

**WATER'S EDGE COOPERATIVE, INC.**  
**A Florida Not-for-Profit Corporation**  
**6800 Golf Course Blvd. Punta Gorda, FL 33982**

**Rules and Regulations Effective November 1, 2003**  
**As amended through April 1, 2011**

The purpose of these Rules and Regulations is to promote the safety, welfare and comfort of the Shareholders and renters of WATER'S EDGE, (hereinafter called the "Park") and to improve and maintain the appearance and reputation of the Park.

These rules have been established by the Board of WATER'S EDGE COOPERATIVE, INC. (hereinafter called the "Corporation") owner of the Park, and may be changed from time to time to achieve this and other purposes.

All minutes of meetings will be available in the office, and approved changes of rules and regulations will be posted on the bulletin board in the post office. (Approved 1/06/04)

Any existing Rules and Regulations cannot be re-addressed or changed more than once in any 24-month period, unless deemed an emergency by the Board of Directors. Any such shareholder request must have sponsorship of at least two (2) currently seated Board members. (Approved 12/19/06)

**I. Definitions:**

1. Corporation – "Corporation" means WATER'S EDGE COOPERATIVE, INC., the owner of the Park and landlord to both Shareholders and Renters.
2. Shareholder – "Shareholder" shall be the person or persons owning a share certificate issued by the Corporation pursuant to the Articles of Incorporation and Bylaws. Shareholder may also be referred to as "Member."
3. Renter – "Renter" shall mean any authorized occupant of a site who is not a shareholder. (Approved 1/09/09)
4. Park – "Park" or "RV Park" shall mean WATER'S EDGE.
5. Board – "Board" shall mean Board of Directors of the Corporation.
6. Manager and/or Park Maintenance Supervisor – "Manager" or "Park Maintenance Supervisor" shall mean any Employee of Water's Edge Cooperative, Inc. who is accountable to the Board of Directors. (Approved 1/09/09)

**II. Rules and Regulations:**

**1) WATER**

We are on the City of Punta Gorda water system and conservation is an important issue. To insure that the usage does not go over the limit set for the Park, the following rules are STRICTLY enforced:

- A. Absolutely **NO** washing of vehicles is allowed using City water.
- B. Absolutely **NO** irrigation is allowed using City water.
- C. Absolutely **NO** flushing of holding tanks is allowed using City water
- D. **NO** "Y" connections are allowed on City water.

**There is non-potable water available for the above activities. Please check with front desk if in doubt and we will be happy to make arrangements for your use of this system. During drought conditions, we must abide by all restrictions on water usage that are imposed on the area (this includes the non-potable water).**

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**2) HOUSEKEEPING**

**All sites and camping units must be kept clean and presentable at all times.**

**A. Sewer Connections:**

1. The waste line connector between the RV and the Park's sewer system shall be self-draining and leak-proof for liquids and gases and be connected by means of a readily removable acid resistant connector (Florida Administrative Code 1 OD-26.83). The Florida Department of Health And Rehabilitative Services interprets this rule to mean a "rubber donut" must be used when connecting an RV's flexible hose to a campground's sewer pipe.
2. Please do not use formaldehyde products in your holding tanks. We are on City sewer and the formaldehyde upsets the process in their plant.

**B. Vehicles:**

1. On site vehicles **MUST BE** parked at least three (3) feet from the road and are limited to one (1) RV and any combination of three (3) of the following currently licensed operated vehicles: car, truck, motorcycle, boat trailer up to 15' or a tow dolly, provided that no more than two (2) licensed vehicles are cars or trucks. Any units left on site must be washed a minimum of once each year after October 1 and before December 31. (Approved 1/09/09)
2. Per Park policy, any RV occupying a site cannot be more than ten (10) years old unless given prior approval by Park management.
3. Speed limit in the park is **10 MPH**. Please observe this speed limit at all times. Speed must be reduced whenever a pedestrian is along roadway. (Revised 4/1/11)
4. "H" row is one-way moving from east to west for all traffic except RV's and "F" row is one-way moving from south to north for all traffic except RV's. (Approved 12/05/06)
5. No vehicle, RV, boat, trailer or any other equipment may be parked on the shareholders site or anywhere else on park property in a state of disrepair. This includes but not limited to the need of cleaning, missing or broken parts, flat tires, unit on blocks or jack stands, torn or damaged tarps or covers and any other condition that would render it cosmetically unappealing. (Approved 1/8/2010)

