



WATER GARDEN CONDOMINIUM ORIENTATION PACKAGE

Date of Orientation: (Call Management Office to Schedule) _____

Unit # _____ Purchase or Lease? _____

New Resident Name _____

New Resident Name _____

New Resident Name _____

New Resident Name _____

Parking Space #

The Management Office will indicate any paperwork that we have already received.

Association Representatives Present at Orientation:

PLEASE READ AND COMPLETE ALL FORMS

KEEP ALL FORMS THAT STATE "RESIDENT COPY"



MOTOR VEHICLE REGISTRATION FORM

(CARS, MOTORCYCLES, MOEPEDS, ETC.)

* ATTACH A COPY OF STATE REGISTRATION CERTIFICATE *

Unit # _____ Owner Lessee (check which applies)

Resident Name _____

Vehicle 1

Handicap Permit # _____ State _____ Expiration Date _____

Make _____ Model _____ Year _____

Color _____ State _____ License Plate # _____

WG Space Assignment # _____ WG Reg. Sticker # _____ WG Garage Access Tag # _____

Vehicle 2

Handicap Permit # _____ State _____ Expiration Date _____

Make _____ Model _____ Year _____

Color _____ State _____ License Plate # _____

WG Space Assignment # _____ WG Reg. Sticker # _____ WG Garage Access Tag # _____

Vehicle 3

Handicap Permit # _____ State _____ Expiration Date _____

Make _____ Model _____ Year _____

Color _____ State _____ License Plate # _____

WG Space Assignment # _____ WG Reg. Sticker # _____ WG Garage Access Tag # _____

Note: Vehicles must be parked in assigned space(s) only.

Unauthorized vehicles and vehicles parked in unauthorized areas are subject to being towed.

Resident Signature _____ Date _____

PET REGISTRATION FORM

Unit #: _____

Unit Owner or Lessee Name: _____

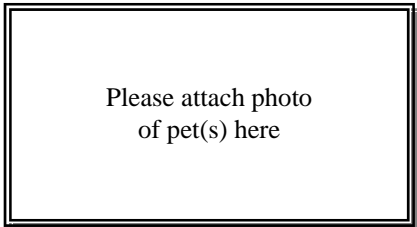
The Association permits a maximum of two domestic pets per condominium unit.

Type of Pet (please circle one): DOG CAT BIRD OTHER (Specify) _____

Pet's Name: _____ Pet's Age: _____

Pet's Weight: _____ Pet's License/Tag Number: _____

Breed (*Be specific – give complete description, color, etc.*): _____



Owner to Sign Below:

I am aware of WATERGARDEN CONDOMINIUM ASSOCIATION, INC.'s Rules, Regulations, and Restrictions regarding pets on the property and agree to abide by them. My signature below verifies I have received _____ keys/access control devices for the area designated as the "Pet Walk".

Signature _____ Date: _____

RETURN FORM WITH PHOTO
TO THE MANAGEMENT OFFICE



BICYCLE REGISTRATION

Unit # _____

Print Owner/Lessee Name _____

Bicycle #1 Description _____

Serial # _____ Sticker # _____

Bicycle #1 Description _____

Serial # _____ Sticker # _____

Bicycle #1 Description _____

Serial # _____ Sticker # _____

THE UNDERSIGNED, an owner/lessee of Unit listed above, representing all occupants, owners and/or lessee's of the unit located at the **WATERGARDEN CONDOMINIUM ASSOCIATION, INC.**, hereby requests access to the **WATERGARDEN CONDOMINIUM ASSOCIATION, INC.** (the "Association") Bicycle Room for the sole purpose of storing the above described bicycle(s) without imposing any liability thereon for the storage and security of the aforementioned bicycles.

Understanding that this access and storage is solely for the benefit of the undersigned and those they represent, we hereby release the Association, its employees and agents, from any liability arising from this access and storage, including, without limitation, liability arising from the removal or theft of said bicycles and/or the negligence of the Association, its employees or agents in such regard.

For reasons of limited storage area, bicycles with no registration sticker will be removed and disposed of immediately upon Association recognition.

EXECUTED THIS _____ day of _____, 200 _____

Signature: _____

(On behalf of all occupants/residents of above unit)



DELIVERY/RENOVATION/MOVING ELEVATOR RESERVATION & DEPOSIT FORM

NAME:	UNIT:	PHONE:
DEPOSIT RECEIVED:		DEPOSIT RETURNED:
DATE & NAME OF DELIVERY/RENOVATION/MOVING:		

I agree that all work performed or delivered to improve and / or furnish my condominium unit by the above party is being performed on my behalf, by such party as my agent. I assume full liability for damages caused by such agent, whether to any person, or whether to my unit, the building, its common elements or the property of any other party. If any damage occurs, the Association, its management or agents, in their sole discretion, will determine if any deduction from the \$750.00 deposit is required or if it is required to withhold the deposit as payment for repairs and charge my assessment account for any damage requiring repair in excess of the deposit.

