



*Welcome to your new home!!*

*Congratulations on your new home at Waterfall Cove at Winter Park. To assist in making your move as smooth as possible, we are providing some contact numbers that may be helpful.*

<i>Power Company</i>	<i>City of Winter Park</i>	<i>407 599-3220</i>
<i>Water Utility</i>	<i>Water Watch Corporation</i>	<i>800-256-9826</i>
<i>Telephone Provider</i>	<i>Century Link</i>	<i>407 339-1811</i>
<i>Phone Book Orders</i>	<i>Century Link</i>	<i>800 487-6733</i>
<i>Cable Provider</i>	<i>Spectrum</i>	<i>407-291-2500</i>
<i>(Basic cable and internet included in HOA fees)</i>		

*Public Schools:*

<i>Elementary</i>	<i>Hungerford</i>	<i>407 623-1430</i>
<i>Middle</i>	<i>Robert E Lee</i>	<i>407 245-1800</i>
<i>High</i>	<i>Edgewater</i>	<i>407 835-4900</i>

*The transferring of your water service will be handled by the association without service interruption. Your home is currently equipped with a water sub-meter, with the master meter managed by your Homeowners Association. Your water and gas bills will be billed and mailed directly to you at the condominium address. You will be responsible for paying the bills directly during the course of your lease of the condo.*

*The following items have been provided for you and must be returned upon move out of the condominium:*

*Building -2*

*Condo – 2*

*Parking permit – 1*

*Pool Passes - 4*

*Your Building Access Code is \_\_\_\_\_*



## COMMUNITY RULES AND REGULATIONS FOR WATERFALL COVE CONDOMINIUM ASSOCIATION

This exhibit is made part of the Declaration of Condominiums and any violation of these policies may result in fines and fees as applicable. Pursuant to the Declaration of Condominium, ALL OF THE PROVISIONS OF THE DECLARATION, AND BYLAWS AND THE RULES AND REGULATIONS OF THE ASSOCIATION PERTAINING TO USE AND OCCUPANCY SHALL BE APPLICABLE AND ENFORCEABLE AGAINST ANY PERSON OCCUPYING A UNIT TO THE SAME EXTENT AS AGAINST A UNIT OWNER, AND A COVENANT SHALL EXIST UPON THE PART OF EACH SUCH TENANT OR OCCUPANT TO ABIDE BY THE RULES AND REGULATIONS OF THE ASSOCIATION, THEIR TERMS AND PROVISIONS OF THE DECLARATION OF CONDOMINIUM AND BYLAWS, AND DESIGNATING THE ASSOCIATION AS THE UNIT OWNER'S AGENT FOR THE PURPOSE OF AND WITH THE AUTHORITY TO TERMINATE ANY SUCH LEASE AGREEMENT IN THE EVENT OF VIOLATIONS BY THE TENANT OF SUCH COVENANT, WHICH COVENANT SHALL BE AN ESSENTIAL ELEMENT OF ANY SUCH LEASE OR TENANT AGREEMENT, WHETHER ORAL OR WRITTEN, AND WHETHER SPECIFICALLY EXPRESSED IN SUCH AGREEMENT OR NOT.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

**NOTE TO UNIT OWNER: SIGNED COMMUNITY RULES AND REGULATIONS AND AN EXECUTED RENTAL AGREEMENT MUST BE PROVIDED TO THE HOA WITHIN 7 DAYS OF ORIGINAL EXECUTION DATE.**

**BALCONY, PATIOS:** BALCONIES AND PATIOS shall be kept clean and neat at all times. No towels, rugs, clothing articles, laundry, appliances or other personal items can be hung, draped or stored on the railings or in these areas AT ANY TIME. These are limited to storage of grills (see "Grills"), bicycles, appropriate patio-type furniture, neat plants and their containers. Motorized and gasoline powered vehicles are PROHIBITED on patios or balconies.

**ENTRANCES, HALLWAYS, WALK WAYS AND LAWNS:** All entrances, hallways, entrance-porches, entrance-landings, steps, stairs, walk ways and lawn areas around the building of the property shall not be obstructed or used for any purpose other than ingress or egress of residents and their guests. Tasteful FAKE plants and clean doormats or any other décor placed in the common hallways may be used only to beautify the entrance to the home. Storage of any personal effects such as shoes and socks is prohibited in the common hallways. SMOKING INSIDE OF THE COMMON AREA FOYERS AND HALLWAYS IS PROHIBITED AT ALL TIMES!

**GRILLS:** Use of charcoal or gas barbecue grills is strictly prohibited on BALCONIES on the second floor. Those on the first floor may use charcoal or gas barbecue grills. Grills when in use must be 10ft away from the buildings per the City of Winter Park Fire Department. Those wishing to use gas grills on the first floor must disconnect the gas tank and cap it when not in use.

