

**WATCH II AT WATERLEFE CONDOMINIUM ASSOCIATION,
INC**

RULES & REGULATIONS

BOARD OF ADMINISTRATION MEETINGS

In accordance with F.S 718.112(2)(c) and the authority granted in the Articles of Incorporation of the Watch II at Waterlefe, Section 2, paragraph (f), the Board of Administration at its meeting on May 4, 2004 adopted the following rule concerning the Notice of Board of Administration Meetings.

All notices of board meetings will be posted on the bulletin board at the entrance to the Association property. The bulletin board is located on the East side of Discovery Terrace adjacent to the Watch II Monument marker.

Written notice of the annual meeting, meetings at which non-emergency special assessments or at which amendment to rules regarding unit use are to be considered will be mailed or delivered to the unit owners not less than 14 days prior to the meeting in addition to being posted on the bulletin board.

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RULES AND REGULATIONS

FOR SALE/LEASE SIGNS

In accordance with F.S. 718.112(2)(c) and the authority granted in the Articles of Incorporation of the Watch II at Waterlefe, Article II, Section 2(f), the Board of Administration at its May 3, 2005 meeting adopted the following rule concerning the use of FOR SALE SIGNS.

Unit owners will not need to seek written permission to place "For Sale" or "For Lease" signs on the Association common areas as long as those signs conform to the standards that are promulgated by the Waterlefe Master Property Owners Association.

This rule constitutes written consent of the Board of Directors as outlined in Section 18.3 of the Declaration of Condominium.

WATCH II AT WATERLEFE CONDOMINIUM ASSOCIATION, INC

RULES & REGULATIONS

HURRICAN PROTECTION

In accordance with F.S 718.113(5) and the Authority granted in the Articles of Incorporation of the Watch II at Waterlefe, Section 2, paragraph (f), the Board of Directors at its July 12, 2005 meeting adopted the following rule.

Unit owners wanting to install hurricane protective devices may do so at their own expense. An application for Alterations or Improvements must be obtained from the Board or the Management Company and submitted to the Board for approval. Submissions will be reviewed by the Association's Board of Directors to ensure compliance with this rule. If approved the application will be forwarded to the Design Review Board of the Waterlefe Master Property Owners Association for final review and approval.

Unit owners installing hurricane protection devices/ systems must follow the specifications outlined below:

1. If no modification/addition is made to the exterior of a Unit, any type of protective device (metal, plywood, etc.) may be utilized provided the device is not installed more than five days prior to the forecasted arrival of a storm and is removed within five days after the storm threat has passed. Additionally, any damage (nail holes, paint chipping, etc) imparted to a Unit by installing such temporary devices must be repaired within one week of the removal of the devices.
2. If permanent anchor systems (bolts, hangars, brackets, channel, etc.) are utilized, such systems must be painted to be consistent with the exterior color scheme of the Unit. All such systems shall comply with established standards and applicable County and State codes.
3. If permanent systems are installed (roll down shutters, Bermuda shutters, accordion shutters, colonial shutters, mesh, etc.), which are not deployed until a hurricane threat is imminent, such systems must match the exterior color scheme of the Unit. All such systems shall comply with established standards and applicable County and State codes.
4. Regardless of which protective device/system a Unit owner may choose to install, the standard for protection will be the Miami-Dade protocols of 2002 and any future modification to this benchmark.

5. Repair and maintenance of the devices are the responsibility of the Unit Owner
6. Any damage caused to the common and limited common areas of the Association during installation or deployment of the devices must be repaired by the Unit Owner within 7 days.

All contractors providing shutter installation must provide the following to the Association Board or the Management Company.

- A. A certificate of insurance from the contractor's agent showing both liability and workers' compensation coverage.
- B. A copy of the contractor's license.
- C. Drawings of the proposed installations that include a floor plan and the shutter type, including specifications, for each opening.

For the period of 1 June through 31 October of each year, any Unit owner leaving his/her Unit for a period of two weeks or greater must remove all moveable objects (furniture, plants, pool equipment, etc.) from the lanai of the Unit to prevent these objects from becoming missiles in a storm.

**WATCH II AT WATERLEFE CONDOMINIUM ASSOCIATION,
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RULES & REGULATIONS

**MAINTENANCE, REPAIR & REPLACEMENT OF DOORS,
WINDOWS AND SCREENS**

In accordance with the Declaration of Condominium, Section 7.2(b)(i) and the Authority granted in the Articles of Incorporation of the Watch II at Waterlefe, Section 2, paragraph (f), the Board of Administration at its meeting on May 4, 2004 adopted the following rule concerning the maintenance, repair and replacement of doors, windows and screens of the condominium unit.