The above date has been reserved for me and any rescheduling must coincide with an available date on the Association reservation calendar.

I acknowledge that large/heavy deliveries and moving in/out are to be made through the receiving area on the ground level.

Procedures

1. Please provide the management office 14 days notice of expected move-in &/or move-out date and time.
2. Deposit a check or money order in the amount of \$750.00 as a security deposit towards damage (refundable).
3. No overnight storage permitted.

Notes

1. Movers are not permitted to begin unloading after 3:00pm.
2. No items may be stored or left in common areas.
3. Residents or residents' agent must be at home to accept deliveries of furniture and packages.
4. Residents must take full responsibility for the delivery of large items; Security will not supervise delivery of furniture.
5. Owner or the owner's agent must remove cartons, crates, and packing materials from the property.
6. Trucks, moving vans, or other oversized vehicles 14' or higher (such as 18 wheel trucks) will not be able to enter the garage. Notify your deliverers and movers to use an appropriately sized vehicle.
7. Oversized items that will not fit in the elevator will need to be scheduled for transport through Otis Elevator Company (see management office).

I hereby agree to indemnify and hold harmless **THE WATERGARDEN CONDOMINIUM ASSOCIATION, INC.** and its employees or agents for any claim against the Association arising from any situation in connection with this authorization. I have read and understand the delivery, renovation, and moving procedures at The WaterGarden.

Signature _____

Date _____



PARCEL RECEIPT AUTHORIZATION

TO: WATERGARDEN CONDOMINIUM ASSOCIATION, INC.

UNIT # _____

UNIT OWNER _____

THE UNDERSIGNED, the owner(s) of Unit listed above (the "Unit") of THE WATERGARDEN CONDOMINIUM hereby authorizes the personnel employed by WATERGARDEN CONDOMINIUM ASSOCIATION, INC. (the "Association") to accept, receive, and sign for any parcels, deliveries, or mail addressed to the Unit within the regulated size and weight restrictions (6 cubic feet and 40 pounds), without imposing any liability thereon for the condition or substance of any such parcels so received.

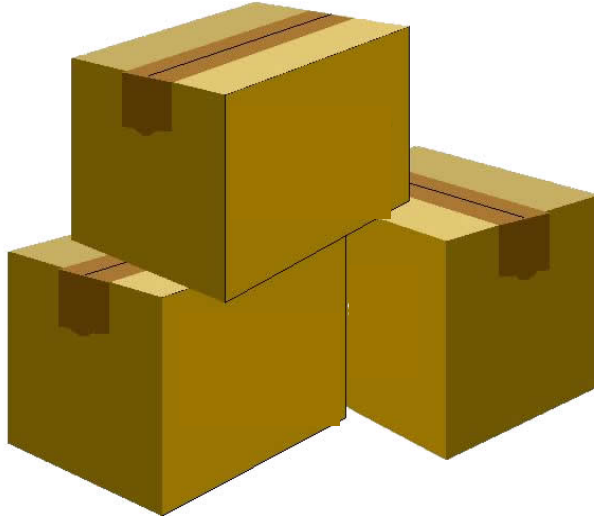
Understanding that this Authorization is solely for the benefit of the undersigned, we hereby release the Association, its employees and agents, from any liability arising from this Authorization, including, without limitation, liability arising from the misplacement of parcels, and/or the negligence of the Association, its employees, or agents in such regard.

EXECUTED THIS _____ day of _____, 20_____

By _____
(Sign on behalf of all residents of above unit)

Print Name _____

**RESTRICTIONS ON PACKAGES
ACCEPTED AT THE FRONT DESK**



◆ **Maximum (40) pounds in weight**

◆ **(6) cubic feet in size**
(e.g., 2'x 3'x 1')

All expected deliveries exceeding these limits must be pre-arranged through the Management Office or Concierge.

All packages exceeding these limits which have not been pre-arranged will be returned to sender.



UNIT ACCESS AUTHORIZATION

Date: _____

Unit Owner/Resident: _____ **Unit#:** _____

THIS IS TO AUTHORIZE AND REQUEST you to grant access to the above-described Unit in the WATERGARDEN CONDOMINIUM to the person(s) named below.