**C. Exterior Mechanical Devices:**

1. Personal washing machines, which are located in the interior of the unit, are allowed in the park. (Approved 11/21/06)
2. Appliances and indoor furniture are not to be placed outside the camping unit. One refrigerator per site is allowed on patios or deck, provided such refrigerator does not exceed four (4) cubic feet in size. (Approved 11/09/04)
3. The placement of any freestanding air conditioning unit must be to the rear of the lot and must not encroach on the setback established by the state, Charlotte County or the Rules of the Cooperative. (Approved 1/17/05)

**D. Storage:**

1. Storage spaces will be numbered and assigned by the park office. Shareholder must fill out "Request for Storage and Release of Liability" form completely before a space will be assigned. Only the unit described in the Request for Storage can be parked in assigned space. "Request for Storage and Release of Liability" is valid for 365 days from the day of execution and is the shareowners responsibility to renew prior to its expiration. Storage space must be relinquished when no longer needed. Spaces left vacant for more than two (2) weeks will be determined vacant and returned to the available pool unless special arrangements are

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made with the office. Unassigned units parked in the storage area will be towed at the owner's expense. (Approved 4/3/09)

2. Only one (1) vehicle, trailer or other stored vehicle as defined in this paragraph D, subparagraph 4, in the name of the shareholder may be parked in the storage area free of charge. ("Licensed" requirement removed 11/13/09) Additional units may be parked in the storage area, subject to the current monthly charge in effect, on a month-to-month basis, provided that another shareholder does not need the space. If the storage area should fill up completely and you are occupying more than one (1) space, you will be required to relinquish the additional space should another shareholder need their first space. This will be accomplished by a 'last in first out' basis as determined by the date on the "Request for Storage Space and Release of Liability" form. A copy of the "Request for Storage Space and Release of Liability" form will be provided to you upon request for your records. (Approved 4/3/09)

3. For maintenance and loading purposes, a boat, storage trailer or RV may be parked on shareholder's site for a limited time with permission from the management. (Approved 4/3/09)

4. Stored vehicles include the following: storage trailers, boats on trailers, RVs, tow dolly, truck camper, non-motorized water craft, and other licensed operating vehicles. (Approved 4/3/09)

5. During the period from November 1st to March 31st, all storage trailers and boat trailers must be stored in designated storage areas unless an annual written request for an exemption is submitted to and approved by the Board. Storage in the designated area is on a first come, first served basis as long as storage space is available. During the period of April 1 to October 31, storage trailers and boat trailers can be stored at your site on the driveway or pad. (Approved 4/3/09)

6. All items in the storage area must be in operating condition and must be able to be moved at the direction and or discretion of the Park Management. The shareholder will leave with the office a set of keys for trailer hitch locks and door and ignition keys for any motorized vehicle for each unit in storage. No items may be left outside the stored unit except for tire covers and trailer leveling blocks. All items left inside the stored units should be secured. The shareholder parks their items in storage at their own risk. The Park assumes no responsibility and or liability for any damage to any stored unit or its contents. (Approved 4/3/09)

7. In the event of non-compliance with any of the rules pertaining to Storage, the shareholder will receive written notice at the address listed on the "Request for Storage and Release of Liability" form with seven (7) days to correct and or remedy. It is the responsibility of the shareowner to keep this information up to date. If the shareholder does not comply with the Park's written notice by mail the Park will have the stored item or items removed or towed away at the shareholder's expense. Any non-compliance of any rule as it pertains to Storage will result in the loss of the privilege of free storage for a period of one (1) year from the date of written notice. (Approved 4/3/09)

**E. Tent Camping:**

It is Park policy that no tent camping is allowed with the following exception: One, four-person tent will be allowed on a shareholder's site under the following conditions. Said tent will be allowed to stand erected for a period no longer than two weeks (fourteen days) total during the calendar year. Any shareholder wishing to put a tent on his or her site must notify the office in writing of the intent to have a tent on his or her site at least three days prior to such establishment of such tent. Such notification shall consist of the names and ages of the occupants of such tent and the arrival and departure date of those occupying such tent. Tents will be maintained per housekeeping rules. (Approved 4/4/06)

**F. Pests and Pesticides:**

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1. Fire ants are a continual problem in Florida and we have the campground treated professionally to eliminate them. If you spot a fire ant mound, please notify the front desk or a maintenance person and we will take action.
2. No use of any non-designated repellants or materials is allowed on the exterior of unit sites that is not clearly marked "For OUTSIDE USE". For example, mothballs are not permitted. (Approved 4/18/06)

