

Waterscape Condominium Owners Association

Rules and Regulations

Article I. Introduction

Life at Waterscape, a residence and vacation retreat offers the unique experiences of our superior facilities and the best beaches in the Southeast United States. While maintaining a residence for family enjoyment, significant care is required to maintain our facilities, along with a commitment from every owner.

These rules set the standards for behavior that are expected at Waterscape, A Condominium and reflect the pride owners take in their property.

Article II. Authority

- A. **Authority to Establish and Amend Rules and Regulations.** The Board of Directors established these rules as authorized in Association Declaration of Condominiums Bylaws Exhibit "D" section XV (15.1).
- B. **Conflicts with other Association Documents.** These Rules & Regulations supplement the Declaration of Condominium, Articles of Incorporation and the By-Laws of the Association. If any part of these Rules and Regulations conflict with the aforementioned documents, those documents shall prevail and control in all respects whatsoever.

Article III. Definitions

- A. **Association** – The Waterscape Condominium Owners Association, Inc., a Florida not-for-profit corporation.
- B. **Association Property** – Any property under the control of the Association.
- C. **Common Elements** – Association property excluding individual units, which may be used by and Authorized User and Family. Common Elements include, without limitation, all elevators, stairways, corridors, walkways, parking areas, landscaping, pools, spas, water features, pool decks, beach walkover, fitness center, lobby, game room, and barbecues.
- D. **Amenities** – Common Elements that may only be used by Owners and their guests and rental occupants.
- E. **Management** – An entity employed by the Association to manage the Association Property. Currently, ResortQuest Northwest Florida, Inc. is authorized to manage Association Property; however, another entity may be designated at a future date.
- F. **Unit** – A single condominium unit located within the Association Property and under control of the Association.
- G. **Unit owner** – A person or entity whose name appears on the deed of ownership.
- H. **Tenant** – A person who is renting a Unit from a Unit Owner. Tenancy is defined by a lease or rental agreement approved by the Association. Tenants, just as owners, must abide by these Rules and Regulations. May also called a Guest.
- I. **Authorized user** – A Unit Owner or Tenant who is authorized to use and occupy the Unit.

Article IV. Access and Security

- 1. Access to all amenities is by virtue of a legitimate verifiable rental agreement between the Unit Owner and the Tenant, by verifiable verbal agreement between Tenant and Unit Owner or by ownership of a Unit.
- 2. Security is provided on a 24 hour seven days per week basis. All Unit Owners and Tenants will abide by all security and safety rules in effect at the time of occupancy.

3. While utilizing any amenity at Waterscape, Owners, Tenants and Guests must wear, at all times between March 1st and November 1st, an identity wristband identifying them as Authorized Users of the amenities. Owners will be provided wristbands free of charge for immediate family members only. Wristbands will be provided to Guests and Tenants free of charge. Colors for Guest and Tenant wristbands will be changed periodically. The Association will provide Owners a set of common expense reusable wristbands for the Owner's use during the year. Should an Owner lose his or her wristband, the Owner shall contact the Association for replacement of the same at the Owner's cost.

Article V. Outdoor swimming pools and decks.

1. The pool(s) are open daily from 8:00am to 10pm, but may be closed due to maintenance, seasonal changes or at the discretion of management. NO persons shall enter the pools during the unauthorized time.
2. **THERE ARE NO LIFEGUARDS ON DUTY AT ANY OF THE WATERSCAPE POOLS, WHIRLPOOL SPAS AND BEACHES. SWIMMING IS AT YOUR OWN RISK.**
3. Children not "potty trained" are required to wear a commercial protective swimming garment (i.e. Swimmies) in the pool(s). Violation will result in a \$250.00 fine since the entire pool must be closed down and chemically treated. **Diapers are not permitted in the pools at any time.**
4. Persons must have the appropriate wristband to utilize the amenities.
5. Children under the age of 12 must be supervised at all times in the pool area by an adult.
6. Flotation devices, balls, noodles, toys and other objects are not to be used in the pool(s) or pool areas except for items that are approved for life safety or by the association.
7. Persons in wet bathing suits are not allowed in the lobby, corridors or elevators. Everyone must towel dry before entering the building.
8. Glass containers of any type are prohibited in the pool(s) or pool area.
9. Persons not dressed in appropriate swimming attire in the pool or pool area will be asked to leave. Denim shorts and thongs are not allowed.
10. Management staff reserves the right to request verification of identity of all users in the designated swimming areas of Waterscape. Anyone not entitled to use the facilities will be asked to leave the property.

Article VI. The fitness center.

