

# The Waters Guidelines (November 9, 2020)

Welcome to The Waters. I am Marshall Warren the Owner. I promise that along with our manager Rozy Castillo that we will always make The Waters a great place to live. The Waters will be safe, clean and beautiful always. At The Waters you will be surrounded by people that will become your friends and good neighbors. Many of you will live in the community for years. You will be proud to call The Waters home. I ask that you please always treat The Waters as you would your own property. Thank you.

The Waters is a long term stay community for adults. The Water's provides lot spaces for RV's and even Tiny Homes in the future. Below is a list of rules for our Homeowners. The rules are easy to follow and will be enforced for the betterment of the community. Our rules are simple. Here are three general rules to keep in mind. Comply with these three statements and you will never need to refer to the longer list of rules.

- Respect the rights of others.
- Keep your home and your lot clean.
- Pay on time.

Please read all the rules and sign here to confirm you will comply.

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Next here are a few areas we would like to emphasize. Please initial each box.

Please confirm your home is in good repair. (For RV's only) \_\_\_\_\_

- All original trim, doors and covers are installed and in good shape.
- No window units. Rooftop A/C units and covers in good shape.
- All windows and doors in good shape.
- Paint and decals in good shape.

Please confirm you will follow our pet rules \_\_\_\_\_

- No Dangerous pets
- All dogs on a leash.
- Owners must be with pets that are outside.
- Owners will pick up all pet droppings.
- If droppings are not picked up you will receive a notice, then a warning, then you will be asked to leave the community. Three strikes, you're out.

#### Utility hook ups (For RV's only)\_\_\_\_\_

- Run all hoses under the home and behind the wheels until near the hook up. This makes your neighbors view of the septic lines and the water hoses more beautiful. It also helps the mowers to keep the grass mowed properly.
- Sewer hook up will be the screw in type at our connection point so no smell or fluid leaks out and no rain water leaks into the system.
- We provide a brass "y" coming out of the round cutoff box so you can hook up two water hoses. In the winter please run your heat tape so it keeps the 'Y' warm.

#### Trash Cans \_\_\_\_\_

- Please place the cans on your parking area for pick up on Friday.
- After the pick up please move the cans to the back part of your home. The cans are orange and the area looks better if they are out of site.

#### You and your guest \_\_\_\_\_

- Please confirm you will treat people in this community with respect.
- Please confirm you will treat everyone in this community as you would want to be treated.
- Please confirm you will follow the rules as written in this document and all local, State and USA laws.
- Please confirm that if you cannot follow the rules you will not be allowed to live at The Waters.

### **Minimum Stay**

We hope Homeowners stay in our community for many years. The minimum stay is one month. When you move in we prorate the first month for the number of days left in the month. The next month just pay the normal monthly rate. Then that lot is yours for the month. If your life changes and you need to move please let us know. If you know you're moving before the first of the month we will then prorate the month for you and you only pay for the days you need the homesite for that next month.

In other cases please give two weeks notice. With two weeks notice we will refund any overpayment and we can plan for your move and let others know a homesite will soon be available.

### **RV restrictions**

We have no limit to the age of your home. The most important thing for the community is that you are a good person. But we do want our community to be safe and beautiful. So here are our restrictions on RV's

- RV's must be in good condition. There is no year limit.
  - All original type parts installed. No missing or broken trim, doors or glass.
  - Clean exterior. No stains or discoloration. Decals and lettering should be in good shape. No non standard writing on the home.
  - No window unit air conditioning.
  - No Foil on windows.
  - No tarps or covers.
  - All homes must be approved by the management.

## **Utilities**

- Electricity and water are metered and billed monthly. You are only billed for what you use.
- Your bill can be viewed online at our Tenant Web Access. You can read more about Tenant Web Access under Payments later in the Guidelines.
- There is a \$200 deposit required on move in. The deposit will be returned when you move out and all balances are paid. Since many people live here for years, after one year of living at The Waters if you have a history of paying on time we will give your deposit back to you. By that time we will know each other and there would be no reason to hold your money.
- Keeping the hookups clean and organized looks nice. The RV electrical cord should be routed under the RV until it is 90 degrees from the electrical tower. Then straight out to the electric tower. Electricity will be billed each month.
- On each electrical tower there is a 50 amp/ 30 amp and 110 volt GFI.
- The Waters is responsible for the power up to the plug.
- Any damage caused to the electrical tower by a faulty circuit or loose RV plug will be the responsibility of the Homeowner. Loose plugs can cause arcing. Please confirm your plug is in good shape and not loose.
- It is always recommended that you use a surge detector to protect your valuable electronics from weather and service interruptions in the area. It's the smart thing to do.

## **Water**

- Water is billed monthly. You only pay for what you use. There are no meter fees or deposits.
- Water hose should be routed under the home until 90 degrees from the water hookup.
- Water hose should be wrapped with heated tape in cold weather.
- A water filter and pressure regulator is recommended.
- Please route your hose through the entrance hole on the side of the round cutoff box.
- If you need two hoses connected please use a "Y" outside the cutoff box. All water box covers must be in place at all times.
- The Waters is responsible for all water leaks and repairs up to the cutoff and the Homeowner is responsible for all items after the cutoff.
- A water pressure regulator will help protect your home.

## **Sewer**

- Sewer hose should run under the home until 90 degrees from the sewer hookup. This helps to make the community more beautiful.
- Hoses must use a screw in fitting to connect to the sewer hookup.
- Hose must be in good shape with no leaks.
- The Waters is responsible for the Sewer up to the hookup.
- Do not put any wipes, female products or any other objects that could stop up the sewer line. If these products cause the sewer to not work and are found in the line the Homeowner will be responsible for the cost as determined by the plumbing company.

