

RENTAL PROPERTIES. An owner may rent their property for a term of no less than one (1) year, as per Rental Restrictions as Amended in Water's Edge Covenant dated June 19, 2019. The owner is responsible for providing copies of the Governing Documents, Rules and Regulations, and Polices to the tenant when lease is signed and the tenant's compliance to them. ♦ Owners must provide a copy of the fully executed lease to the Association or Property Management company not less than (5) business days prior to the commencement of the lease. ♦The one (1) year minimum rental period does not apply for the time period beginning ten (10) days prior to the final day of The Players Championship and ending two (2) days after the final day.

SIGNS. No sign shall be displayed on the lot for public view unless approved.

SPECIAL VEHICLES: Motor homes, recreational vehicles, trucks, commercial vehicles of any type, buses, travel trailers, boats and boat trailers and the like are restricted within the Water's Edge area for purposes of loading and unloading, and/or daily activities approved by the homeowner within the authorized days of the week and times of the day. ♦ Parking or storage, except in a closed garage, of these vehicles is strictly prohibited. ♦ In addition, mechanical repairs to any vehicle shall be permitted only within a garage.

TREE REMOVAL. No tree, the trunk of which exceeds more than four (4) inches in diameter measured one foot from its base, shall be cut down, destroyed, or removed without the express written consent of the ARB, i.e. WEHOA Tree Removal Policies.

Additionally, if an oak tree is removed from the front and/or side yard, it must be replaced by either an oak, magnolia, or elm tree that is a minimum of 2 inches in diameter, 30-gallons, and a minimum of 8 ft tall. All tree stumps must be ground out.

If you have any questions or concerns, please contact our property manager or our property assistant. Any concerns will be addressed as soon as possible.

PROPERTY MANAGEMENT

May Management Services, Inc.
240 Canal Boulevard, Suite 2
Ponte Vedra beach, FL 32082

Office Hours: M-F, 9a-5p

Phone: 904-273-9832

(Answering Service after normal business hours)

Property Manager: Michael Resetar

Email: mresetar@maymgt.com

Phone: 904-273-9832, ext. 127

Assistant Property Manager: Pat Politi

Email: ppoliti@maymgt.com

Phone: 904-273-9832 Ext. 126

Marsh Landing Management - 904-270-3033

First Coast Security Patrol - 904-370-4875

St. Johns County Sheriff - 904-824-8304

St. Johns County Utility Dept. - 904-209-2700

First Coast Staff- Solana Rd. Gate - 904-285-5488

First Coast Staff - Main Gate - 904-543-0043

Beaches Energy (power outage) - 904-247-6171

Republic Services (trash/recycling) - 800-331-2909

WATER'S EDGE

Homeowners Association



SUMMARY OF

RULES AND REGULATIONS

As of January 2023

The following summary of rules and regulations which are based upon Water's Edge and Sawgrass Players Club Association (SPCA) governing documents is designed to remind you of certain homeowner responsibilities while living in Water's Edge.

If you have any questions, please contact Property Manager Michael Resetar at (904) 273-9832 x127 or mresetar@maymgt.com

The purpose of the intended compliance outcomes is to maintain a high quality of life in our neighborhood and to protect our property values.

The Rules and Regulations are enforced while respecting both the homeowner's rights and the governing documents. When all remedies (e.g., Rules and Regulations Compliance Committee and Timeline for Violation Procedure revised 9/8/22) fail to accomplish compliance with any covenant restriction, the Water's Edge Homeowners Association (WEHOA) may impose a fine or fines against an owner to the maximum extent allowed by Florida Statute.

ANIMALS. All pets must be kept under the direct control of their owner at all times and leashed when outdoors on the property unless in an enclosed pool area or contained by an invisible fence. ♦ No animal may be housed or kept in cages of any type outside of a residence (e.g., hen houses, rabbit hutches) at anytime. ♦ Owners are responsible for cleaning up pet waste.

ARCHITECTURAL REVIEW BOARD (ARB). The ARB is a committee of the WEHOA. ♦ Any changes (including like-for-like change) to the exterior of your home or property, including (but not limited to), painting, additions, tree removal, fences, pools, decks, patios, roofs, hot tubs, bulkheads, windows, driveways, etc., require the submittal of an SPCA application to Marsh Landing Management Company for approval prior to the implementation of the exterior change

CONSTRUCTION/WORKERS HOURS. No work is permitted on Sundays. Monday through Friday, work hours are from 7am to 6pm. During day-light saving time, hours are from 7am to 7pm. On Saturdays, work hours are from 8am to 3pm.

FENCES. Fences may only be approved in conjunction with a swimming pool. ♦ Fences will be visually consistent with surrounding homes and existing fences, if any. ♦ Plans along with required fee and deposit must be submitted to the ARB/SPCA to obtain prior approval.

GARAGES. For aesthetic and security reasons, garage doors should be kept closed except when in use.

GARBAGE, RECYCLING and YARD WASTE. Garbage placed in a covered container, recycling material in the county vendor provider container and landscape debris are to be placed at your curbside no earlier than 5 pm on the night before collection. ♦ All containers when not out for pickup must be placed in areas so that they are not visible from adjoining homes or streets within 24 hours of collection date.

HOME APPEARANCE. Exterior of homes, driveways, gutters, soffits, roofs etc. shall be pressure washed as needed. ♦ Objects such as lawn equipment, trash containers, etc. shall be stored away in areas that are not visible from adjoining lots or the streets when not in use.

LANDSCAPE. No weeds, underbrush, unsightly growth shall be allowed on the property. Owners are strongly encouraged to trim property trees (including palm trees) on a regular basis to prevent traffic obstruction from low hanging tree limbs and to help prevent home damage and debris obstructing traffic from passing storms/strong winds.

MAILBOXES. All mailboxes and mailbox posts shall be black, of uniform design, kept clean and in like new condition. Replacements can be obtained through Sundancer Sign Graphic at 904-287-4949.

OUTBUILDINGS/PLAY STRUCTURES. No outbuilding, playhouse, doghouse, deck, platform, dock, bulkhead, swimming pool or other structure separate from the residence shall be permitted without prior written approval of the ARB and the SPCA. All basketball backboards and play structures shall be located at the rear or side of the dwelling, or on the inside portion of the corner lots within setback lines.

PARKING. No roadside overnight parking is permitted. ♦ Roadside temporary parking during other hours is permitted, but such parking cannot block traffic, prevent vehicle home exit/entrance, or blocking of mailboxes. ♦ No parking is permitted on WEHOA common areas and owners' lawns. ♦ Any deviation for special occasions require prior WEHOA approval.

