

# **Waterside Standards and Regulations For Rentals 2022**

**Rental of Units:** Rentals of less than seven (7) days are **not** permitted. Any owner who rents and advertises his/her Unit to include rentals of less than seven (7) days will be subject to fines. If an owner uses a rental agent, the agent must be made aware of the seven (7) day minimum rental. Consistent with Delaware Code, any person(s) executing a lease of rental must be of legal age (defined as 18 years of age or older) and must be an occupant of the Unit. Owners must provide the name of the tenant(s), address, and a local contact phone number to SeaScape Property Management no less than seven (7) days prior to the anticipated occupancy. If the Unit is a long-term rental (defined as 30 days or longer), then an executed copy of the lease must be provided to SeaScape Property Management. Contact information for all rentals is required in case of emergencies, such as a weather event. A copy of the Pool Rules and Regulations for Renters must be available to renters. A copy of both documents must be provided to renter(s) at the time of check-in and a copy of both documents must be displayed in the Unit.

**Definition of Occupant:** The Master Declaration of Covenants for Waterside defines an occupant of a Unit as any person, including without limitation, any Owner, member of an Owner's family, guest, tenant or other lawful user of a Unit in the Development.

**Rental:** Rental is defined as any situation where a fee, financial transaction takes place, including family members, guests or tenant.

**Rentals:** The rental agreement shall give the lessee notice of the Rules and Regulations for Renters, the Pool Rules, 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.

**Owners** who allow guests (including family members) are personally liable for the failure of a guest, family member, or tenant to abide by the rules and regulations pertaining to the use or occupancy of the Community, whether or not the Owner(s) is/are present.

**Maximum Number of Occupants:** The Master Declaration of Covenants for Waterside states "Units shall be used for single-family residential purposes exclusively." Further, "...no Unit shall be used for business activity, ... including but not limited to rooming house, boarding house..." . It is a violation of Delaware Code and the Master Declaration of Covenants for Waterside to rent to a business, no exceptions, regardless of the type business. **In keeping with this requirement, a maximum of 10 persons (including adults and children) is permitted.**

**Pets:** Renters are not allowed to have pets. Failure of any Owner to comply with this prohibition will be assessed a fine. Owner tags are nontransferable.

**Use of the Pool:** Renters are not permitted to bring in guests to use the pool. The pool is a private pool and for the use only of owners, owners' guests and bona fide renters. Allowing outsiders in to use the pool can overwhelm the pool detracting from the enjoyment for everyone.

**Vehicles:** Renters of Units will be permitted to park two vehicles at the Unit. The Owner must notify SeaScape Property Management as to the make and model of the renters' vehicles seven (7) days prior to occupancy. Non-compliance by renters risks fines to owners.

**Trash Receptacles:** Owners who rent must provide two trash/garbage containers in addition to the recycling container. Please contact the service provider, Waste Industries at (302) 934-1364, to obtain a second trash container.

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