The maintenance, repair and replacement of doors, windows and screens of the condominium unit are the responsibility of the unit owners. Damage to these elements by others remains an issue between the unit owner and the party causing the damage.

If the Association becomes aware of such damage and the unit owner is not present the Association, at its expense, will take whatever action it can to secure the area to prevent further damage due to rain or wind. The unit member will then be contacted and advised of the damage. Unit owners may elect to have the repairs made or to have the Association contract for the repair work. The owner will bear the cost for such repairs.

The Watch II At Waterlefe Condominium Association, INC

Rules and Regulation

PARKING

In accordance with F.S. 718.112(2)(c) and Article XVII, Section 8 of the By-Laws the following rule on parking within the Association was adopted at the Board of Directors meeting on July 12, 2005.

The Association encourages all Unit Owners to garage their individual vehicles.

Vehicles parked in the common areas present a number of issues including the following:

- Ingress and Egress by residents to garages and units is made more difficult and can lead to safety problems.**
- Parking for guest of unit owners becomes very restrictive.**

To help address these issues Unit Owners will be limited to parking 2 vehicles within the Common Area. Any additional vehicle(s) must be parked on the street.

No vehicles will be parked in a manor that prevents another unit owner safe ingress or egress from their unit or their garage.

TO: UNIT OWNERS AT WATCH II, WATERLEFE

FROM: BOARD OF DIRECTORS, WATCH II

DATE: SEPTEMBER 22, 2011

SUBJECT: Responsibilities during an Emergency

1. The Association has had a number of emergencies at individual units during the last year. These emergencies were instances where a roof, a part, or an appliance failed resulting in significant water damage. These instances were through no one's negligence, but rather normal wear and tear of items. In many cases, there was no one in residence at the time, compounding the resulting damage. This highlights the need to have someone appointed by the owner to check an individual unit weekly or bi-weekly in the extended absence of the owner. This along with the emergency contact AMI previously requested could be a deterrent of extensive damage in case of an emergency.
2. In the event of an emergency and the unit owner or tenant is in residence, it is that individual who will call the appropriate vendor to correct the problem, except in the case of a roof leak which is discussed below. If no one is in residence and the emergency is reported to AMI or a board member, AMI will dispatch a vendor such as a plumber and a water extraction company in an attempt to minimize the damage. The owner will be notified of the emergency at the same time. In such a situation, the emergency contact for the owner is invaluable and most necessary. Work performed by emergency responders will be billed to the unit owner. The unit owner is responsible for determining if they choose to have the vendor continue to perform work in the unit once the emergency situation has past. Also, it is the unit owner's responsibility to work with their insurance company with regards to repair work. Should the Association become aware of damage, it will be determined if the Association's insurance adjuster needs to be involved. The Association is responsible for bare drywall repair on ceilings and perimeter walls only.
3. In the case of a roof leak, it is only known if reported by the unit owner or their representative. At which time, AMI will dispatch the roofer to determine where the leak is, present a cost estimate and receive approval to initiate repair work. Again, with no one checking a unit, this leak may go undetected, causing more damage. If there is damage to the ceiling or a perimeter wall, the association's insurance adjuster will be notified to inspect and determine what the repair entails. The Association is responsible for replacement of bare drywall for the damaged portion of a ceiling or perimeter wall.
4. The Association borders the eighth fairway of the golf course, which attributes to broken roof tiles and broken windows. The roofs receive an annual inspection and repair as needed. Broken windows left unnoticed could result in water or insect damage to the unit and furnishings. Broken windows are the responsibility of the unit owner. Again, a frequent check of the unit in the owner's absence is critical.

5. The Board, during the September 21 meeting, passed a Rule and Regulation pertaining to the turn off of water to the individual unit prior to the unit owner or tenet departing for an absence of seven days or more. See the attached applicable Rules & Regulations.

WATCH AT WATERLEFE CONDOMINIUM ASSOCIATION, INC

RULES & REGULATIONS

WATER TURN-OFF

In accordance with the Declaration of Condominium, Section 7.2(b)(i) and the Authority granted in the Articles of Incorporation of the Watch II at Waterlefe, Section 2, paragraph (f), the Board of Directors at its meeting on September 21, 2011, adopted the following rule concerning the turning off of water to an individual unit, prior to departure, by the owner/tenant during absence.

During a period of absence from a unit longer than seven days, the owner/tenant is responsible for turning off the water to their respective unit prior to departure. The owner's shutoff valve, a simple hand lever, is located on the wall between the downstairs and upstairs garages. In case of water leaks, this will assist in minimizing damage to all units.

If the Board of Directors becomes aware of water left on during such an absence, it will turn off the above stated valve.