In giving this authorization and request, the undersigned ACKNOWLEDGES AND AGREES:

- a. Although the purpose(s) of the entry is stated below (for information only), WaterGarden Condominium Association, Inc. is not responsible to see to such purpose(s) as being fulfilled, nor for limiting access for the accomplishment of such purpose(s). This authorization is for entry into the building, not the stated unit. A key or other mode of granting access to the unit must be provided by the unit owner or resident;
- b. WaterGarden Condominium Association, Inc. is not responsible in any manner for supervising, observing or controlling the conduct of the person(s) to whom access and/or the key was given, and;
- c. The undersigned agrees to fully indemnify and hold harmless WaterGarden Condominium Association, Inc. and all of its officers, directors, members, employees and agents (including, without limitation, the WaterGarden Management Company, Security Company and their officers, directors and employees) whether in the Unit, the Common Elements of the Condominium or otherwise (such agreement to include all attorneys fee and court costs regardless or whether suit is brought or any appeal is taken there from).

NAMES OF PERSON(S) AUTHORIZED

EXPIRATION DATE

TO HAVE ACCESS: _____

NAME OF COMPANY (IF ANY):

PURPOSE OF ACCESS (FOR INFORMATION ONLY):

INTENDED TERMINATION DATE OF AUTHORIZATION: The undersigned agrees to notify Management, in writing, of the termination of this authorization. You are entitled to assume that this authorization is in full force and effect until you actually forward a written notice of such termination.

UNIT OWNER/RESIDENT Signature on behalf of all owners/residents of the Unit

Print Name

Date

Management Acceptance Signature

Date

GUIDELINES FOR RESERVING THE COMMON AREAS

All reservations are to be made through the Concierge

Reservations for Private Parties in Clubroom

1. Maximum of 50 attendees permitted.
2. A refundable \$1,000.00 deposit is required.
3. A non-refundable cleaning fee of \$125.00 is required.
4. The Resident hosting the party must organize parking for their guests off site through a private parking company or utilizing public parking. Parking on WaterGarden property is not permitted.
5. A complete list of guests must be supplied 7 days in advance of the function.
6. Security Officer is required for parties in the Clubroom at the rate of \$62.50 for the first 4 hours; each additional hour is \$15.50.
7. Only cocktails and finger food are permitted.
8. Contract must be submitted 2 weeks prior to the event in order to get approval for event.

Private Parties in the Garden Area

1. Maximum of 50 attendees permitted.
2. A refundable deposit of \$1,000.00 is required.
3. A non-refundable cleaning fee of \$125.00 is required.
4. A complete list of guests must be supplied 7 days in advance of the function.
5. The Resident hosting the party must organize parking for their guests off site through a private parking company or utilizing public parking. Parking on WaterGarden property is not permitted.
6. Security Officer is required for parties in the Garden Area at the rate of \$62.50 for the first 4 hours; each additional hour is \$15.50.
7. Full-catered events are permitted utilizing paper and plastic only – no glassware or real dishware allowed.
8. The landscaping and/or grass cannot be penetrated in any way.
9. Contract must be submitted 2 weeks prior to the event in order to get approval for event.

Board Room and Theater

1. A refundable deposit of \$500.00 is required for reserving the theater; there is no deposit required for use of the Board Room.
2. The Board of Directors & Association Management have priority use of the Board Room for conducting affairs of the Association except when it has been reserved in advance by an owner or lessee.
3. Board Room through the Concierge or Management Office for occasional & non-successive periods of up to (4) four hours when it is not in use. Board Room may be used without reservation when not in use, but must be vacated on request of the Board or Management or, after four (4) hours of use.
4. The Board Room may not be used by owners or lessees for any business or employment purpose, except that it may be used for the conduct of their own personal matters.

Teen Room and Sports Lounge cannot be reserved. Common Areas cannot be booked on Holidays. All Deposits/Fees must be in the form of a Cashier's Check.

—RESIDENT COPY—



THE WATERGARDEN, A CONDOMINIUM

SYNOPSIS OF RULES AND REGULATIONS

The following Rules and Regulations apply in connection with the use, operation and maintenance of the Condominium Property, and any other properties which the Board of Directors of the Association (hereinafter the "Board") has authority to administer.

PARKING & VEHICLE USE

1. DRIVER SAFETY RULES

Safety Rules for driving on WaterGarden entryways, ramps and in the parking garage are strictly enforced. Be alert. Watch for oncoming traffic, especially at turns in the garage, and watch for vehicles backing out of parking spaces. Be careful when backing out of your space.

