

SUMMARY - Waterside Rules & Regs
(To Make Waterside the Best Residential Community For All)

For Owners of Rental Units

- Two-week minimum rental
- Owners must submit to the Property Manager annually the Intent to Rent Form, and for each rental period the Standardized Short Term Rental Agreement (both available on the Watersidemt.com website).
- This Summary should be made available to renters before they commit to rent, and be in each unit that is rented.

Pets

- Renters are not allowed to have pets at Waterside.
- All pets must be on leashes when in any of the common areas on the property.
- Owners should respect others by not letting their pets relieve themselves anywhere near others' units, or on any of the grass areas (even if poop is picked up, the urine leaves brown spots on the lawn). There are pet relief areas on each of the front corners of the property.

Spa

- The spa is an adult amenity, not a swimming pool. Accordingly, children under 3 yrs old are not permitted in the spa (pretty yucky when there's an accident), and children between 3 and 12 years old must be accompanied by a responsible adult.
- All should observe the spa hours of 8 am to 10 pm daily, which coincide with quiet hours in all common areas.
- Please no glass containers or other breakable or hazardous items in the spa area, and please no pets!

Parking

- Parking can only occur in designated spaces – please do not block entrances to garages or carports, or importantly the well-marked fire lanes.
- Waterside cannot accommodate vehicles that don't fit in normal parking spaces such as RV's, and also cannot be used to store trailers, boats or anything else that is not a normal passenger vehicle.

Marina

- Renters may dock boats in the Waterside Marina, but only in slips associated with the units in which they are residing, and for the time slots allowed if a shared slip.
- Fuel containers of any type are not allowed on the marina.

General

- Please keep Waterside looking like the first-class residential community that it is by not hanging towels, etc. off of the decks and by please taking garbage bags to empty bins.
- The Kayak/Paddleboard rack near the swim area was meant for day use, not being taken over for the summer so no one else can use it. Please don't leave your toys there overnight, or ever on the lawn.
- Importantly, there are no fireworks allowed at Waterside for safety reasons.
- All owners will ideally take some responsibility for assuring these common-sense behaviors are followed by all. For behavior that is on-going or for non-cooperative residents, please call the Property Manager, David Roberts, at (406) 253-2840.