

WATERWAY ARMS TOWNHOUSE ASSOCIATION RULES AND REGULATIONS

PEACEFUL POSSESSION IS AN ABSOLUTE RIGHT ALL RESIDENTS ENJOY.
ANY DISTURBANCE CREATED BY ANOTHER RESIDENT SUCH AS
EXCESSIVE NOISE UNSIGHTLY CONDITIONS OR OFFENSIVE ODORS
INFRINGES ON THE RIGHTS OF OTHERS. INDIVIDUALS ARE ENCOURAGED
TO CONTACT THE MT PLEASANT CITY POLICE TO REPORT VIOLATIONS.

- 1)***PARKING** OF PASSENGER VEHICLES IS RESTRICTED TO DESIGNATED PARKING SPACES. Article V of the Covenants designates a maximum of two parking spaces at the rear of each unit. There is no parking on Center St. at any time. There is no overnight parking in front of the townhouses on Harbor Lane and Inlet Drive. Extra cars or guest are requested to park on the right side of Waterway Blvd parallel to the pool and the common. There will be no parking on the grass or on the common. The management company/ Board will notify the owner/ tenant. Violation will result in a \$25 per day fine and /or be towed.
- 2)* **ABANDONED VEHICLES**, wrecked, unlicensed, or incapacitated vehicles will not be allowed to remain on the property. The Association will enforce towing after notice. All towing, storage and legal fees will be the responsibility of the owner.
- 3)* **BOATS** are allowed from Friday at noon to Monday at noon. They must be behind your unit or along Waterway Blvd. They must follow all parking rules that apply to cars. Any one not complying will be towed. All towing, storage, and legal fees will be responsibility of the owner.
- 4)* **TRAILERS, FLAT-BEDS, STAKE-BODY TRUCKS, 18 WHEELERS, RV'S AND COMMERCIAL VEHICLES** including any truck or non-passenger vehicle advertising commercial enterprises are not allowed. Violations are subject to a \$25 fine per day.
- 5)* **TRASH DISPOSAL** by the town of Mt. Pleasant is on Wednesday morning. Recycling is every other Wed. **NO TRASH IS TO BE PUT OUT UNTIL THE NIGHT BEFORE PICKUP. ALL TRASH CANS ARE TO BE RETURNED TO THE FENCED PATIOS BY WEDNESDAY MIDNIGHT.** Trashcans that are left out Thursday morning will be fine subject to \$25 fine.
- 6)* **PATIO GATES** are to be closed at all times. Gates must be operable and painted redwood.
- 7)* **PERSONAL BELONGINGS SUCH AS BICYCLES, GRILLS, TABLES, TOOLS, TOYS, SHELVING, GARBAGE CANS, EQUIPMENT, BUILDING MATERIALS, Etc.** Are not allowed anywhere outside the unit's fenced area or patio. When they are not in use items left outside for three days may be picked up for disposal without prior notice. Nothing is to be left on the fence or top of the walls of the patio. Examples are rugs, towels, blankets, tarps. \$25 fine
- 8)* **PETS** The Town of Mt Pleasant has established pet regulations. Dogs may not roam free but must be kept on a leash when taken outside the boundaries of the owner's residence. Dogs are allowed to run free on the common ground for exercise when the owner is with them. Owners are expected to pick up behind their pets to insure a clean and healthy community. Cat owners are also expected to be considerate of the rights of neighbors not to be disturbed by feline noise or trespassing. The Town of Mt Pleasant Police has jurisdiction in our community and fines have and will be disbursed. The last time I heard they started at \$125!
- 9)* **REGIME FEES** are due on the 1st day of the month. Late fee of \$5 will be added the 10th.
- 10)* **NO ALTERATIONS** to the exterior of the unit, landscaping, fencing or other existing structures are to be made without the approval of the Board. All requests must be in writing for approval

*****Extenuating circumstances arise from time to time. To request consideration for exceptions to the rules please write or email Odessacompanies.com.