**G. General:**

1. Clotheslines are not allowed. The exception to this is a collapsible clothes rack/line inconspicuously placed on your site.
2. No permanent structure of any type is allowed to be added to your site. Please see the front desk regarding screen rooms, decks driveways, etc., for approval by the management. Design plans must be submitted prior to any construction.
3. Picnic tables will be provided by the Park for renter's sites. Shareholders may provide their own or purchase one available from the park. (Approved 11/09/04)
4. Signs – A "For Sale" or "For Rent" sign may be placed on your site provided it does not interfere with yard maintenance work. Signs shall be no greater in size than 15" x 10". A listing of a site or RV for sale or for rent shall also be placed in the office. (Approved 3/31/05)
5. In order to dispose of any large personal items, i.e., air conditioners, appliances, tires, etc., on Water's Edge grounds, written permission from the Park Director is required. (Approved 4/21/06)
6. Ground fires are not permitted. Open fires on the resident's site may be built in barbecue grills, portable fire pits or fixed pits which have been approved with site improvements request. (Approved 12/12/08)
7. Garbage is picked up daily (9:30 AM to 10:30 AM). Please place your trash bags in front of unit next to street. **DO NOT LEAVE GARBAGE OUT AT NIGHT.**
8. If your site will not be occupied from March 1 through the end of Hurricane season, you must notify the Park prior to leaving and request a property inspection done by Park personnel to assure that any unsecured items have been properly stored and any items which may interfere with grounds maintenance have been removed. (Approved 4/3/07 and moved from D, 5 - Approved 12/18/07).

If the Park does not receive a notification of departure and request for inspection, the Shareholder/Renter will be fined \$100. due immediately upon notification. If park personnel are required to secure any item or items or remove any improperly stored item or items from the site, the shareholder/renter will be required to pay for this service at the rate of \$100 per hour with a minimum charge of \$250. In the event on nonpayment of fines and charges, "Article XI, Compliance and Default", of the Bylaws of Water's Edge Cooperative, Inc. shall apply for recovery. The Park assumes no responsibility for any item or items that it removes as a result of this action. (Approved 1/09/09)

**3) LANDSCAPING GUIDELINES:**

As you know, we have always made provisions for non-potable water to be used for irrigation purposes at your sites. During the last two years, Florida has been experiencing drought conditions and we must adhere to local restrictions regarding water usage. (These restrictions apply to the non-potable water as well as the City water. Try to keep the water situation in mind when choosing your grass and plants. We are happy to have you personalize your sites with flowers and plants but we must ask that you adhere to the following rules:

- A. In designing your flowerbeds, try to make them the length of your slab. They must be edged with concrete or large size plastic edging in straight or curved edges to allow for easy mowing and weed eating. (We realize that many of you mow your own lots while you are here but we must mow them during the summer while you are

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- gone.) Keep in mind that wood edging, unless it is a landscape timber, will not hold up very well in our tropical climate. Small wire, plastic or wood fencing is NOT acceptable.
- B. Please use matting before you put down mulch. The weeds have a way of overtaking these flowerbeds in a very unattractive way during the off-season.
  - C. Six to eight inches of wood chip mulch is recommended on top of the matting or two inches of stone will also work.
  - D. Choose your plants carefully – namely the ones that require the least amount of water. Regional plants work best – although some annual and perennials will make it. PLEASE choose plants that do not have thorns.
  - E. Planting trees or bushes requires prior written approval from the Board. Plantings must be placed with their full size in mind. They may be small now, but they are not going to stay that way and we have to mow around them. These plantings also must be edged with approved materials.
  - F. Plant all shrubs and trees at least 70” apart, to insure that the mower can reach between plants, unless the area being planted is mulched or contains no grass area, then closer plantings will be allowed. (Approved 12/19/06)
  - G. If a shareholder plans to use an outside party to maintain the lawn and landscaping of his site, the shareholder will submit the name of the individual and or service to the Park prior to end of season departure. (Approved 12/18/07)
  - H. No edging, decorator posts, bushes, shrubbery, trees, or any object or objects may be placed in the three-foot easement area on either side of the road that may impede the use of the three-foot easement on either side of the road. The only allowable materials that may be used in the three foot easement area for ground cover are: grass, stone, gravel, mulch, concrete, asphalt, pavers and any other driveway material that is level with the road. The shareholder of the site is responsible for maintenance and upkeep of the three-foot easement area. (Approved 3/6/07)
  - ~~I. When planning your landscaping keep in mind that it is your responsibility to maintain all additions on a year around basis. Park management can assist you in finding resources to maintain your site in your absence. Shareholders of sites, in the opinion of park management, which are in need of attention will be notified by letter at their address on file and will have two (2) weeks from postmark to correct the situation. If no correction is made within the two (2) week period, park management will contract resources to do so and cross bill the shareholder accordingly. (Approved 1/8/2010) (Deleted 3/1/11)~~

