

Waterside

Message from the Board

April 24, 2023

To: Waterside Owners

In an effort to keep owners current and informed, the Board updates documents and provides copies to all owners each year. The documents are available on the Community website, watersidecommunity.org. In addition to the documents listed for the year, the Board is also taking the opportunity to remind owners of certain responsibilities. The Board requests that owners review the documents and responsibilities to minimize misunderstanding. If owners have any questions, they are encouraged to contact their Board representative or Seascope Property Management.

***Update on Litigation:** There is little news on the Vito lawsuit other than the Trial date has been postponed. A four-day jury trial has been re-scheduled to November 6, 2023, at 9:30 a.m.

Other than Counsel for all parties identifying trial witnesses for the Pre-trial Stipulation and notifying them to take their depositions, there is minimal discussion occurring between the involved attorneys. Also, the current President of Waterside has been notified that he will be required to be available to testify as needed.

As substantive documents are provided to the Board, we will keep the homeowners informed and post those documents on the community website.

Pool Opening and Closing: Our pool will open Memorial Day weekend and close September 17, 2023. The Pool Liability Release form must be signed and returned to Jennifer Fannin at Seascope for your pool key cards to be activated. The form is included with this email. It is also available on the community website.

Waterside Standards and Regulations: Owners are reminded that these regulations (taken from governing documents for the Association) apply to everyone, family members, friends and renters whether the owner(s) are present or not. (Available on the website).

Standards and Regulations for Rentals: For those owners who rent, a copy of these regulations should be in a visible location in the Unit and renters made aware they are required to follow the rules and regulations of the Community. It is available on the website.

Pool Rules for 2023: These rules are posted at the pool. Owners who rent should have a copy in the Unit. (Available on the website)

Pool Liability Form: Owners must return a **signed** copy of this form to SeaScape Property Management, by mail to SeaScape Property Mgmt., 17563 Nassau Commons Blvd. Lewes, DE 19958
FAX: (302) 645-1292, or email: jfannin@seascopepm.com. Pool key cards will not be activated until the signed form is received by Seascope Property Management.

Violation fines and assessment: Sets forth the fines for violations. (Available on the website)

2022 Annual Meeting Minutes: The minutes of the Annual Meeting are provided to owners as approved by the Board for reference purposes and will be on the agenda for the November 11, 2023 Annual Meeting for adoption. (Available on the Website)

Year-end financials – are available. Owners who would like a copy for their entity (Canal Woods, Townhomes or Single-Family Homes and POA), should email Jennifer Fannin at jfannin@seascapepm.com and request a copy.

REMINDERS OF OWNERS' RESPONSIBILITIES

Maintenance and Upkeep of Homes: A reminder that ALL Homeowners are responsible for repairing and re-painting their exterior doors and wood trim. In addition, Single Family Homeowners are responsible for repairs and/or replacement of their roofs and siding. An A&L approval form to replace the roof is required and should be submitted directly to the Board.

Pets: Pets are to be leashed when outside. Owners are reminded to pick up their dog's waste and to take it home for disposal. Do not deposit dog waste in the pool house trash containers nor a neighbor's trash.

Unit water turn off: Every year SeaScape Property Management sends a message to all owners to turn off the water in their Unit when they will be away for a period of time. This is especially important during cold weather. However, it also applies throughout the year and applies to full-time residents as well if going away for a period of time. Yes, there have been incidents of water damage due to water not having been turned off during warm weather. During the winter months, in addition to turning off the water, cupboard doors under sinks should be opened to allow for air circulation. Please keep the Unit thermostat at no less than 55/60 degrees.

Owners are reminded that any damage to the interior of a Unit, such as furnishings, resulting from flooding is the owner's personal responsibility. Owners are also reminded that the Master Declaration, Chapter IX, Insurance, Section 9.2.2, Deductibles, states "In the event of an insured loss, the deductible shall be treated as a Common Expense in the same manner as the premiums for the applicable insurance coverage except to the extent that the Board of Directors reasonably determines that the loss is the result of the negligence or willful misconduct of one or more Owners, their guests, invitees or tenants in which case the Board may assess the full amount or any proportionate share of the deductible against such Owner(s) and their Unit(s)." Everyone pays through higher premiums when claim/claims are filed.

Exterior water and sewer lines – From time-to-time Tidewater sends notices for insurance coverage for the water lines and sewer lines leading from a dwelling to the "main line". As a reminder to owners, the water and sewer lines leading from a Unit are the responsibility of the owner and not the Association. In the event of an incident the owner would be responsible for the costs of any repairs. This is a county ruling and not an Association ruling.