

# EDGEWATER CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

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## **GENERAL COMMENTS**

The facilities located within the Edgewater community at Barefoot Resort are available for the use and enjoyment of owners, dependents, guests, and renters. For the enjoyment of the owners, dependents, guests, and renters all will be expected to exhibit good behavior, taste, restraint, and moderation at all times. The orderly conduct of anyone while in the community or using any of the facilities, shall be the responsibility of the owner as host. Owners are responsible for their dependents, for their guests and for the actions of their renters. The owner shall pay any fees, charges, or damages attributable to a dependent, guest, or renter.

The Association assumes no responsibility for the property of owners or other visitors. Furthermore, the property of owners, dependents, guests, or renters will not be insured against loss or damage.

Your Association reserves the right to change, modify or amend these Rules and Regulations, as it deems, in its sole discretion, necessary to provide convenient and enjoyable use by all. Additional restrictions that may not be listed in this document can be found in the governing documents for Edgewater, including, but not limited to, the Master Deed, published policies of Edgewater, community signs, governing documents of the Barefoot Resort Residential Owners' Association, Federal, State, and local laws.

Your Association's contracted management and on-site staff shall have the full authority to enforce the Rules and Regulations. Rule violations can be reported to the Property Manager to ensure violations are handled consistently. Failure to cooperate and follow the Rules and Regulations of this community may be grounds for an action to recover sums due, for damages or injunctive relief. In addition, the rights of any owner or renter of an owner, their families, invitees, or guests to use and to enjoy the common areas may be suspended by the Board of Directors for continued violation. By being mindful of the Rules and Regulations, everyone will be afforded the optimum enjoyment of the community.

## **GENERAL RESTRICTIONS / INFORMATION**

- Owners are responsible for any damage they cause, along with any damage caused by their guest, renters, contractors, etc.
- Use of units is restricted to residential use only; however, the owner may use a unit as a combined residential and executive or professional office so long as it does not interfere with the quiet enjoyment by other owners and does not include visitation by clients, unreasonable levels of mail, shipping, storage, or trash requirements.
- No immoral, improper, offensive, or unlawful activity shall be allowed in any unit.
- Unreasonable noise or interference with the peaceful possession and quiet enjoyment of any portion of the community will not be tolerated.
- All units must be kept in a clean and sanitary condition and no rubbish, refuse, or garbage shall be allowed to accumulate or be placed in common areas, other than those containers within common areas designated specifically for pet waste and discarded mail (Post Office).
- No fire hazard shall be allowed to exist.
- No use or condition shall be permitted which will increase any rate of insurance.

- All loose objects should be taken to the unit's interior during those times when the unit is unoccupied for an extended period of time, especially during hurricane season.
- The use of screened porches as storage areas is strictly prohibited.
- The use of screened porches for hanging items such as clothing, linens, and towels from the screen area to dry is strictly prohibited. In addition, nothing generally deemed unsightly should be visible from the exterior.
- The building corridors and the stairwell areas should not be obstructed or used for any purpose other than ingress and egress from the units.
  - No items shall be allowed to stand in any of these areas.
  - Door decorations which do not obstruct corridors and do not damage doors, door frames and walls are allowed. The management company shall determine if door decorations are excessive.
- The use of individual grills (charcoal, gas, electric, etc.) is strictly prohibited. Common area grills, located adjacent to the pool complex, have been provided for your use. Please be considerate of your neighbors when using them by cleaning the grill and grilling area when you are finished. Note that the electric grill prohibition does not apply to grills used inside a unit and designed specifically for indoor kitchen use.
- Any planned exterior modifications to units require approval by the Edgewater Architectural Review Board. The application form is available on the Edgewater COA website or from the property manager. Section 7.1 of the Master Deed speaks to approval for any items normally visible outside the unit. In addition, the Barefoot Resort Residential Association's (BRRRA) Architectural Review Committee must approve any externally visible changes, so owners must check with the BRRRA prior to changes that would be visible from outside the unit. Interior modifications within a unit are not considered normally visible. Exceptions include the lanai, where its interior or features can be seen from outside. However, all modifications must meet the appropriate building codes and licensing requirements of the City of North Myrtle Beach. All owners should be aware of a suggestion made by a prior Board concerning the installation of flooring. This suggestion can be found on the Edgewater website.
- Individual residential units have multiple ceiling smoke detectors. For fire safety reasons, it is strongly suggested that the smoke detectors be replaced every 10 years from the date of manufacture. These units have a life of ten years and may not detect smoke after that period. For units with batteries, the batteries should be replaced every year. These are recommended practices endorsed by the North Myrtle Beach Fire Department.

