

Waterside Standards and Regulations

The Declaration Document contains the following provisions: No part of the property shall be used for other than housing and the related common purposes for which the property was designated. Each Unit shall be used only for residential purposes and shall be occupied only by as many persons as do not burden the Unit or common elements. No Unit owner shall permit anything to be done or kept in, on or to his unit or the common elements which will result in the cancellation of insurance on the property or the contents thereof or which would be in violation of any law. No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof.

Parking: Parking is permitted only in designated parking areas, driveways and in garages. In order to provide adequate access for emergency services, should there be a requirement, parking on Waterside Drive is permitted **only** on the north side of the street. That is the side of the street where the sidewalk is located. No exceptions.

Vehicles, Boats and Trailers: No trailer, mobile home, double-wide, park model trailer, motor home, tent, camper, bus, or other similar vehicle shall be placed, kept or parked on any Unit or on any portion of the Common Area at any time either temporarily or permanently. The only exception is if a boat or trailer can fit inside the garage, with the garage door closed.

Clotheslines: No clotheslines or drying yards shall be located upon the premises. No towels, blankets or the like shall be hung or placed on the front or rear porch, decks, railing or structure.

Pets: No animals, livestock, birds or fowl shall be kept or maintained on any part of the Development except dogs, cats, pet fish and birds housed in a Unit in reasonable numbers (not to exceed three) as pets for the pleasure and use of the owners but not for any commercial use or purpose. All animals must be kept on a leash when they are outside the owner's unit and must not become a nuisance to other residents by barking or other acts. Non-owners (e.g. renters or lessees) may not keep any pets. Owners of pets are responsible for cleaning up after their pets. **Owners of dogs are required to register their dog with Property Management. Name and address of owner, breed and color of pet must be provided. A form (available on the community website or Property Management) and payment of a \$5.00 registration fee, a nontransferable tag will be issued to the owner. The tag must be visible (worn) whenever the pet is outside, even in one's own yard. Violators will be fined.**

Ponds: Swimming in the ponds is prohibited. Fishing in the ponds is permitted only on a catch and release basis. Further, fishing must be done from open areas and not trespass on property (limited common area) immediately adjacent to a residence.

Speed Limit: Within the community the speed limit is 15 miles per hour. Please exercise caution especially during the summer months when children are out playing.

Motor Bikes, All Terrain Vehicles: No motor bikes, motorcycles or all-terrain vehicles shall be driven within Waterside, with the exception of licensed vehicles and mopeds which shall be operated solely upon the streets, within Waterside for ingress and egress purposes only.

Driveways: Driveways are considered a “limited common element”. Under the provisions of the Delaware Uniform Common Interest Ownership Act (DUCIOA) this is interpreted to mean that repairs and expense are the responsibility of individual owners. Any repairs must conform to the current configuration and style. A plan for any work must be submitted to the Board for approval before any work is done.

Landscaping: Owners are encouraged to provide landscaping for their limited common elements (defined as the area immediately next to the dwelling) within certain parameters. Any landscaping in common area **must** be approved in advance by the Board and include a description/design of proposed plans. Any additional landscaping must be consistent with the overall design of the community and must not interfere with the overall maintenance program for the community. In other words, any trees, shrubs, or flower beds must not impede mowing access. Vegetable gardens are not permitted. Additional landscaping will be the responsibility of the homeowner. Significant modifications in any landscaping should be submitted to the Board for approval. Repair of any damage to the irrigation system is an owner responsibility. If an owner sells a property, purchaser must be made aware of the responsibility. If purchaser does not want to assume the responsibility, seller will be required to restore area(s) to original configuration.

Screen Doors/Storm Doors/Exterior Painting/Structural Modification: Owners may install screen doors or storm doors provided the door is “full view” without any grille work or other decorative adornment; door frame colors must match the front door color or frame surrounding the door. Retractable screen doors are permitted so long as the frame is consistent with the surrounding door frame. Fixed screen doors must meet the same criteria as storm doors. Exterior painting, such as exterior doors, must be submitted to the Board, along with a sample of the color, for approval. Any structural modifications must be submitted to the Board, along with detailed architectural designs and diagrams, for approval. Failure to do so could result in the owner having to return to the original configuration at his/her own expense.

Exterior Lighting of Units: Owners are responsible for the exterior lighting of their Units, their replacement and expense. The original decorative exterior light fixtures are showing signs of age and need replacing in some instances. The original light fixtures are no longer available. When replacing fixtures, all lights seen from the street must be replaced at the same time. Requests to replace exterior lighting must be submitted to the Board with photo and/or description of the fixture.

Satellite Dishes: Owners may install a satellite dish provided a request for installation and the proposed placement of said dish must be submitted to the Board. A waiver of liability signed by the Unit Owner must be submitted prior to installation. Waiver forms are available on the community website or from Property Management.

Fire Pits: Consistent with the State Fire Marshall's regulations, fire pits, like outdoor grills, are permitted. They must be 10 feet from any structure. No fire pit can be larger than 3 x 3 feet. Renters are not permitted to use fire pits. As with outdoor grills repair of any damage resulting from improper use is the responsibility of the owner.

Rentals: The rental agreement shall give the lessee notice of this Declaration, the Bylaws, and any and all Rules and Regulations that have been duly adopted by the Association and shall provide that the failure of the lessee to comply with the requirements of these governing documents shall be considered a breach of the rental agreement and shall be grounds for eviction.