1. The fitness center is open during the hours posted.
2. Persons using the fitness center do so at their own risk.
3. Athletic shoes, shirts and proper attire are to be worn in the fitness center. **WET SWIMSUITS ARE NOT ALLOWED.**
4. Children under the age 17 years are not allowed in the fitness center.
5. Equipment is to be wiped down after each use.
6. Management staff reserves the right to request verification of identity of all users in the fitness center of Waterscape. Anyone not entitled to use the facilities will be asked to leave the property.

Article VII. RESIDENTIAL USE RESTRICTIONS APPLICABLE TO CONDOMINIUM UNITS.

1. The recreation facilities and the Common Elements will be used in such a manner so as to respect the rights of all residents of Waterscape. Use of the recreation facilities will be controlled by rules and regulations to be issued from time to time but in general, such use will be prohibited between the hours of 10:00 p.m. till 8:00 a.m. except in the case where reservation for its use has been made with Management.
2. No radio or television antennas or any wiring for any propose may be installed on the exterior of the building without the written consent of the Association or except as otherwise provided by law. An Owner may identify his unit with a nameplate of a type and size approved by Management Contractor, and it may be mounted in a place and manner approved by the Management Contractor.
3. The temperature and humidity of each Unit shall be maintained by the Owner of such Unit at a level such as to reduce mold, mildew, and damage resulting from humidity to the Unit
4. No other signs or notices shall be inscribed, painted or affixed on any part of the Condominium building, or which may be seen from the outside through the windows, except as may be authorized by the Board of

Directors of the Association or the Management contractor. Specifically, no for sale or rent signs can be placed on or about a condo unit or anywhere else on the property except as allowed the developer as detailed in the condo documents.

5. The balconies and exterior stairways shall be used only for the purpose intended and shall not be used for hanging garments or other objects, or for the cleaning of rugs or other household items. Children shall not be permitted to play in the walkways, corridors, elevators, stairways, or parking deck of the Common Elements.
6. Common areas, including sidewalks, entrances, elevators, halls, corridors and stairways of the condominium building, shall be used for the purposes intended and no articles belonging to any owner or guest will be kept therein, and these areas shall be kept free from any and all obstructions.
7. Elevators may only be used for the carrying of freight under the supervision of the Management Contractor through prior arrangement. Smoking is not allowed in any elevator at any time.
8. Disposal of garbage and trash shall be only by the use of the garbage disposal unit, the three trash chutes or by the use of receptacles supplied and identified by the Management Contractor. Individual unit garbage will not be placed in any receptacle in any hallway, corridor stairwell or elevator landing nor shall it be placed on any floor within the condominium building.
9. Only Owners may have pets within Waterscape condominium. For the purposes of use rights within Waterscape condominium, "pets" shall mean and refer to not more than two (2) dogs or cats. Notwithstanding the foregoing, Pit Bulls, Rottweilers, and Doberman Pinchers are prohibited at Waterscape condominium. No pet shall weigh in excess of fifty (50) pounds at full maturity. No pets will be allowed in the building which causes any annoyance or nuisance of any type to other residents. All pets shall be confined to the unit and shall not be allowed to be confined to the balcony or patio areas. Any Owner who keeps a pet(s) in a unit shall be required to have the unit treated on a monthly basis by a professional pest control company pursuant to the procedures set forth in the Declaration, and the costs associated with such service shall be charged to the Owner. Any pet taken out of the unit shall be on a leash and under the control of handler. No pet shall be allowed to walk or stand on any carpeted surfaces in the lobbies. Pets MUST be kept on a leash at all times, and OWNERS are responsible for the removal of excrement from the designated pet walk areas.
10. No resident or occupant of a unit may make or permit any disturbing noises in the condominium building, whether made by himself, his family, friends, or servants, nor shall he permit anything to be done by such persons who will interfere with the rights, comforts or convenience of others. No resident or occupant of any condo unit may play or suffer to be played any musical instrument, stereo, radio or television set in his unit if the same shall disturb or annoy other occupants of the condominium building. Care should be taken not to place any such instrument against a party wall. (Explanation: The Management Contractor has found out through experience that soundproofing of party walls is virtually ineffective if musical instruments, particularly stereo speakers, are placed so that they sound or resound against the wall.)
11. Owners are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of the apartment building, including the balconies adjacent to their unit is subject to the provisions of the Declaration of Condominium.
12. No cooking of any type is permitted on the parking deck or in the lobby area, hallways and walkways of the condominium building. Barbecues are provided in the courtyard at multiple locations and are the only barbecue appliance authorized for use on the property. The only exception is that small electric appliance may be used on the private balconies.
13. All doors leading from any condominium unit shall be closed at all times except when actually used for ingress or egress.
14. Automobiles should be parked only in the area provided for that purpose. Automobile parking spaces are totally and exclusively for that purpose and shall not be used for storage of boats, trailers, RVs, personal

watercraft, inoperative automobiles or for any other purpose other than as stated herein except with specific consent of the Management Contractor.