## **Trash**

- The Waters is one of the only communities with individual trash carts for each home. The Waters includes this service at no extra charge to you. We believe you deserve the best.
- Please store the cart behind your patio or home.
- Pickup day is Friday.
- On Fridays place the cart on your parking area for pickup. Do not place it on the grass.
- All items must be placed in the carts.
- No tires, No Batteries, No paint, No Chemicals or any item not allowed in a landfill.

## **Pets**

- Again all our rules are for safety or respecting the rights of others.
- For safety there are no aggressive dogs or other dangerous pets allowed. Pitbulls, Pitbull mixes, Rottweilers, snakes or any dangerous animal cannot live in our community..
- To protect people and other pets, no pets can be outside unless they are with the owner and on a leash.
- Pets must be with their owners at all times when outside. If the pet is tethered the length of line must be 15 feet or less. This prevents your pet from wondering out of your yard space.
- When the animals are being walked with the owner the owner must carry a bag to pick up all droppings from the animal.
- All droppings must be picked up immediately. Droppings can cause the spread of disease, smell bad and cause a mess.

## **Decks**

- Small decks are allowed
- They must be approved by the manager.
- They must be easily movable and not mounted into the ground.
- They should be in good repair and either painted or stained.
- Please have all decks and building approved by the management.

## **Yard**

- Mowing will be completed by The Waters. It is our job to keep all the community property manicured and mowed professionally.
- The planting of Plants and flowers by the Homeowners is encouraged. The plants become the responsibility of the homeowner. All dead plants must be removed.
- The planting of trees must be approved by the manager.
- Only outside furniture and patio chairs allowed outside.
- No outside storage. Storage containers under the home are allowed.
- One 4' deep x 8' wide storage shed is allowed. Must be wood or Hardy Board with shingled roof. Must be painted or stained. No metal sheds allowed. Walls 6' high on the door side. Roof design may be sloped or peaked. On the lake side lots the shed must be placed behind the home where it does not block lake view. The 8' side must be against the back of the home. On the non-lake lots the shed should be placed behind the patio. Please consult with the manager before purchasing a storage shed.

## **Payment**

- When you apply to live at The Waters a link will be sent to your email with an invitation to register for the Tenant Web Access. The Tenant Web Access website allows you to see your account at any time. It shows your balance, charges, payments, utilities your history and you can request services on the site.
- All payments should be made through this system.
- The Tenant Web Access allows you the easiest and lowest cost for you to pay. You go on the site and pay or schedule your payment to be auto deducted from your bank account and deposited to The Waters account on the due date at no cost to you.
- You can also pay with your credit card at an additional cost to you.
- We will not accept cash.
- Payment is due by the first day of each month.
- The lot lease is \$467/month.
- Late payment is \$25.
- Electricity and water are billed at the current utility rate charged by the provider. The Waters makes no money from utilities. These costs are also displayed on the Tenant web access.

## **Vehicles**

- 20 x 20 parking pads are provided for two vehicles only.
- Both vehicles must be street legal and in good driving condition.
- No mechanic work can be performed on any vehicle while in the community.
- Your Vehicle can not leak oil on its parking spot.
- For everyone's safety please do not exceed 15 MPH.
- No loud vehicles.
- Golf carts and motorcycles do not count as vehicles.
- No trash stored in any vehicle.
- No boats or trailers.
- No riding of off road vehicles in the community.
- No parking in the grass ever.

## **Antennas**

- Antennas must be attached to the home.
- No stand-alone poles.
- Please have all antennas approved by management.

## **Children**

- We love children. When you live in the country and near a lake your Grandkids will love to visit you at The Waters. They are always welcome to visit.
- Please watch your visitors closely. Our lake has no lifeguard.
- Children are not allowed to live in the community.
- If you have a child visiting longer than a few days please let the manager know.

### **Our Lake**

- Please have fun walking around the lake.
- When fishing please catch and then release the fish for another day.
- No swimming or boating.
- DANGEROUS DEEP WATER. NO LIFEGUARD ON DUTY.

### **Unlawful Acts**

- Our Homeowners will follow all local, State and U.S. law.
- Any illegal acts will be reported to the police.
- No fireworks. We love celebrations but the sparks can cause damage to the roofs of the homes.
- Gun safety is very important. Never have a loaded gun outside your home or vehicle.

### **Background Checks**

- The most important thing at The Waters is SAFETY.
- We will make sure you are surrounded by people just like you. Fun loving, honest, caring, helpful and able to follow the normal rules of life and the rules of the community. If they can't, they can't live here.
- All people living in your community will have a background check. When you fill out your application a company called Amrent will run a background check and confirm you are not a danger to our community. We are not looking for perfect people, we are looking for good safe people.
- The cost of the check will be part of the moving cost that you will pay along with deposit and prorated month's rent.

### **Noise**

- Respect the rights of others.
- We have no quiet hours. But there are definitely times when you should be quiet. In the summer when the sun is up later maybe it would be appropriate to be active later. In the winter maybe not so late. Does your neighbor and fellow homeowner work nights? Maybe you could adjust your noise to make their life better. Please use your common sense.

### **All the rules that are not mentioned above.**

- Use common sense.
- Have good communication with your neighbors.
- The management at The Waters is not your referee.
- The management at the waters is not your Judge or mediator.
- The management at The Waters enforces the rules listed above to keep you safe and happy.