- a. Do not exceed the TEN (10) mile per hour speed limit.
- b. Stop for Pedestrians.
- c. Obey all traffic and parking signs. "Rolling Stops" at stop signs strictly prohibited.
- d. Stay in your lane. Remain on designated driveways and ramps.
- e. Do not drive over curbs, gardens or pedestrian walkways.
- f. Do not tailgate at entry gates.
- g. Do not transport or store hazardous materials on WaterGarden property.
- h. Do not park leaking vehicles. All vehicles must be properly maintained and free of oil, transmission, and other fluid leaks.
- i. Violators are subject to fines and towing at violator's expense, and where applicable, prosecution.
- j. Violators will be responsible for any resulting damages to the Association's property and/or their own.

—RESIDENT COPY—

2. DRIVER COURTESY

- a. Park in designated areas only. Do not block right-of-way. No double parking. Unattended vehicles in violation are subject to towing at violator's expense.

3. ASSIGNED RESIDENT PARKING AND GUEST PARKING

a. Vehicle Requirements

- i. Must be currently licensed as a passenger vehicle.
- ii. Must be used primarily for personal transportation (such as: an automobile, sport/utility vehicle, pick up truck, van, or a motorcycle).
- iii. Must be registered with either the Management Office (Resident Parking) or the Front Desk (Guest Parking).

b. Prohibited Vehicles

- i. Non-Licensed Vehicles.
- ii. Commercial Vehicles. Trucks, vans or other vehicles used primarily for commercial purposes are not permitted. Vehicles featuring conspicuous advertising or business identification are not permitted. Tools and equipment may not be visible.
- iii. Oversized Vehicles. Vehicles must be parked within the floor stripes marking the boundaries of each parking space. Vehicles that exceed the width and/or length of these boundaries are not permitted.
- iv. Specialized or Multi-Purpose Vehicles, such as, but not limited to: campers, recreational vehicles, motor homes, boats or trailers of any kind (including house, boat or utility trailers).
- v. Bicycles or Mopeds. Registered bicycles or mopeds may be parked only in Bicycle Storage areas, if available
- vi. Improperly parked Vehicles. All vehicles are strictly prohibited from parking in spaces other than those specifically designated for Assigned Resident Parking, Designated Motorcycle Parking Areas, or Bicycle Storage, as applicable.
- vii. Unregistered Vehicles. All vehicles in Resident or Guest Parking must be registered according to WaterGarden procedures.
- viii. Disabled or Inoperable Vehicles. No inoperable vehicles may be kept on Condominium Property for more than forty eight (48) hours. All other prohibited vehicles must be removed immediately upon notice by the Property Manager's Office or the Board of Directors. Vehicles in violation shall be towed at violator's expense. The Board of Directors may also levy a fine against an Owner or Lessee who is responsible for the vehicle in violation, as allowed by Florida Statutes

—RESIDENT COPY—



c. Rules Specific to Resident Parking

- i. Each Condominium Unit is required to retain a minimum of one parking space. The required space may not be assigned or sold separately from the Unit.
- ii. A Unit Owner may sell or assign additional Resident parking space(s) to another Owner, or assign such space(s) to a Lessee. A parking space may not be sold to a non-Owner.
- iii. All vehicles parked in Owner/Lessee Parking must display the appropriate identification that they have been registered by the Property Manager's Office. Violators are subject to towing at violator's expense.
- iv. Parking permits are available on a long term or short term basis (i.e. for temporary parking in an assigned Resident space of rental, loaner or guest vehicles.) Certain restrictions apply. See the Property Manager for details.
- v. Resident parking spaces may not be used for the storage of non-vehicles, including but not limited to grocery carts, storage containers, etc.

d. Rules Specific to Valet Parking

- i. There is no charge for Valet Services, but tips are encouraged.
- ii. Residents are not allowed to self-park in Valet Parking.
- iii. Valet Parking is available on a first come first served basis, for registered guests of WaterGarden Residents or Invitees of the Property Manager (for conducting WaterGarden business during business hours), and residents who have vehicles without an assigned space.
- iv. A vehicle may remain in Valet Parking for no more than 48 hours unless specific arrangements have been made prior with the management office.

v. Multiple Vehicle Restrictions:

1. Special Events Booked for Common Areas - Restrictions apply to multiple vehicles parking when a Resident has booked a special event at the WaterGarden. See the Concierge for arrangements and details.
 2. At other times, the number of guest vehicles allowed for any one Resident at any one time may vary from season to season. For information about multiple guest parking, contact the Front Desk.
- vi. All vehicles in Valet Parking must be Valet-parked and Valet-retrieved.
 - vii. Vehicles in violation of Valet Parking Rules will be towed at violator's expense.



4. EXPRESS DELIVERY PARKING

- a. Standard-sized delivery vehicles carrying small packages, dry cleaning, restaurant food and similar items for dropping off at the front desk or to Residents may be parked temporarily ONLY in the designated service parking area near the main entrance, subject to availability. Rules prohibiting double-parking and blocking driveways strictly enforced.
- b. Express delivery parking may not exceed 15 minutes.
- c. Violators shall be towed at violator's expense.
- d. Note: Delivery personnel will not be permitted access to restricted areas of the WaterGarden without the prior approval of the Resident accepting delivery, or the Property Manager's office.