## **SMOKING/VAPING**

- Smoking/vaping is strictly prohibited inside all common areas of buildings at Edgewater.
  - Smoking/vaping is allowed in the individual condominium units and their porches. If an occupant chooses to smoke/vape in a unit, be mindful that the hall smoke detectors are very sensitive. To minimize the chance of a building fire alarm and response from the Fire Department, avoid opening the unit's entrance door soon after smoking/vaping.
  - Smoking/vaping is prohibited in the pool area AT ALL TIMES. All violations of this rule will result in fines.

- Smoking/vaping is prohibited in any common area doorway or entrance to any building.

## **CLUBHOUSE**

- The Clubhouse is available from 7:00 a.m. to 10:00 p.m. The Clubhouse is available for the use and enjoyment of owners, their families, guests, and renters in accordance with these Rules and Regulations.
- During open hours the Clubhouse is normally available for all owners and authorized users, however, from time to time the Clubhouse may host an Edgewater event sponsored by the Social Committee or other approved group, including Board Meetings. During these times, although the Clubhouse remains open to owners, it is understood that some portions of the facility may not be available for full use by people not attending the sponsored event. Examples might include tables, chairs, audio/video, floor areas, etc. These events are normally scheduled in advance and made known through the Social Committee Newsletter, Community Board postings, or an email from the Property Management Company.
- No owner or resident shall use any of the facilities for any business activity involving visitation by clients or display of wares.
- Any games, sports, or activities at the Clubhouse, which are, or deemed to be, detrimental to the general enjoyment, health, or safety of others, or against the laws of the State of South Carolina are prohibited.
- Pets are not allowed in the Clubhouse.
- Appropriate attire will be required in the Clubhouse at all times. Including but not exclusively:
  - All persons must wear shoes. Golf shoes are not permitted.
  - If in bathing suits - ladies must wear bathing suit cover-ups and men must wear shirts.
  - No wet swim attire is permitted inside the Clubhouse. The pool facilities share the restroom with the Clubhouse and the exterior restroom door should be used at all times.
- Use of the facilities by individuals under the age of 16 requires parental supervision.
- The Clubhouse may be reserved for use by an owner for a private function. Owners should contact the management company well in advance for details, availability, and cost.

## **FITNESS CENTER**

- This facility is available from 5:00 a.m. until 11:00 p.m. daily for the use and enjoyment of owners, their families, guests, and renters in accordance with these Rules and Regulations.
- The facilities and equipment are to be used at YOUR OWN RISK. The community does not employ a trainer or on-duty attendant relative to the exercise facility and care should be taken to familiarize yourself with each piece of equipment.
- All users should be considerate of others when using the facility, i.e., volume of the television or stereo, conversational levels, length of time utilizing any single piece of equipment, etc.

- If using a personal device to listen to music or other audio, it should be done only with earbuds or headphones. Audio should not originate from the device's speaker.
- Use of the facilities by individuals under the age of 16 is strictly prohibited.
- Appropriate attire/footwear is required at all times. No flip flops, bare feet or bathing suits.

## RENTAL RESTRICTIONS

- **Effective January 1, 2024, rental of any unit for less than 30 consecutive days is prohibited.**
- Owners shall have the right to rent or lease their unit provided that all leases and rental contracts require the lessee to abide by all Rules and Regulations of the unit and the common area by the regime documents. The Board of Directors will have the right to approve the form of lease or rental contract if it elects to do so. Vacation time sharing and multiple vacation ownership plans are not permitted. Owners are ultimately responsible for the conduct of their renters and may be assessed a fine for any violation.
- The use of community facilities by renters is limited to the individuals residing in the unit that is being occupied. Renters are not permitted to invite guests to the pool facility or fitness center during their stay in the community.
- Any Owner who rents a unit must post, inside the unit, the rules and regulations of the Association.
- Owners must assure that any rental agency handling an owner's rentals must agree to be responsible for informing renters of the Rules and Regulations of the Association and obtaining written assurance from renters that they have read and agree to abide by the Rules and Regulations. Further, renters must understand that any violation of the Rules and Regulations will result in corrective action, which could include removal from the community.
- If an agency or person fails to take corrective action against the renters or refuse to cooperate with the Association in the enforcement of Rules and Regulations, the Association may require the owner to cease using the services of that particular rental agency. Refusal to do so may result in fines against the owner in an amount to be determined by the Board of Directors. Any fines will become a part of the assessment against the unit and owner and subject to being collected as outlined in the ECA collection policy.