**4) PETS:**

***For your pet's safety, keep in mind that alligators are indigenous to Florida and are seen in our lake quite often.***

By following these simple rules, pet owners can assure themselves that their pets will always be welcome at Water's Edge RV Cooperative:

- A. You must always clean up after your pet. (Doggie dumpsters are conveniently located at every corner of the lake.
- B. Pets must be on a leash and under control at all times. This is enforced within the Park. (Revised 3/1/11)
- C. Pets are not allowed on any site other than your own unless permission is given. (Revised 4/1/11)
- D. Pets must never be left unattended. Barking dogs are an annoyance to all guests.
- E. Pets are not allowed inside any public buildings or pool area.
- F. Please supply proof of vaccinations for all pets to the front desk upon check-in.

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- G. Shareholders and renters are responsible for their visitors and guests to insure that they follow all pet rules. (Approved 1/8/2010)
- H. No pet fences or cages are allowed on sites outside. (Approved 11/09/04)

**5) VISITORS - RENTERS:**

- A. Only two (2) visitors per site are allowed at no charge (this includes children). Additional visitors (with a maximum of five (5) total) are welcome at \$4.00 per adult and \$3.00 per child per day. (Approved 12/11/09)
- B. If you would like to have more than five (5) visitors, you must make prior written arrangements with the front office.
- C. All visitors must register at the office and receive a car pass. Any car without a pass in the window will be asked to go immediately to the office.
- D. These rules also apply during special events.
- E. All overnight guests must also register. There is a charge of \$4.00 per adult and \$3.00 per child per night.

**5a. VISITORS - SHAREHOLDERS:**

- A. You must inform the registration office when you are expecting guests to make prior arrangements with the front office.
- B. All visitors must register at the office and receive a car pass. Any car without a pass in the window will be asked to go immediately to the office.
- C. Deleted per amendment approved 3/15/06

**6) POOL - NO LIFEGUARD ON DUTY. YOU SWIM AT YOUR OWN RISK:**

- A. Swimming pool/Jacuzzi spa hours are 9:00 AM to 9:00 PM daily. Shareholder will notify Management to request a pool/Jacuzzi spa hours extension on a certain date. Shareholder will close and lock pool/Jacuzzi spa. Shareholder will lose privilege if not closed properly. (Revised 3/1/11)
- B. Children under the age of twelve (12) years must be accompanied by an adult.
- C. No street clothes, cutoffs or t-shirts are allowed in the pool or spa.
- D. No glass products in the pool area.
- E. Smoking is not permitted in the water of either the swimming pool or the Jacuzzi Spa. (Approved 4/1/11)

**7) MISCELLANEOUS:**

**A. Electric and Hot Tubs:**

- 1. Deleted (Approved 12/12/08)
- 2. Deleted (Approved 12/12/08)
- 3. Hot Tub Regulations: (Approved 11/21/06)
  - Hot tubs must be approved prior to installation;

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- Sufficient electrical power must be available to the site.
- Hot tubs must be covered when not in use.

**B. Site Improvement Requirements:**

1. No construction or major improvements to individual camping sites are permitted without consent from management. This includes storage sheds, decks, screen rooms, etc. A diagram of the above improvements will be asked for prior to any authorization.
2. All outside contractors must have proper liability insurance (\$1,000,000.00 or greater) and proper permitting under Charlotte County requirements.

**C. Lake and Local Wildlife:**

1. NO SWIMMING IN THE LAKE.
2. Alligators are found throughout Florida. If you see one, do not feed it under any circumstances. Please refrain from harassing it or any other wildlife.