5. SERVICE VEHICLES

- a. Service vehicles may be parked in designated areas of the parking garage while providing non-Express deliveries or other services to Residents. All service vehicles and their personnel must be registered and scheduled in advance by the Property Manager's Office. Service parking is permitted between the hours of 8 a.m. and 5 p.m. Monday through Friday and Saturdays from 8:00 a.m. to 2:00 p.m. All WaterGarden procedures and rules must be followed. Moving trucks and vans must be moved off WaterGarden property immediately upon completion of loading or unloading.

6. EMPLOYEE VEHICLES

- a. Must be pre-registered by the Property Manager and may park in designated parking areas only. Employee vehicles must be removed from the parking garage immediately upon completion of the work day, as employee spaces may be reassigned during off-work hours for additional guest or service parking, as needed.

7. ASSOCIATION PARKING: PROPERTY SERVICES

- a. The Property Manager's Officer will register and monitor vehicles that are parked in the WaterGarden for purposes of providing deliveries or services to the Association.

8. HANDICAP PARKING

- a. All vehicles parked in spaces marked "Parking by Disabled Permit Only" shall comply with Florida Traffic Law and must display a "Disabled Parking" tag. This rule is strictly enforced and vehicles in violation shall be towed at violator's expense. Vehicles parked in disabled parking spaces within the parking garage, must also display identification as a Registered Guest or Resident of the WaterGarden.

—RESIDENT COPY—

9. SPECIALIZED TRANSPORT EQUIPMENT & BICYCLES

- a. No vehicles of any kind may be brought into, used or parked in non-garage areas of the WaterGarden building, except for the following specialized transport equipment:
 - i. Ambulatory equipment for the handicapped, such as wheelchairs and motorized scooters.
 - ii. Hand-pushed child transports such as strollers or prams.
 - iii. Small carts for such purposes as transporting medical equipment, groceries and other personal goods, or for Valet services.
 - iv. Certain hand-pushed transports that may be deemed necessary for the maintenance and upkeep of the WaterGarden Property, for deliveries, or to service Owner Units. The transports must be pre-approved and registered by the Property Manager's Office and must adhere to strict guidelines provided at the time of registration.
 - v. Bicycles may be stored in owner's unit but must not be stored on patio area. Bicycles must be clean/wiped of any debris prior to entry into the building, and must be lifted/carried across common areas (Floors, hallway carpet, etc.) and special care must be taken so as not to leave marks or damage carpet/flooring/walls/elevators.

10. VEHICLE WASHING, MAINTENANCE & REPAIRS

- a. Vehicle maintenance or repairs are not permitted on the Condominium Property, except washing of Resident vehicles as follows:
 - i. Vehicle washing is permitted, on a first come first served basis, in the designated vehicle washing area only.
 - ii. The wash area is restricted to use by Residents only.
 - iii. If a Resident vehicle is to be washed by a non-Resident, the non-Resident(s) must be pre-registered at the Front Desk and be supervised by the Resident.
 - iv. The vehicle and all cleaning rags and other equipment must be removed from wash area immediately upon completion of cleaning.
 - v. A vehicle may not be left unattended in the wash area.
 - vi. Violators are subject to a fine and the vehicle may be towed at violator's expense. The Resident shall be responsible for any damages to the WaterGarden or other property.

—RESIDENT COPY—

SYNOPSIS OF REMAINING RULES:

1. Recreational facilities will be used in such a manner as to respect the rights of others, and the Board may regulate duration of use, hours of opening and closing and schedule their use.
2. No exterior radio, television or data reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Board; provided however, a Unit Owner may install television and/or telecommunications equipment as provided by Federal law.
3. To maintain harmony of exterior appearance, no one (other than the Commercial Unit Owner as more fully described in the Declaration) shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium or Association Property visible from the exterior of the Building, the Common Elements or any other Unit, without the prior written consent of the Board; provided, however, that any Owner may display one portable, removal United States flag in a respectful way. All curtains, shades, drapes and blinds which face exterior windows or glass doors of Units shall be white or off-white in color or lined with material of these colors. Moreover, except only with respect to the Commercial Unit, no articles other than plants and/or patio furniture shall be placed by the Unit Owner on the balcony appurtenant to his or her Unit.
4. All Common Elements inside and outside the Building will be used for their designated purposes only, and nothing belonging to Unit Owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Board, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the Common Elements caused by themselves, their tenants, guests and family members.
5. Disposition of garbage and trash shall be only by use of receptacles approved by the Association or by use of garbage disposal units. Specifically, trash placed in the trash chutes must be securely bagged. Newspapers are required to be bundled. Food and vegetable scraps are to be disposed of in the individual residence garbage disposals. Bulky items must be carried down to the trash room on the garage level. No garbage or trash shall be left or placed in hallways or corridors.
6. All persons occupying residences other than the Owners shall be registered with the on-site manager or other designate of the Association at or before the time of their occupancy of the residence. This includes renters and house guests.

