.

Pets shall be kept quiet and/or must remain inside so that a barking dog, crying cat, or loud bird does not create excessive noise or become a general nuisance to the neighborhood.

Each Owner/Unit shall be limited to two pets. If any Owner has more than two pets, as of the current amendment to the Documents, such pet(s) may be kept. Upon their being removed from the Unit permanently, the Unit shall become permanently subject to the limitations set forth in this paragraph.

N. POOL, SPA, PIER CLUB & TENNIS COURTS

Use of all common areas, including the Pier Club, tennis courts, swimming pool, spa, saunas, and marina are restricted to residents of Waterside, their families and house guests. Posted signs pertaining to operating hours and other rules must be obeyed to ensure safety. No overnight parking is permitted in the Pier Club parking lot without approval.

Hours for the pool, spa, tennis courts and marina are 7 AM to 10:30 PM.

Recreational facilities are for the use of residents and their guests only.

No lifeguard is provided. Swimming (and all use of recreational facilities) is at your own risk.

● Parking at the Pier Club is ONLY for residents and guests using the pool, tennis courts or the Pier Club.

The pool's bathing load is 20 persons and the spa's is 6.

- Shower before entering pool and spa.
- Place towel on lounge chair while sun bathing.
- Children under 12 years of age using the pool must be accompanied by an adult.
- It is recommended that children 10 years or younger and anyone with high blood pressure or other medical problems do not use the spa without first consulting their physician.
- Persons in diapers are prohibited from using the pool and spa unless they are wearing leak-proof bathing pants.
- Diving is not permitted.
- Glass containers and food are prohibited in the pool or on the pool deck or spa area.
- No animals are allowed in or around the pool and spa.
- Gatherings at the Pier Club require a reservation, a security deposit and a \$50.00 non-refundable fee for clean up. For details, contact the Property Manager. After using the Pier Club, return all furniture to proper place and dispose of cans, food, papers, cigarette butts, etc. in the containers provided in the Clubhouse. Please turn off lights and fans.
- Only tennis may be played on the tennis courts.

- Skateboards, roller skates, bicycles and automated toys are not permitted on the tennis courts, in the Pier Club, or on the pool and spa deck. They damage the surface and create a safety hazard.

- After using tennis courts, turn off all lights and close gates.

- If you smoke, bring your own ashtray and do NOT leave butts in the pool or Pier Club area. Do NOT throw butts into the bushes, either.

O. RE-SALES & LEASES

PRIOR to the transfer of property, an Association Information Form must be completed and returned along with a processing fee to the Property Manager. This is extremely important as a transfer may be delayed if proper documents are not received in a timely manner.

PRIOR to the rental of property, the unit must have been both owned and occupied by the owner for a minimum of 12 months. An application for Lease Approval must be completed and returned with a processing fee to the Property Manager. An interview with the renters must be held prior to the rental date, as all leases require the prior written approval of the Board of Directors. Only entire units may be rented to a single family. The minimum lease period is twelve months, and a unit may not be rented more than twice in any calendar year. All leases shall be completed on a form which states that the Board of Directors shall have the right to terminate the lease upon default of the tenant in observing the rules of the Association. The Board may require that the owner place in escrow with the Association, a sum to cover the potential damages to common property by the tenant.

For purposes of this rule, a "tenant" shall be any person, other than an owner, who intends to occupy a residence in Waterside either as their primary residence or for such a period of time that such occupancy does not reasonably qualify as a temporary or guest type of occupancy. A "lease" shall include any arrangement between an owner and a person other than an owner where the owner resides elsewhere and the other person intends to reside in a Waterside unit as a "tenant", as defined above. A written lease shall be required in all cases, regardless of whether the proposed tenant is related to the owner and regardless of whether any actual rent will be paid by the tenant to the owner.

Please check with the Property Manager regarding fees payable to Waterside and/or to our Property Manager for both sales and leases, as those fees have recently changed.