**D. General:**

1. THERE IS NO ACCESS TO THE TOOL SHED AND TRASH DISPOSAL AREA. Access to the compound is for personal visits only. All park equipment checked in/out must be returned within 48 hours, unless additional arrangements are made with the Park. (Approved 12/18/07)
2. Management reserves the right to evict anyone from the campground for detrimental conduct or failure to observe the Park rules and regulations.
3. Anyone wishing to plan an event that includes use of the Rec hall or gazebo must bring a request to the Social committee for available calendar dates. (Noted in minutes of 1/13/04)
4. A \$25.00 late fee will be applied to each monthly bill where payment is in arrears. (Approved 12/11/09)
5. Shareholders with e-mail addresses that have been provided to the office will consent to receive any notices, statements, election information, etc, directly pertaining to Water's Edge Cooperative Inc. that can be sent via e-mail. (Approved 12/19/06)

8) **RULES AND SPECIFICATIONS FOR SHEDS:** (Approved 12/09/03)

The Park will allow Ted's Sheds or any similar manufactured shed. In addition to aluminum siding and roof, such shed may be covered by vinyl siding and/or have an asphalt roof. (Approved 2/15/06) Absolutely no construction of your own is allowed. See Park management for details and drawings required before any shed may be ordered.

- A. Shed size is to be 6' x 8' (County regulation is fifty (50) square feet or less).
- B. Color is *white* on the exterior.
- C. Choices of trim colors are Base coat gray, buckskin or taupe as well as "neutral". (Approved 11/21/06)
- D. Shed is to be set in from the side lot line five (5) feet, and meet all other setback requirements as defined by current Charlotte County Codes. (Approved 3/6/07)
- E. Plans for placement of sheds must be submitted and approved by Manager.

9) **RULES AND SPECIFICATIONS FOR DRIVEWAYS:** (Approved 1/13/04)

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The following rules and specifications are set forth regarding the installation and construction of personal driveways to be located in the community known as Water's Edge Cooperative.

- A. Each resident will be responsible for his/her own maintenance of said driveway, including appearances, repairs or replacements as necessary.
- B. Driveways may be constructed of the following materials: concrete, asphalt, shells, pavers, grass, mulch, crushed stone, or any other driveway materials, and may have anchored landscaping timbers, PVC piping, concrete curbing, brick or stone edging as a border, that is level with the road. (Approved 3/20/07)
- C. Driveway must allow "Parked Vehicle" to be set back three (3) feet off any Park road.

The above rules and specifications have been incorporated from County ordinances and /or Water's Edge Cooperative rules. **All driveway plans must be approved by the Manager** of Water's Edge Cooperative, Inc., prior to installation or construction. **Any variance to this regulation must be brought before the Board of Directors for approval.**

10) **RULES AND SPECIFICATIONS FOR STORAGE CABINETS:** (Approved 1/13/04)

The following rules and specifications are set forth regarding the use and placement of Storage Cabinets for residents' personal use only located in the community known as Water's Edge Cooperative: (Approved 12/19/06)

- A. Each resident will be limited to one (1) cabinet per site.
- B. The cabinet cannot exceed twenty (20) square feet of floor space area.
- C. The cabinet cannot exceed seventy-seven (77") inches in overall height. (Approved 3/15/06)
- D. The cabinet must be anchored with Auger Type anchors completely around cabinet
- E. The cabinet must be neutral colors only.
- F. Improvement of appearance of storage cabinets must be maintained at the request of the Park Director. (Approved 12/19/06)
- G. If no shed is on site, then two (2) storage cabinets are allowed per existing rules for storage cabinets. No shed will be allowed in the future unless one of the two storage cabinets is removed. (Approved 1/16/07)

The above rules and specifications have been incorporated from County ordinances and/or Water's Edge Cooperative rules. All cabinets must be approved by the Manager of Water's Edge Cooperative prior to placement on resident's site. Existing cabinets do not have to be removed but can only be replaced by a cabinet as stipulated under these regulations. You may have only one cabinet **and** one shed. Approved 3/15/06

11) **RULES AND SPECIFICATIONS FOR DECKS:** (Approved 1/13/04)

The following rules and specifications are set forth regarding the building or ordering of decks to be located in the community known as Water's Edge Cooperative:

- A. Deleted. (Approved 1/09/09)
- B. The deck cannot exceed or be extended past the front of any coach, trailer or unit defined as living quarters.
- C. The deck cannot extend into the ten (10) foot open walk area of the lake shoreline to the rear of a coach, trailer or RV defined as living quarters. Amended 3/6/07 to include a five (5) foot setback from the side lot line.
- D. The deck cannot exceed a height greater than thirty-six (36) inches and must be adjusted to same regardless of landscaping elevations.
- E. The deck must be constructed of treated lumber or composite.