Residences may not be rented for periods of less than ninety (90) days. A copy of these Rules and Regulations must be given to the tenants and guests by the Owner, or the Owner's agent. No residence may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a residence overnight than the number of bedrooms times two, plus four.

This regulation may not be amended in a way that would be detrimental to the sale of residences by the Developer so long as the Developer holds the residences for sale in the ordinary course of business.

7. The Association MUST retain a pass key to the residences. Owners shall provide the Association with a new or extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the residences. No Owner shall change the locks to his or her Unit without so notifying the Association and delivering to the Association a new set of keys to such Unit. Duplication of Owner's keys to Common Element facilities is restricted in the interest of security. Such keys shall be duplicated only with the assistance of the on-site manager.

—RESIDENT COPY—

8. Children shall be under the direct control of a responsible adult. Children under the age of 16 may not use the pool or spa unaccompanied by an adult and they shall not be permitted to run, play tag or act boisterously on the Condominium Property. Skateboarding, "Big wheels", or loud or obnoxious toys are prohibited. Children may be removed from the Common Elements for misbehavior by or on the instructions of the Board, the Association or the on-site manager.
9. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. shall be regulated to sound levels that will not disturb others and if used at or in the vicinity of the pool shall be used only with earphones. No vocal or instrumental practice is permitted after 9:00 p.m. or before 9:00 a.m.
10. No barbecue grills will be permitted on any portion of the Condominium Property.
11. Illegal and immoral practices are prohibited.
12. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Association.
13. No glass of any kind shall be permitted in the pool area. Any liquid refreshments consumed near the pool area shall be in paper or plastic containers.
14. Laundry and bathing apparel shall not be maintained outside of the residences or Limited Common Elements (balconies and terraces), and such apparel or laundry shall not be exposed to view. No Unit Owner shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt, water or other substance onto any of the balconies or elsewhere in the Building or upon the Common Elements.
15. No nuisance of any type or kind shall be permitted on the Condominium Property.
16. Nothing shall be done or kept in any residence or in the Common Elements, which would increase the rate of insurance on the building or contents thereof, without the prior written consent of the Board. No Owner shall permit anything to be done or kept in his residence or in the Common Elements which would result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law or building code.
17. Persons moving furniture and other property into and out of residences must notify the on-site manager in advance and use the designated access door into the Condominium. All such moving must be Mondays through Fridays between the hours of 8:00 a.m. and 4:30 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m. Moving vans and trucks used for this purpose shall only remain on Condominium Property when actually in use.
18. Repair, construction, decorating or remodeling work shall only be performed on Mondays through Fridays between the hours of 8:00 a.m. and 5:00 p.m. and Saturdays from 8:00 a.m. to 2:00 p.m.
19. Pets, birds, fish and other animals, shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration

—RESIDENT COPY—

- (a) Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those

portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about the pool area or any recreational facilities contained within the Condominium Property.