P. RULES APPLICABLE TO RECORDING BOARD OR MEMBERS MEETINGS.

The Board of Directors recognizes that the current law permits owners to audiotape and videotape Open Board Meetings and Members Meetings. The Board of Directors also recognizes that current law provides that the Association may adopt reasonable regulations regarding such recording of Meetings. As such and in an effort to protect the privacy of the Members, and guests of the Association, who attend Meetings, audiotaping or videotaping of Meetings is

expressly prohibited, except in strict conformance with the following rules:

- (i) Only an Owner of record of a Lot within Waterside at Boca Trail, whose name is on the deed to the Lot, may audiotape or videotape a Meeting.
- (ii) No Meeting may be audio/video taped unless the Owner seeking to record such Meeting provides written notice to the Association at least twenty-four (24) hours, any time after the Meeting the Owner intends to record has officially been scheduled by the Board. Notice of intent to record a Meeting applies only to one (1) Meeting; a separate notice must be provided for each and every Meeting the Owner intends to record, in conformance with the requirements herein.
- (iii) Audio/video taping of a Meeting cannot commence until the Meeting is called to order and must immediately end once the Meeting has been adjourned.
- (iv) The audio/video taping process must be conducted in a manner that in no way disrupts the Meeting being conducted and/or causes a distraction to members in attendance. The audio and/or video equipment and devices must not produce distracting sound or light emissions.
- (v) The audio and/or video equipment may not require the use of electrical outlets. Provided, however, if the Meeting is held in a location at which electrical outlets are available for use; the Owner is able connect the equipment to such an electrical outlet in a manner that does not pose a tripping hazard; and locates the equipment such that it otherwise complies with these rules, then the equipment may use such an electrical outlet. This rule shall not be interpreted as to impose any requirement on the Association to make electrical outlets available for use for any such equipment.
- (vi) The audio and/or video equipment must be assembled and placed in position in advance of the scheduled time for the commencement of the Meeting. Equipment may not be placed on the table where the Board is seated; a front row seat will be reserved for the Owner and a tripod may be set up, but only at a height that does not obstruct the line of sight from other seats in the meeting room.
- (vii) The Owner videotaping or recording the Meeting will not be permitted to move about the meeting room in order to facilitate the recording.
- (viii) The chairman of the Meeting will have sole discretion to stop recording and have equipment removed.
- (ix) Distribution or sharing of the recorded media may only be among members of the Association. Any posting or sharing to any other site that is accessible to anyone other than a Member of the Association or to the public in general is deemed a violation of this rule and will be subject to all of the Association's legal remedies for enforcement of the Association's governing documents.
- (x) The Association is not liable for the upload, email, distribution, display, or publication of an audio or video recording of any Meeting.

Failure to comply with the requirements of this Rule shall, without limitation, constitute a nuisance for which the Association may, in addition to any and all other remedies available to the Association, seek an injunction against the offending person(s).

Q. SIGNS AND FLAGS

Signs:

No sign of any type may be displayed on any living unit or lot without the prior written approval of the Board of Directors. This restriction shall not apply to realtor "Open House" signs,

provided that they are of a commonly accepted size and format.

Flags:

Flags protected by Florida statute are:

The U.S. flag, State of Florida flag, and flags representing the U.S. Armed Forces and POW-MIA. In addition, homeowners can display a portable, removable flag of a first responder. Only the above flags may be flown on any house.

R. SOLICITATION

No door-to-door solicitation or the distribution of advertising literature is permitted in Waterside. This restriction shall not apply to activities such as the sale of Girl Scout cookies or similar items for school fund raising events if conducted by children who are residents of Waterside. Also, any resident running for a political office is not subject to this restriction. Residents shall not escort or otherwise grant access into the community of any outside party for the purpose of solicitation or distribution of literature. This restriction does apply to children who are not residents of Waterside. Any non-compliance to this restriction may result in fines being imposed.