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- F. The deck must be stained with a clear or "neutral" protector only and must be retreated at least every two (2) years to help maintain appearances. If not done by the owner, the Cooperative has the right to hire someone, at the owner's expense and the owner will be charged accordingly. (Approved 11/21/06)
- G. The deck must be anchored with Auger Type anchors completely around the deck.
- H. All decks with a height greater than 7 ½" from the ground must have railings. To keep a chair from falling over the edge of the deck, the deck boards should overhang by at least three (3) inches or a bottom 2 x 4 placed two (2) inches off the deck floor on the inside of the post must be used as a chair stop. Railings must be at least twenty-four (24) inches high or higher and made of a 2 x 4 or 2 x 6 with the option of a 5/4-inch horizontal plate. When spindles are installed as an option of the deck, they must be a maximum of four (4) inches apart. If a project cannot be completed in thirty (30) days, notify the Park Manager and Board of Directors and we will help you resolve your problem. (Approved 3/11/04)
- I. The deck must have full-length hand rails attached to two or more steps for entrance/exits from the deck area.

The above rules and specifications have been incorporated from both County ordinances and Water's Edge Cooperative rules. **All deck plans must be approved by the Manager of Water's Edge Cooperative prior to construction.**

12) **LANDFILL:** (Approved 2/19/04)

No fill will be allowed to be placed on any of the lake front lots without prior approval of the management. Approval will be based on the individual site, type of material and location on the site.

13) **BOARD TERM LIMITS, MEETINGS AND RESPONSIBILITIES:** (Caption change approved 3/15/06)

Meetings of the Board of Directors shall be open to all Shareholders only and as required by Florida law. Notice of such meetings must be posted at least fourteen (14) days prior to the scheduled meeting. Posting of such meetings will be in the Post Office. Dates for Board meetings will be determined by the Board as necessary. (Approved 12/18/07) The annual meeting is held on the first Tuesday of February.

Any Shareholder wishing to speak at a Board meeting will abide by the following rules:

- The president must recognize you before you speak;
- When recognized, speak from the podium and begin by stating your name and site number.
- After recognition by the chair, you may speak only once on each agenda item as it is presented. Such speech may last no more than three (3) minutes.

All correspondence with the Park's attorney must be through the Board and any Shareholders who have questions regarding the Park must come to the Board. The exception to this is for persons purchasing a share and the attorney that handles the closing. All personal communication with the Park's attorney will be billed to the person requesting service or information. (Approved 1/13/04)

- A. All elected board members must reside in the park for a minimum of three (3) consecutive months that include January, February and March and must be available for meetings during those months. (Approved 1/18/06)
- B. The ability to allow write-in candidates on ballots is prohibited under State of Florida statutes. (Approved 11/21/06)
- C. No person that is related to a candidate as defined by the IRS Code can serve on the Election Committee. (Approved 1/18/06)
- D. Run-Off Election Procedure: Should a tie occur during the Annual election, the following procedures will be implemented: (Approved 12/19/06)

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1. All shareholders present at the Annual Meeting will be given a new Run-Off Ballot, with the names of the tie candidates only.
  2. Collection of these ballots will require the same sealing and registered voter signature, as applies to the Annual Election.
  3. Collection of the Run-Off Ballots must be returned within one (1) hour of being disbursed to the shareholders.
  4. The currently appointed Election committee will commence the tally of these ballots.
  5. The Board of Directors may announce a recess until informed by the Election committee of the results of the run-off ballot.
- E. The Board of Directors has the right to enforce penalties for the following:
1. Non-payment of maintenance fees.
  2. Disregard of Rules and Regulations - The Shareholder will receive a written notice at the most current physical address provided by the shareholder to the Park of their non-compliance and be asked to correct or remedy the noncompliance within seven (7) days. If the Shareholder has not corrected or remedied the non-compliance, the Park will commence remedies as outlined in "Article XI, Compliance and Default" and impose fines as indicated in "Article XXII, Fines" of the Bylaws of Water's Edge Cooperative, Inc. (Approved 1/09/09)
- F. Dispensing of contingency funds will require approval by a super majority (5 of 7 votes) of the board. (Approved 3/20/07)
- G. No checks can be drawn (except for utility payment) or agreements be entered into for over \$5,000.00 for any one item without Board approval. (Approved 3/20/07)
- H. Any shareholder who has a specific problem and or a dispute with any other shareholder; any rule or regulation; committee policy; actions or conduct of Park employees, or any other situation that may arise in which the shareholder may require some specific action, remedy, payment or refund, the shareholder must submit in writing the specific complaint to the Board within ten days of the shareholder becoming aware of the problem. The Board will then address the complaint at the next regularly scheduled Board Meeting. (Approved 12/18/07)
- I. Any expense for equipment up to \$1,000 shall be expensed in the year the expense is incurred and any expense for equipment of \$1,000 and more shall be capitalized based on an appropriate depreciation schedule tied to the life of that asset (Approved 12/4/07)