- (b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
 - (c) Unit Owners shall pick up all solid wastes from their pets and dispose of same appropriately.
 - (d) Pets that are vicious, noisy, or otherwise unpleasant will not be permitted in the Condominium. In the event a pet has, in the opinion of the Board, become a nuisance or an unreasonable disturbance, written notice will be given to the Owner or other person responsible for the pet and the pet must be removed from the Condominium Property within three (3) days.
 - (e) Prohibited pets are listed as follows: Pit Bulls (including Staffordshire Terriers), Doberman Pinchers, Rotweilers, Chows, Akitas, any Wolf-hybrid, Huskies and Presa Canarios or any part/combination of the stated breed.
20. The Management Office is authorized to perform the following services for the specified fees:
Notary Service - \$5 per stamp, Photocopies - \$.25 each page, Faxes – Local \$.50 first page and \$.25 each additional page, Faxes – Domestic Long Distance \$1.00 first page and \$.25 each additional page. International faxes are not permitted.
21. Parking transponder stickers will be issued free to all new owners, one transponder per assigned parking space only. For lessees, these stickers can be purchased at a cost of \$25 each. If a unit owner/lessee needs to replace the initial parking transponder sticker, the replacement will be issued to resident at a cost of \$25 and the old transponder will be deactivated. Parking transponder wands will be available from the management office for short term use by residents who have temporary vehicles, such as a rental or loaner car. To obtain this wand, a refundable security deposit, in the amount of \$100 must be left with the management office. The temporary transponder will be activated for a period no longer than two weeks from issuance. If the transponder wand is not returned, the wand will be deactivated and the deposit check will be cashed.
22. Key fobs or common area access devices will only be activated for registered residents of the condominium. There is to be only one active access device per resident, in that resident's name. If a unit owner leases their unit out, the unit owner's key fobs will be deactivated. Only unit owners may purchase key fobs with a maximum amount of key fobs being issued to any one unit owner being four (4) and any lessee being (2). Key fobs can be purchased, in accordance with these limits, from the management office for \$100 each.
23. These Rules and Regulations shall apply equally to owners, their families, guests, staff, invitees and lessees.
24. The Board shall have all legal remedies available under law, including, but not limited to the right to impose fines and/or levy Individual Assessments for each violation of these Rules and Regulations or any of the Condominium documents, as provided in the Declaration of Condominium.
25. Other than the concierge, the Condominium and management staff is not permitted to do private work for owners, their families, tenants, or guests while on duty. If both parties are agreeable, staff may assist such persons privately when off duty.

These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium and Association Property. Reference should be made to the Condominium documents.

—RESIDENT COPY—



WATERGARDEN CONDOMINIUM ORIENTATION PACKAGE

Topics

Resident Initial

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- 22. READ & AGREE TO ABIDE BY
WATERGARDEN RULES & REGULATIONS _____

Unit Owner/Lessee: _____ Date: _____

Association Representative: _____



ORIENTATION GUIDELINE

The following items are only part of the WaterGarden Rules, Regulations, Amenities and Services. Please review the Governing Documents in detail for everything concerning the WaterGarden Community. The Interviewer(s) and the New Owner(s)/Lessee(s) must initial each page as well as sign the last page.

1. WELCOME TO WATERGARDEN:

- a. **New Owners** should read and review the Condominium Documents and/or the Rules and Regulations provided by the previous owner for detailed information on ownership responsibilities of WaterGarden Condominium.
- b. **Lessees** should review the Rules and Regulations for the Condominium. All Rules and Regulations must be observed.

2. KEYS:

- a. **For New Owners:** The seller must provide unit keys, common area key fobs, mailbox keys, and storage room keys (if applicable) to the new owner at the time of closing. If the seller cannot provide keys to the new owner, the Association will provide the following access devices upon written request by the buyer: Common Area Key Fobs (\$100 each, a maximum of 4 per unit issued) and gate access sticker (\$25 each, only one per assigned parking space). The seller must provide existing Unit keys, mailbox keys, or a locksmith (at the owner/lessee's expense) must be called to re-key the lock.
- b. **For Lessees:** It is the responsibility of the unit owner to provide unit keys, Common Area key fobs, mailbox keys and storage keys (if applicable) for a new lessee. Gate Access Stickers are available for \$25 each, with a limit of one sticker issued per assigned parking space. **THE OWNER OR LESSEE MUST PROVIDE MANAGEMENT WITH A KEY FOR ENTRANCE INTO YOUR UNIT IN THE CASE OF EMERGENCIES.**

3. **GUEST:** All guests must be announced prior to allowing access into the building. The resident must be home to permit entry or must have issued written authorization to allow the guest entry without being called. A maximum of 5 permanent guests may be listed for any one particular unit.

4. **CONTRACTORS:** All Contractors must supply a copy of their License and Insurance to the Management Office prior to being allowed to work in any unit. A Certificate of Insurance listing WaterGarden Condominium Association, Inc. as additional insured, with General Liability coverage of at least \$500,000.00 must be supplied. Proof of coverage or waiver of all State required Workers Compensation Insurance must be supplied. Permits are required for any electrical, plumbing or structural work. Contact the local building department for to comply. Copies of permits must be supplied to the management office prior to commencement of any work.

5. **PETS:** Two domestic pets are allowed per unit. Pet owners are responsible for picking up solid waste in any and all common areas. The following breeds of dog are not permitted: Staffordshire Terriers, Doberman Pinchers, Rotweilers, Chows, Akitas, any Wolf-hybrid, Huskies and Presa Canarios or any part/combination of the stated breed.

6. **PARKING/VEHICLES:** Please see the rules and Regulations for a complete description of parking regulations. Resident parking is in their assigned spaces only. Any vehicle in disrepair, with an expired tag

or parked in another residents assigned space will be towed within 24 hours of being warned. The only warning issued is a sticker placed on the driver's side window. All guests must valet park, tipping is appropriate.

