

South Preserve III at Waterside Village
Rules and Restrictions for Owners, Tenants and Guests

**The following is a list of other restrictions issued by this association.
No Owners, Tenant, Guest, or other occupant of a condominium unit shall:**

1. Use the unit for other than residential purposes.
2. Change anything to the exterior of the unit without submitting an Exterior Modification Form for the Board of Directors to approve. This may include but not be limited to: painting or changing any exterior wall, door, window, patio or exterior surface; installing sunscreens, blinds or awnings; installing window treatments without a solid, light colored liner facing the exterior of unit; tinting or applying anything to the windows; planting any plants outside of unit*; erecting lights or signs; placing signs in windows or on exterior surfaces; erecting or attaching any structures to common elements.
 - Exterior modifications may be considered if proper application is made to the Board of Directors prior to the modification.
 - **Owners are allowed to place potted plants on the exterior of their units, five (5) in the front, five (5) in the back, for a total of ten (10). Upstairs units may place pots in the front screened area. Downstairs units may place pots in the rockered area near the front doors, or on the back patio slabs. No pots may be placed on stairs or walkways**
 - **Owners are allowed to install seasonal/holiday decorations, but must be removed in a reasonable amount of time.**
3. Park overnight any commercial vehicle, boats, camper, motor home, trailer, mobile home, or similar vehicle in any parking area. Commercial vehicles may only be parked when performing services at the unit or common area. Bicycles may not be stored in carports.
4. Permit loud and or objectionable noises to emanate from the unit or the common elements, which may cause a nuisance to the occupants of other units.
5. Permit obnoxious or objectionable odors to emanate from the unit or the common elements, which may cause a nuisance to the occupants of other units.
6. Erect, construct or maintain any wire, antennas, garbage or refuse receptacles, or other equipment or structures on the exterior of the building or on or in any of the common elements.
7. Permit or allow anything to be done or kept in their unit or in the common elements, which will increase insurance rates on any unit or on the common property.
8. Commit or permit any public or private nuisance in the unit or in or on the common elements.

9. Divide or subdivide a unit for the purpose of sale or lease except to the owner of an adjacent unit.
10. Obstruct the common way of ingress and egress to the other units or the common elements.
11. Hang any laundry, garments or other unsightly objects; which are visible outside of the unit.
12. Allow anything to remain in the common elements, which would be unsightly or hazardous.
13. Make use of the common elements in such a manner as to infringe upon the rights of the other unit owners, tenants and occupants as to their use and enjoyment.
14. Neither lease a single room or less than an entire unit, nor sublease a unit.
15. Lease a unit for a period of less than three months.
16. Use or store a gas or charcoal grill within or about the unit or any balcony, lanai or patio; only electric grills are permitted, and they must be stored within a unit, screened lanai or assigned unit storage area.
17. Feeding of wild birds and animals is strictly prohibited.
18. Exceed the posted vehicle speed limits. The speed limit for Saranac Lake Dr. and Norwalk Dr. is 8-Miles Per Hour.
19. Fail to keep the unit and the limited common areas clean and sanitary at all times.
20. Use a unit in a manner which violates any laws, ordinances or regulations of any governmental body
21. Allow any animals to be kept in the unit other than one dog or one cat, caged birds, and small marine animals in aquariums.
22. Any animal which becomes a nuisance to the other unit owners in the sole opinion of the Association shall be removed from the unit or premises immediately.
23. Authorized pets using the common elements shall be on a leash and accompanied by their owner. The animal's owner shall be responsible for timely cleaning up after the pet.
24. Any change in occupancy of a unit, whether guest, relative or tenant must be submitted in writing to the Board of Directors for approval. Owners renting their unit shall use the Rental Application, owners allowing guest or relatives to occupy their unit shall use the Guest Occupancy form.
25. When submitting a Rental Application, a background check and copy of the lease must be submitted with application.