## NOISE

- Being thoughtful of one's neighbors is an especially important consideration in a multifamily building. Loud noises from television, stereo equipment, musical instruments, and loud talking should be kept to a minimum at all times and especially during the hours from 11:00 PM to 8:00 AM.
- As we all share common hallways and stairwells, please be considerate of one's neighbors by being conscious of noise when using these areas; repeatedly running up and down the common hallways and stairwells is not permitted.

- As a reminder, our buildings are wood frame and multi-level. Therefore, it is not uncommon that footsteps and other sounds can be heard from units above. Please be considerate of your neighbors by remembering that your footsteps, hard sole shoes, running, etc. can often be heard in the unit of your neighbor below.

## **ELEVATORS & LOBBY AREAS**

- The elevator and lobby areas are provided for the convenience of owners and guests. The cost of the elevator maintenance and service and care of the lobby area furnishings is funded through the Association's budget and the payment of the owner assessments. Please do not allow these areas to be used as a "play" area. This not only inconveniences other owners and guests but may also cause additional expense for the Association.
- All owners are asked to use extreme caution when using the elevator to have furniture, appliances and other items delivered or removed. This includes transporting building materials and contractor's equipment.
  - Pads are required when moving into/out of your unit and when moving large items.
  - Pad request should be made to the Property Manager at least two business days prior to the need, when possible. Please be sure your delivery people/movers are using pads.
  - Damages caused to the elevator will be the responsibility of the Owner. Any cost of repair will be charged to the Owner by the Association.

## **PETS**

- Pets must be maintained on a leash and remain under the control of the responsible party at all times when outside the residential unit.
- Pets must not, in the sole discretion of the Board of Directors, unreasonably disturb the peaceful possession and quiet enjoyment of the community.
- Only unit owners and long-term renters (defined as having a 1 year or longer lease and whose official permanent address is Edgewater and whose lease allows it) are permitted to bring and house pets in the community.
  - Long-term Renters (and their unit's Owners) must follow the Rental Rules and Regulations regarding pets.
  - Owners will be responsible for renters' fines regarding pets.
- Pets of the immediate family of unit owners may visit so long as the unit owner is present. Other guests or renters (other than long-term as defined above) are not permitted to have pets in the units or on the property.
- SC Law requires that animals be vaccinated against rabies and local laws may require that dogs and cats be licensed/permitted. Check with local law enforcement authorities or Horry County Animal Control for specific requirements.

- **The pet owner is responsible to clean behind the pet when it relieves itself in the community's common areas. Fines will be imposed on unit Owner if pet refuse is not cleaned up.**
- **Do not allow your pet to relieve themselves on any bushes, shrubs, ornamental plants, etc., or within 30 feet of any building's entrance. Damage to plants will result in a fine to the pet's owner.**
- Everyone should be familiar with the Edgewater Community Association's Dangerous Animal Policy, which can be found on the website.

## **VEHICLE RESTRICTIONS**

- Vehicles must be parked within the lines of the assigned garage parking space or outdoor parking space.
- No storage or parking of:
  - mobile homes, motor homes, tractors, campers, camper trailers, boat trailers, motorcycles, motorized bicycles, mopeds, or related forms of transportation (excluding non-motorized bicycles)
  - trailers (with or without wheels) – Short-term exception for moving in or out – permission must be obtained from the Property Manager.
  - trucks (other than pickup trucks or vehicles used during daytime maintenance activity)
  - commercial vehicles of any type (other than used during daytime maintenance activity)
  - boats or other watercraft (exception below - kayak/canoe)
- Kayaks/canoes are allowed to be stored in the personal/garage storage unit, or on the roof of the vehicle (not in the garage parking areas) when not in use.
- Vehicles are to be parked in the paved parking spaces provided. Quite naturally, common courtesy demands that we respect the property of others and, for this reason; care should be exercised in opening car doors so as not to cause any damage to adjoining vehicles.
- Vans are not permitted on the premises when being used as living/sleeping quarters.
- Motorcycles are not permitted in the Edgewater community.
- Golf carts must not be parked in the outdoor parking spaces overnight.
- Car maintenance, i.e., changing oil, engine work, car washing etc., is not permitted on the premises.
- Inoperable or unregistered vehicles are not permitted on the premises.
- The Association enforces a towing policy for violation of any of the above restrictions. Motorcycles, boats or other watercraft and their trailers will be towed as soon as identified. For other vehicles in violation of any of the above restrictions the Association enforces a “tag and tow” policy. These vehicles will be tagged and subsequently towed if not removed from the community within 24 hours. The vehicle owner will then

be responsible to contact the towing company to pay towing charges and retrieve their property. This policy is strictly enforced by the Association and should be called to the attention of your rental agency.