**PARKING:** Resident agrees to abide by all parking regulations published and updated from time to time by the Association. EACH Condo has one assigned space. All other parking is on a first-come, first-served basis. Additional overflow parking for building B and E has been created along the west entrance property fence line and has been labeled as such. Park only between white lines. Vehicles not parked between white lines will be in fire lanes and will be towed without notice to resident at resident's expense. No campers, recreational vehicles, boats, trailers, buses or mechanized equipment will be allowed on the property without the prior consent of the condominium association (specifically designated parking for the above mentioned shall be used). Any non-operable, abandoned or unauthorized vehicle belonging to Resident or Resident's guest may be removed by the association at the expense of the Resident. Repair of a vehicle is prohibited, except for replacement of flat tires or the like. Washing and maintenance of vehicles on the property is prohibited.



## COMMUNITY RULES AND REGULATIONS FOR WATERFALL COVE CONDOMINIUM ASSOCIATION

**DRIVING ON THE GRASS:** Is prohibited at all times!

**TRASH, RECEPTACLES AND REMOVAL:** Valet Waste services are provided to every resident 5 days a week. Service days are Sunday – Thursday. The trash receptacles that are provided to the home by Valet Waste Services must be placed outside of the front door of the home by 6-8PM. Pickup begins at 8PM. Trash must be bagged and tied and cardboard boxes must be flattened. Trash receptacles must be brought back inside of the home by 9 am the following morning. On off days of valet waste services, residents can dispose of trash in the designated trash receptacle located on the far south east corner of the property. It is very important that Residents do not place trash outside on the patio or balcony so as to prevent pest control problems, to keep a good overall appearance and to avoid it being scattered by unleashed pets or wild animals. Residents who place trash containers outside of the front door of their home during daytime hours or on off days are subject to a fine of \$50.00 per occurrence. Residents who are found to have placed trash directly on the carpet in the hallways are subject to fines in addition they will be held responsible for any cleaning or repair to any damaged carpet as a result of this violation. A formal complaint must be filed against any resident in violation of any community rule and regulation.

**PETS: PERSUANT TO THE DECLARATION OF CONDOMINIUMS, LIMIT OF ONE PET PER HOME.** All dogs must be on a leash at all times while on in the common areas of the Waterfall Cove property. All pets must have an identification collar. All pet owners must clean up after their pet in all grass areas contained within the perimeter of all parking lots. A fine of \$50.00 per occurrence may apply to any pet owner found not having their pet on a leash or not cleaning up after his/her pet. In order for this fine to be assessed to any resident, a formal complaint must be filed against the resident found in violation of these rules.

**PETS – BREED RESTRICTIONS:** Breed Restrictions added to Rules and Regulations as of Wednesday, January 16, 2008 prohibit the following four dogs from residing in a home at Waterfall Cove; Pit Bull, Chow Chow, Rottweiler and Presa Canario. Any pet owner living at Waterfall Cove prior to this amended rule is considered to be “Grandfathered in”.

### **PETS – CITY OF WINTER PARK CODES AS THEY APPLY TO WATERFALL COVE PET RULES AND REGULATIONS: Sec. 18-44. Defecation or urination on property of others.**

(a) It is unlawful for a dog or cat owner or keeper to permit a dog or cat, either willfully or negligently, to defecate or urinate upon:

- (1) Public park, beach or school ground, other than in areas designated for that purpose; or
- (2) Private property without the permission of the property owner.

(b) Where this section is violated, the owner or keeper shall remove any feces deposited by the dog or cat. Failure to do so immediately shall constitute an additional violation of this section.

(Code 1960, § 5-22)

**POOL RULES:** There will be no lifeguard on duty; resident and resident’s guest(s). Swim at their own risk. All children 13 years and under must be accompanied by a parent or guardian at all times. No glass OR pets are allowed inside the pool area. SEE SEPARATE POOL RULES FOR COMPLETE DETAILS ON POOL RULES



## COMMUNITY RULES AND REGULATIONS FOR WATERFALL COVE CONDOMINIUM ASSOCIATION

THE CITY OF WINTER PARK'S NOISE ORDINANCE APPLIES TO ALL HOMES AT WATERFALL COVE. THE CITY OF WINTER PARK'S NOISE ORDINANCE STATES THE FOLLOWING:

### Sec. 62-94. Enforcement.

Any person violating any of the provisions of this division shall be deemed guilty of an offense punishable as provided in section 1-7.

(Code 1960, § 18-19(F))

### Sec. 62-95. Owner's and lessee's responsibility.

It shall be a violation of this division for an owner or a lessee who is present on any property that he or she owns or leases to allow a noise disturbance to be created or exist from such property so as to violate those prohibitions listed in section 62-97.

(Code 1960, § 18-19(D))

### Sec. 62-96. Noise disturbances prohibited generally.

(a) No person shall make, continue or cause to be made or continued any noise disturbance.

(b) The characteristics and conditions which should be considered in determining whether a violation of the provisions of this section exists should include, but not be limited to the following:

- (1) The level of the noise;
- (2) Whether the nature of the noise is usual or unusual;
- (3) Whether the origin of the noise is natural or unnatural;
- (4) The level of the ambient noise;
- (5) The proximity of the noise to sleeping facilities or residential areas;
- (6) The nature and zoning of the area from which the noise emanates and the area where it is received;
- (7) The time of day or night the noise occurs;
- (8) The duration of the noise; and
- (9) Whether the noise is recurrent, intermittent, or constant.