**14. CONCRETE DRIVEWAYS OR UNIT PADS:**

The following rules and specifications are set forth regarding the installation and construction of concrete driveways or unit pads to be located in the community known as Water's Edge Cooperative.

- A. Each resident will be responsible for their own maintenance of said concrete including appearances, repairs or replacements as necessary.
- B. Concrete will be installed by a certified contractor only.
- C. Concrete will be a minimum of four (4) inches thick for driveways and six (6) inches thick for unit pads. This does not include porch pads.
- D. Any water or sewer lines needing repair or replacement due to installation or removal of concrete installed by a resident will be at the cost and responsibility of the contractor.
- E. Driveways must allow "Parked Vehicle" to be set back a minimum of three (3) feet off any Park road.

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- F. Unit pads must be sized in a manner to allow all setback rules and specifications for water, roadway, neighbors, etc.
- G. During the months of January through March, no major construction such as concrete work will be allowed in the park since there will be no place for construction vehicles to park. Such supplies as lumber and sod can be delivered as long as the delivering vehicle comes and goes. (Approved 11/21/06)
- H. Deleted (Approved 12/12/08)

The above rules and specifications have been incorporated from County ordinances and/or Water's Edge Cooperative rules. **All concrete plans must be submitted and approved by Manager of Water's Edge Cooperative prior to installation or construction.**

**15) PARK MODELS:**

- A. NEW park models that meet state and county specifications are allowed. Installation is to be done and permits obtained by licensed contractors. (Approved 11/9/04)
- B. Park model size will be guided by the Charlotte County regulations and the Park requirements of a five (5) foot setback from the electric meter. The side boundary line will be determined by the outside edge of the power pole in conjunction with the angle of the edge of the original concrete pad. (Approved 3/10/05)
- C. The placement of any freestanding air conditioning unit must be to the rear of the lot and must not encroach on the setback established by the state, Charlotte County or the Rules of the Cooperative. (Approved 1/17/05)
- D. Electrical connections are limited to a maximum of 100 amps per unit. (Approved 12/12/08)
- E. Deleted. (Approved 12/12/08)

**16) PURCHASE PROCEDURES AND REQUIREMENTS:**

- A. A share in this park may only be owned by one husband/wife or one individual or one couple as significant others. Any of the current floating shareholders may continue to have that number of shares and no more. (Approved 1/16/07) This replaces the following "A moratorium is in effect on the limit of the number of prime shares or floating shares ownership, to one (1) per husband and or wife and or significant other, until the Annual meeting in February 2007, where this issue can be addressed by all shareholders. (Approved 4/18/06)
- B. Background checks are mandated prior to purchase of a share in the cooperative. Failure to fully disclose any felony conviction will result in termination of the sale if pending or shareholder lease if sale has been completed. No refund of deposit or purchase price will be made. (Approved 11/21/06)

**17) MOTORIZED, NON-LICENSED TRANSPORTATION UNITS:**

- A. Such units must have headlights, taillights and a working horn. Acceptable taillights will include anything that illuminates the rear of the unit.
- B. Such units must observe the park's posted speed limits.
- C. Operators of such units must be adults only, i.e., 16 years of age or older. In the event the operator is younger than age 16, the operator must be accompanied by the shareholder.
- D. Such units must be parked on the owner's site and must be at least three feet off the road.