- Please observe the stop signs, round-about direction, and other traffic signs as traffic control is imperative for the safety of all.

## **GOLF CART POLICY**

- Only owners and full-time Long-Term Residents (defined as having a 1 year or longer lease and whose official permanent address is Edgewater and whose lease allows it) may have golf carts in Edgewater.
- Golf carts at Edgewater must display a current BARRA golf cart permit.
- Short Term Renters are prohibited from having golf carts at Edgewater.
- Owners who rent a golf cart for personal use may obtain a temporary permit from the Property Manager.
- All operators of golf carts must have a valid automobile driver's license and comply with the laws of the State of South Carolina.

## **GARAGES**

- Cars, pickup trucks, and golf carts may be parked in the garages. Any vehicles parked or stored in the garages must be fully within the marked area assigned to each unit and behind the far end of the garage's vertical support columns. This allows everyone ample space to maneuver their vehicle in the garage.
- In addition to a vehicle and golf cart, the only other items permitted to be stored in the assigned parking space are bicycles, up to two sets of golf clubs, up to two folding beach chairs, and/or a grocery cart (or similar small wheeled cart). All such items must be within the unit's assigned garage space and not more than 3 feet from the facing wall. This restriction is to help assure that our garages remain tidy and safe.
- Any extension cord must be UL rated and marked by the manufacturer for outdoor use and only used for a short period of time. Unattended extension cords cannot be routed across parking spaces due to the potential for physical impact.
  - Per the Fire Code: IFC 604.5 Extension cords: Extension cords and flexible cords shall not be a substitute for permanent wiring and shall be listed and labeled in accordance with UL 817. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Extension cords marked for indoor use shall not be used outdoors.
- The use of outlet adapters, power strips, and related items are prohibited in the garages.
- Charging of batteries cannot take place for extended periods of time (i.e., no trickle charging). Limit connection to no more than 12 hours. It is recommended that charging not take place between 10 PM and 8 AM in case of charging equipment or battery malfunction.



- If golf carts with lead acid type batteries are charged inside of a storage unit, the unit's door must remain open to assure adequate ventilation for gases given off during charging.
- Charging of electric cars, not classified as low speed vehicles, is prohibited in the garage due to the significant cost of this charging to the association's members.

## **TRASH**

- Household trash must be placed inside the compactors. No items are to be placed on top of the compactor, along the outside, or left in the compactor's fenced enclosure.
- The compactors are for household waste only. Items such as furniture, appliances, or any items that might damage the compactor must be removed from the community in another manner. These items are not to be placed or left in the compactor or compactor's fenced enclosure.
- Large items and construction waste may not be disposed of on campus or in waste bins. It must be taken off site by the contractor or Owner. We recommend the North Myrtle Beach Department of Public Works Waste facility (843-280-5500) for these types of waste.
- Use the recycling bins for allowed recycling items only. For a list of allowed items, check with the Property Manager.
- When a trash compactor is removed for emptying, please dispose of your household trash at the other compactor location.

## **SIGNS**

- No solicitation or business signs, including "for rent", "for sale", "open house", "no smoking" or any other type of signage may be placed in a unit's window, on a unit's door, or otherwise displayed for viewing from the exterior of a unit either outside of the building or in the corridor.
- There are bulletin boards provided in each building for the display of important building information and management company approved communications. These boards are not for personal communications use and any postings must be approved by the management company.

## **LANDSCAPING**

- Please help us with the protection of landscaping and landscaped areas. Activities which could damage or destroy the landscaping are not allowed and will cause additional expense for the Association. Use of the walks and paved surfaces will eliminate unnecessary wear and tear on the landscaped areas.

