

Water's Edge Condominium RULES & REGULATIONS

ASSOCIATION FEE COLLECTION

Condo fee is due on/or before the first day of every month. Checks are made payable to:

Water's Edge Condominium Association

Please indicate on your check the Unit Number & Payment Period.

LATE PAYMENT/FINE COLLECTION

Late payment (assessed after the 15th) charges and violation fines are assessed by Water's Edge Condominium:

One month is a \$25.00 fine.

Month two is a \$50.00 fine plus the first month's fine for a total of \$75.00.

Month three is a \$75.00 fine plus the first two month's fine for a total of \$150.00. For each subsequent month, an additional \$100.00 will be assessed.

Fines continue to accumulate until payment is made. All fines are treated as condominium fees due and are held by the Water's Edge Condominium Association.

EMERGENCY PHONE NUMBERS

Fire Non Emergency: 508-841-8522

Fire Emergency: 911

Police Non Emergency: 508-845-4681

Police Emergency: 911

Please use your best discretion when determining what is or is not an emergency.

FIRE SAFETY AND PROCEDURES

1. Never ignore the fire alarm. If it sounds leave your unit immediately. Please lock your door behind you.
2. If your building is in a fire situation, please use extreme caution, good sense, and most of all stay calm. Call the Fire Department.

SECURITY GUIDELINES

1. If you see strangers or suspicious people on the grounds be cautious of them. Do not hesitate to notify the police.
2. Follow the same procedure as above for strange vehicles that appear to be "casing" the property. Be sure to make note of the make and plate number of the vehicle you are reporting.

PET POLICY

One dog or cat not over 20 pounds will be allowed in the units, provided that the occupants adhere to the by-laws:

- a) Pets need to be carried or leashed at all times while in common areas.
- b) Pets that create a continuing nuisance for other occupants will not be able to stay in the units.

Note: See by-laws for more pet rules

PARKING AND PARKING LOT POLICY

1. Only registered and licensed passenger vehicles in operating condition may be located on the property. These vehicles must be the property of unit occupants and/or their guests.
2. Unit occupants are allowed two (2) such vehicles on a full time basis.
3. One vehicle should occupy the unit's garage and the second vehicle will be parked in the unit driveway.
4. Vehicles parked in any area deemed "no parking" will be towed immediately.
5. No maintenance or repair shall be performed on vehicles except in the unit garage and the vehicle must be totally inside the garage.
6. The parking of trailers, boats, and the storage of plows is not permitted.
7. Failure to comply with the above regulations will result in a fine being levied against the responsible unit and/or the vehicle being towed.

SOLID WASTE REMOVAL

1. All trash should be placed in the association's dumpster and thrown in the back of the dumpster. Boxes must be broken down.
2. Trash should NEVER under any circumstance be placed in any common areas.
3. Trash should not be stored on unit decks or in closets.
4. Items too larger to fit in the dumpster must be dismantled and then put in the dumpster.

COMMON FACILITIES

1. Common grounds: Common lawns and grounds are for the appearance and esthetic value only. Grounds are not for personal or recreational use. Cost of repair will be assessed to the responsible unit.

BEING A GOOD NEIGHBOR

1. Realize that Water's Edge is a close community. This will require that all residents keep sound levels to a reasonable level.
 - A) If you talk above a normal speaking voice, understand that adjacent units can hear what you say. Respect your neighbors privacy as well as protecting your own.
 - B) Stereos and televisions are to be played at reasonable volumes, especially after dark.
2. Children's swimming pools are not permitted on unit decks.
3. Clothes lines are not permitted.
4. Please do not use your deck as a storage space.
5. Please make sure that your washing machine water valves are closed when not in use to avoid possible flooding.

NOTE: For more information on by-laws and policies, refer to the master deed and by-law documents.