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- E. Shareholders owning such units must register proof of liability coverage with the park office in the amount of \$100,000 on the unit. (Approved 11/21/06)

**18) PLACEMENT OF UNITS ON SITES:**

- A. Future placements of units **must be parallel** to side property lines.
- B. The sides of the unit must be a minimum of five feet from the side property line and any slide out must not encroach on the property line when extended.
- C. In the event that the unit is not parked in the same manner as your row, e.g., located directly next to your utilities, then your unit, including any slide outs when extended, must be a minimum of ten feet from your neighbors' unit including their slide outs when extended. (Approved 11/21/06)
- D. Units must be placed on sites so as to accommodate the ease of moving the unit on and off the site without infringing on all adjacent sites. Shareholders and renters may use the three foot easement on either side of the road in order to move their unit on or off their site and are responsible for any damage caused to any adjacent site as a result of moving their unit." (Approved 3/6/07)

**19) FREE-STANDING SCREEN ROOMS AND/OR CABANAS:** (Approved 12/05/06)

- A. Such structure must be secured and anchored.
- B. Any damage caused as a result of freestanding screen rooms and/or cabanas is the responsibility of the unit owner.
- C. Freestanding screen rooms and/or cabanas are only allowed to be erected while the unit owner is in residence.
- D. Permission for such structure must be secured from the Park Director before installation.
- E. These units are not to be used for sleeping facilities.

**20) MAINTENANCE OF SITE UTILITIES:** (Approved 3/6/07)

- G. Water's Edge Cooperative, Inc. is responsible for providing water, sewer and electric to each site. The shareholder may modify water, sewer, and electrical connections to accommodate his unit at his expense. A written plan outlining the modification must be submitted to the Manager for approval. Park personnel must inspect the modification and do the final connection to the Park's utility service provider. (3/6/07)
- G. A shareholder may request the Park to replace the electric service pedestal at the shareholder's expense. This expense will only be covered by the Park if, in the determination of the Park, the electric service pedestal is defective and requires replacement. (3/6/07)
- G. Shareholders and renters acknowledge that the Park has recommended the use of electrical power suppressors, electrical power regulators, and other devices as they become available in order to provide an additional level of security and safety for the shareholder's/ renter's unit. Please refer to Article XIV of Articles of Incorporation of Water's Edge Cooperative, Inc. for Limitation of Liability. (3/6/07)

**21) VARIANCE APPEALS:** (Approved 1/8/2010)

If a shareholder feels there is good reason that a variance to the existing Rules and Regulations should be granted the following procedure must be followed:

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1. Shareholder must address the request in writing to the Board of Directors. The request must reference the rule or regulation in question and describe in detail the shareholders variance request. This request must be submitted to the Board at least two (2) weeks prior to the next scheduled Board meeting.
2. The Board of Directors will address the request at the next scheduled board meeting. The shareholder is advised to be in attendance to answer any questions that may arise but is not required to do so. The decision of the Board will be communicated to the shareholder in writing following the meeting.
3. The shareholder may appeal the decision of the Board. A request for appeal must be made in writing and submitted to the Board of Directors at least two (2) weeks prior to the Annual Shareholders Meeting. All appeals will be addressed at the Annual Shareholders Meeting in February. Appeals will be put to a membership vote of the shareholders present at that meeting. (Approved 1/8/2010)

**ADDENDUM**

**USE OF SHAREHOLDER'S SITE:**

- A. The Shareholders may give permission for another party to occupy his/her site by use or rent without additional fees due to the Cooperative. The "55 or older" rule will still apply. In addition, any other occupant of the site must be at least 45 years of age. Any exceptions to this must be cleared through the office.
- B. The Shareholder must give a signed letter of introduction that includes permission for use of his/her site to the user/renter. This letter must contain the number of adults, children and pets who will be in the user/renter's party. This letter must be presented to the office by the user/renter at the time of check-in.
- C. The user/renter must
  - 1) Sign in at the office;
  - 2) Agree to abide by all Rules and Regulations then in force;
  - 3) Obtain a car pass that must be displayed on the transportation vehicle;
  - 4) Declare that the number of adults, children and pets in the party agree with the letter of introduction.
- D. The user/renter will be charged for any additional adults over the two allowed in the Cooperative Rules and Regulations and for children in the party. These fees, as established by the Cooperative Rules and Regulations shall be paid directly to the office. The collected amount will be deemed additional income for the Cooperative and will be used to offset the additional cost of utilities and park facilities.
- E. The Shareholder will be liable for monthly maintenance fees, billed utilities if not paid by the user/renter and annual property taxes.
- F. Any violation of the Cooperative Rules and Regulations by user/renter will be enforced and the user/renter will be subject to removal from the Park by the management. Compensation for any damage done to Park property by user/renter shall be the responsibility of the Shareholder who has allowed use of his/her site.