(Code 1960, § 18-19(C)(1); Ord. No. 2504-03, § 2, 3-11-03)

### Sec. 62-97. Specific prohibitions.

The following acts, among others (this enumeration shall not be deemed to be exclusive), are declared to be noise disturbances in violation of this division:

- (1) *Horns, signaling devices, etc.* The sounding of any horn or signaling device on any automobile, motorcycle, streetcar or other vehicle on any street or public place of the city for an unnecessary and unreasonable period of time, thereby creating a noise disturbance.
- (2) *Radios, phonographs, television sets, musical instruments, etc.*
  - a. Using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner:
    1. As to disturb the peace, quiet and comfort of neighboring inhabitants;
    2. At any time with louder volume than is necessary for convenient hearing for the persons who are in the same dwelling unit of any multiple dwelling in which such machine or device is operated and who are voluntarily listeners thereto; or
    3. As to create a noise disturbance.



<b>COMMUNITY RULES AND REGULATIONS FOR WATERFALL COVE CONDOMINIUM ASSOCIATION</b>
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City of Winter Park Noise Violations Standard Procedures  
Article III Section 62-96, Section 62-97

All noise disturbance complainants must be called into the Winter Park Police Department. The non-emergency line must be used: 407-644-1313.

The complainant must request that the responding officer verify the violation and write an incident report on each occasion.

The office must submit a copy of each incident report verifying the noise ordinance violation to the Code Enforcement Division.

Once three reports have been submitted to the Code Enforcement Division, the case will be processed through the Code Enforcement Board with the potential imposition of fines up to \$250.00 per incident report.

City of Winter Park – Code Enforcement Division  
401 S. Park Ave, Winter Park FL 32789  
407-599-3399 EXT. 5428

**VIOLATIONS OF RULES AND REGULATIONS:** PURSUANT TO FLORIDA LAWS AND THE DECLARATION OF CONDOMINIUM, THE ASSOCIATION WILL TAKE THE FOLLOWING ACTIONS FOR ANY VIOLATIONS OF THE RULES AND REGULATIONS, DECLARATION OF CONDOMINIUM AND BYLAWS BY ANY RESIDENT OR OCCUPANT OF A UNIT:

1. FIRST OFFENSE – A WRITTEN WARNING WILL BE ISSUED TO THE HOME
2. A 7 DAY NOTICE WITH OPPORTUNITY TO CURE AND A FINE OF \$50.00 WILL BE ISSUED TO THE HOME
3. A GRIEVANCE COMMITTEE WILL BE FORMED AND A FORMAL HEARING HELD TO DETERMINE ADDITIONAL FINES AND DISCUSS POSSIBLE TERMINATION OF RESIDENCY.

**I have received a copy of Waterfall Cove at Winter Park's Rules and agree to abide by them.**

Resident Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Resident Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Resident Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Resident Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Owner Signature:** \_\_\_\_\_



## **SOME IMPORTANT BENEFITS OF BEING INVOLVED IN YOUR OWN NEIGHBORHOOD WATCH PROGRAMS ARE:**

1. Neighborhood policing by you and your neighbors, combined with the neighborhood police, create this greater sense of security, well-being, and reduction of fear of crime because you and your neighbors "LOOK OUT FOR EACH OTHER".
2. Reduce the risk of being a crime victim. You are taught how to take preventative measures that substantially decrease the likelihood of becoming a crime victim. Not only does Neighborhood Watch reduce the risk of your home being burglarized, it reduces the opportunities for other crimes, such as VANDALISM, GRAFFITI, personal assault, auto theft and other personal crimes to occur.
3. The Neighborhood Watch Program trains you how to observe and report suspicious activities occurring in your neighborhood. It informs you on what information law enforcement officers need when reporting a crime and why *[IE specific color of clothes]*. It instructs you on how to detect illegal activities 24 hours a day – seven days a week.
4. Knowing your neighbors is an important feature and benefit of this program. You become familiar with the regular neighborly activities and patterns which allow you to notice when something is unusual. *Being aware of the goings-on in your neighborhood is not invading any one's privacy or snooping; rather it is guarding against trouble or any situation that could be dangerous to our neighborhood. It simply comes down to the neighborhood watch motto: "WE LOOK OUR FOR EACH OTHER!"*
5. You have greater access to criminal activity information. Neighborhood watch programs are designed to keep participants informed of crime trends and patterns, so the participants will be better prepared to recognize criminal activity in their neighborhood.
6. *Posting neighborhood watch signs in our community and labels/decals in our windows tells a criminal that (a) you are not an easy target, that (b) they are probably being watched and (c) we have taken the steps necessary to deter crime in our neighborhood.*
7. Address issues of mutual interest by getting together with your neighbors on a regular basis. (Monthly, quarterly or however often we would like).

**We want to encourage every member of our community, adults and children alike, to be an active part of the Neighborhood Watch Program. After all, as residents of Waterfall Cove at Winter Park, YOU are the key components to a successful neighborhood watch!**