15. Waterscape Owners, Tenants and Guests must at all times, display a permit to identify their vehicles as Authorized Users of the property. Upon request, owners will be provided two (2) vehicle stickers. Lost, replacement or additional stickers should be requested from the management office. A standard temporary parking pass will be issued to guests.
16. Bicycles are permitted on the premises but riding is not permitted in the parking garage. Bicycle owners will be solely liable for their conduct, and for any personal injuries or property damages sustained as a result of their operation. Due to local fire department regulations, bicycles cannot be left unattended in the corridors and walkways. Bicycles, scooters, strollers, or other velocipedes or similar vehicles may not be stored on any balcony or in any Common Element, except in an area, if any, as has been designated by the Board.
17. Owners; residents; their families, guests, servants, employees, agents and visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof, into elevator shafts, elevator equipment rooms or electrical power rooms of any building. Unauthorized individuals who are discovered in these areas will be identified and/or detained and reported to the Okaloosa County Sheriff's Department as a trespasser.
18. Flammable, combustible or explosive fluid materials, chemicals or substances except for normal household use shall not be kept in any vehicle or condominium unit.
19. The use of any recreational facilities in the development of Waterscape shall be under the supervision and control of the Management Company and are reserved for rental guests, Owners and their guests and long term renters.
20. No Owner or resident shall direct, supervise or attempt to assert any control over any of the employees of the Management Contractor nor attempt to send any of such employees upon private business for such unit Owner or resident.
21. All requests for service, care and maintenance of the condominium Property and the recreation area shall be made to the Management Contractor in writing.
22. The management Contractor shall have the authority to regulate speed of motor vehicles in the development of Waterscape and establish such other traffic and safety regulations, as it deems necessary.
23. The Owners should advise the Management Contractor of prolonged absences from their unit and must advise the Management Contractor if their condominium unit is to be occupied by guests of the Owner with the Owner absent or by tenants whether for a short or long term.
24. All Owners and guests of Owners shall comply with these rules and regulations and in the event of noncompliance shall be subject to the provisions of the condominium documents relating to the same.
25. When a unit is leased, a tenant shall have all use rights in the association property and those common elements otherwise readily available for use generally by unit Owners and the unit Owner shall not have such rights, unless such rights are waived in writing by the tenant.
26. No Owner shall cause or allow any glass furniture to be stored, kept, or used on unit balconies at any time.
27. Unit occupancy limits will be in compliance with the Okaloosa Island Fire District, (OIFD); see attached letter from OIFD regarding same.

OKALOOSA ISLAND FIRE DISTRICT

JAMES F. HOOKS PUBLIC SAFETY CENTER

104 SANTA ROSA BOULEVARD • FORT WALTON BEACH, FLORIDA 32548

(850) 244-5373 • FAX (850) 244-3911

okaloosaislandfire.com

By Order of the Fire Marshal

12/9/2019

I have reviewed the occupancy of the Waterscape facility. The Fire and Life Safety Code states 200 square feet per person.

I will allow an occupancy of 200 square feet per person and two additional persons only if **all of the following criteria are met.**

1. The building must have a fully functioning sprinkler system.
2. The building must have a fully functioning fire alarm system.
3. Apart from system testing, only fire department personnel are allowed to silence and/or reset the fire alarm system.
4. There must be a bed for the two extra persons to sleep on. Sleeping on the floor is not allowed.
5. When using a sofa bed for two additional persons, any furniture that is moved to accommodate the sofa to bed conversion, will at no time block or interfere with any egress of the unit.

The above safety equipment and rules will allow two additional persons per unit than 200 square feet per person. Consider the following as the **MAXIMUM** occupancy set by the Fire Marshal.

Units identified as A1, A1.1, A2, A2.1, A3, and A3 HC shall have a maximum occupancy of 10 persons. Units identified as B1, B1 HC, B2, B2 HC, B2.1, and B2.IHC shall have a maximum occupancy of 8 persons.

Units identified as C1, C1 HC, C1.1, C2, and C2 HC shall have a maximum occupancy of 6 persons.

At no time will occupancy be allowed to exceed the occupancy stated above and shall be a violation if exceeded.

Should you have questions please contact me.



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