S. TRASH COLLECTION

Trash containers, recycling bins, cut vegetation, discarded appliances and furniture must be stored in an area not visible from streets or adjoining lots. Trash may be placed at the curb for collection no earlier than 24 hours prior to the next scheduled pickup and must be placed in covered trash containers or plastic bags. Empty containers must be returned to out-of-sight storage no later than 24 hours after pickup. For example, if the pick up time is 10 am on Tuesdays, then garbage may be put out on and after 10 am on Monday, the day before, and the cans put out of sight no later than 10 am on Wednesday, the day after. These rules are set forth in the Florida HOA statutes. Most residents prefer that the garbage cans be put out after dark on the day prior to pickup and removed by evening of the day of pickup... but the 24 hour rules now apply.

Collection is currently scheduled on Tuesdays for household garbage and recycling bins and Fridays for household garbage, vegetation, appliances, and furniture.

Vegetation cannot be longer than 5 feet. Vegetation must be bundled or bagged and weigh less than 50 pounds. Like other trash, it is to be placed at the curb in front of your residence no earlier than 24 hours before the Tuesday pickup or it will not be collected.

Vegetation – If you have a commercial landscape company doing trimming, please make sure that company removes the trimmings. If you have trimmings to be picked up, please place all those trimmings neatly next to your house, or, if you are a middle unit, behind your house, out of general view and do NOT put them at the curb for pickup prior to 24 hours before a Tuesday pickup.

If Monday is a Federal holiday there will be NO garbage pick up on that Tuesday, but rather, pick up will be on Wednesday.

T. VEHICLES AND PARKING

VEHICLES: A vehicle may not be operated in Waterside at a speed greater than 20 miles per hour.

The purpose of the garage is to store motor vehicles. Other usage of the garage is not permitted if such use forces a resident or his/her guests to park anywhere but in a resident's garage or in the resident's driveway. **Parking on a courtyard cul-de-sac is strictly prohibited.**

No commercial or recreational vehicle of any type may be parked or stored overnight in Waterside without the prior written approval of the Architectural Review Committee. By way of example but not limitation, this restriction includes boats, trailers, campers, motor homes and vans, except those types of vans used as an everyday vehicle other than for commercial purposes. In accordance with recent Florida statutory amendments, non-commercial pick-up trucks may be parked in their owner's garage or on their owner's driveway.

PARKING: Residents' vehicles shall be parked only in the garage and on the homeowner's driveway unless otherwise permitted by the rules and regulations. Parking on a driveway approach is permitted only so long as ingress and egress to and from the neighboring unit's garage is not impeded. The parking and storage of any motor vehicles shall not be permitted on that part of the driveway more than 20 feet from the garage door of the living unit.

PARKING OR DRIVING ON ANY GRASS AREA IS PROHIBITED. It damages the grass and it damages the sprinkler system. Owners are responsible for seeing that their guests, including contractors and other vendors, comply with this and all other Rules of Waterside, and Owners will be charged for the costs to repair grass or parts of the sprinkler system damaged by them or their guests or contractors.

A permit is required for all overnight parking on Water Circle.

Approximately 20 years ago, the Board determined that parking in a courtyard cul-de-sac road is absolutely prohibited. The rationale for this restriction is the fact that the cul-de-sac roads are very narrow and parked vehicles on those roads make ingress and egress of vehicles, particularly emergency vehicles, very difficult.

Parking for guests that cannot be accommodated in the resident's driveway or garage shall be on the outside lane of Water Circle (this is the sidewalk side). Overnight parking for guests is permitted on Water Circle, providing the resident's garage and/or driveway will not accommodate parking. In this situation, the resident must obtain from the gatehouse an overnight parking permit to be displayed on the dash of the parked car.

Parking at the Pier Club is for resident access to the pool, tennis courts and the Pier Club, only. Please do not park there or allow your guests to park there for any other reason.

Vehicles in violation of these parking regulations shall be given two warnings. If violation continues, the vehicle in question will be towed at the owner's expense and the board may impose a fine for the non-compliance of Waterside Rules and Regulations.