7. **ELEVATORS:** Elevators must be reserved for all move-in/outs at least 7 days in advance. Elevators are reserved in 4-hour blocks for move ins/outs. These blocks are Monday – Friday 8 a.m. to 12 p.m. or 1 p.m. to 4 p.m. and Saturday 8 a.m. to 2:00 p.m. only (holidays excluded). All deliveries must be scheduled at least twenty-four hours in advance.
8. **PROPER ATTIRE:** Proper attire is required at all times. When going to/from pool bathing attire cover-ups, or a shirt, and shoes must be worn, a towel is not adequate. Individuals must dry themselves prior to entering the building from the pool deck.
9. **NO SMOKING:** Smoking is not permitted in any interior common areas. Smoking is not permitted in the Pool/Jacuzzi or within 10 feet of the Pool/Jacuzzi area.
10. **EXTERMINATING SERVICE:** The Association provides for once a month extermination service for all units if the Resident is home. If you want this service even if you are not present, please contact the Management Office to authorize the exterminator to enter your unit.
11. **BALCONIES** – Residents are not permitted to allow any items or substances to fall from their balcony (I.E. water, cigarette butts, ashes, matches, etc...) Take care to remove any items from your balcony that may blow off in windy conditions (such as papers, ashtrays, umbrellas, cushions, etc...) When cleaning the balcony, only a damp mop should be used so as not to allow dirty water falling off the edge of the balcony. When watering plants, care must be taken to prevent water from dripping out of the pot and running off the balcony edge.
12. **TRASH/RECYCLING:** Do not leave trash outside in the hall or on the floor of the trash room. The unit owner/lessee or their agent must remove all boxes, construction debris or discarded appliances/furniture. Recycling is required. Violators are subject the fines. Please be considerate of your neighbors and limit trash disposal to hours after 6 a.m. and before 11 p.m. daily.
13. **RECREATIONAL FACILITIES:**
 - a. **POOL/WHIRLPOOL** – Hours: Dawn to Dusk (Health Department Regulations)
 - b. **FITNESS ROOM ANNEX** - Hours: 5:00 A.M. to 12 A.M.
 - c. **BOARD ROOM** - Hours: 8:30 A.M. to 12 A.M.
 - d. **GYM/SPA** - Hours: 5 A.M. to 12 A.M.
 - e. **MEDIA/THEATER ROOM** - Hours: 8:30 A.M. to 12 A.M.
 - f. **BUSINESS CENTER** – Open 24 hours, please bring your own paper for use in the printer/fax.
14. **OCCUPANCY:** Occupancy is limited to City, County and State code.



- 15. **SELLING/LEASING A UNIT:** A unit owner must notify the Association of their intent to sell or lease their unit. **Sale:** Prospective purchasers must pick up, from the Management Office, and complete a Purchase/Lease Application. **Lease:** Prospective lessees must pick up, from the Management Office, and complete a Purchase/Lease Application. Expect a 21-business day turnaround from the time the application is turned in to the Management Office and the approval is issued. Incomplete applications will delay the approval process.
- 16. **CONFIDENTIAL INFORMATION SHEET:** A Confidential Information Sheet was returned with your application package. It should be updated immediately if there are any changes after you purchase/lease the unit. A blank form is attached to this package for your convenience.
- 17. **CHANNEL 95:** This is the in-house information channel on your television set. Check it frequently for updated information.
- 18. **CONTINENTAL CONNECT:** The Association, through its Management Company, The Continental Group, Inc., provides a web site that allows Unit Owners access to their accounts as well as important Association Information. Use the email address and 4 digit P.I.N. you gave on your confidential information sheet to access this website: Go to: www.continentalconnect.com/watergarden
- 19. **NOTICES:** All Official Association notices are placed on the in house information channel as well as in the mailroom.
- 20. **COMMITTEES AND BOARD SERVICE:** If any owner is interested in serving on a committee or running for the Board, please contact a Board Member or the Management Office.
- 21. **CONCIERGE:** The Association provides a Concierge for the benefit of its members. The Concierge is on duty from 11 a.m. to 7 p.m., Monday through Friday.

If there are ever any questions, contact the Management Office at 954-525-5535.

Interviewer Signature _____ Date _____

By signing below, I agree to abide by the WaterGarden Condominium Association, Inc.'s Governing Documents, Rules, Regulations and Policies. I also acknowledge I have received, read and understand the following: Guidelines for Reserving the Common Areas, Synopsis of Rules and Regulations, Quick Information Reference for New Residents, List of Dog Breed Restrictions and a copy of my Orientation Guide.

New Owner/Lessee Signature _____ Date _____

New Owner/Lessee Signature _____ Date _____