## **POOL/HOT TUB USE**

- The pool and spa are available for the use and enjoyment of owners, their families, guests, and renters in accordance with these Rules and Regulations. Safety and enjoyment of users are of primary concern in the operation of the pool and pool facilities. Your cooperation with these rules and use of the pool in a safe and considerate manner will foster an enjoyable environment for everyone.

- Children under the age of 16 SHALL NOT USE the hot tub.
- Use of the pool deck and swimming are permitted only during hours as posted at the pool area.
- The use of the swimming pool and adjacent pool deck are at the user's own risk at all times. No lifeguard is present.
- No food may be consumed while in the pool water or hot tub water at any time.
- If any user or responsible party causes the pool to be contaminated and require cleaning/draining through the violation of these rules, the Owner will be billed for the expense.
- SC Regulation 61-51 section 28 requires the following rules with respect to the pool.
  - There should be no solo swimming. (The Edgewater Condominium Association highly recommends no solo swimming but recognizes that swimming is at the person's own risk).
  - There should be no running, boisterous or rough play.
  - No person under the influence of alcohol or drugs should use the pool.
  - There should be no spitting or blowing nose in pool.
  - Persons with diarrheal illness or nausea should not enter the pool.
  - Persons with skin, eye, ear, or respiratory infections should not enter the pool.
  - Persons with open lesions or wounds should not enter the pool.
  - No animals or pets allowed in the pool.
  - No glass allowed in the pool or on the deck.
  - No children should be in the pool without supervision.
  - You should take a shower before entering the pool.
  - The maximum number of swimmers allowed in the pool is 110.
- Pets are not permitted in the pool nor surrounding pool deck/area.
- No diapers are permitted. Children that are not potty trained are not permitted in the pool unless they are wearing properly fitting rubber pants or "little swimmers". Hygienic and economic reasons require very strict enforcement of this policy.
- The maximum pool depth is five (5) feet. Diving is absolutely prohibited at all times. No jumping into the pool from running starts.

- Glass containers or any glass products are not permitted in the pool area at any time. When the pool is in use this prohibition includes the Clubhouse veranda. However, crock pots with pottery inserts are allowed on the pool house shelf. Violation of this no glassware policy shall result in a fine being assessed against the owner(s) of the unit, regardless of whether the violator is an owner, family member or guest of the owner or renter.
- Running, noisy or hazardous activity, or excessive splashing will not be permitted in the pool area at any time. Ball playing shall be permitted only when it does not interfere with the safe enjoyment of others.
- The use of floats, balls, etc. which are inconsiderate, offensive, or which interfere with the peaceful enjoyment and safety of others, as determined by management, is prohibited. For example, floats designed for multiple individuals are not allowed.
- Areas used during your visit must be left clean by properly disposing of paper goods, trash, cans, etc. Please place all trash in provided containers. Please close and secure umbrellas after using them.
- The use of the pool area shall be in a considerate and respectful manner. As such, the volume of music and other such sounds shall be kept at a low level at all times. Management may require headphones, as it deems necessary, to control the volume or nature of the material being broadcast which may interfere with the peaceful enjoyment of others.
- Play of any kind that might involve an unacceptable element of risk or harm to oneself or to others is prohibited.
- Pool furniture must not be removed from the pool deck.
- As a matter of courtesy to others, swimmers and sunbathers should not reserve lounges, tables, or chairs.
- All bathers must be appropriately attired in garments designed specifically as swim wear. No jeans, cut-offs, tank tops, etc., are permitted in the pool.
- In the event of a lightning storm, owners and guests should vacate the pool for their own safety.
- An emergency phone is located at the pool side for 911 emergency calls.
- Life-saving equipment is located along the perimeter of the pool area.
- A first aid kit is available at the pool facility.
- The use of the pool area for private functions is not permitted without written permission obtained through the Property Manager.
- Pools require proper maintenance. As such, management will close the pool for cleaning and maintenance as necessary.
- During the times of heavy pool usage, a pool monitor may be on duty to control access to the pool area and to ensure that the rules and policies are followed. Please give this monitor your full cooperation.
- Pool tags are required to be displayed, from May 1<sup>st</sup> to September 30<sup>th</sup>, by each person over the age of 6 years entering the pool area.

- Tags will be provided to each unit based on its size (2 tags per bedroom + 2). Until reported missing, these remain the responsibility of the owner(s) if lost or stolen. Replacements can be purchased through the management company.
- Owners may, on special occasion, have more guests for the day than pool tags available. In this special situation, an Owner may check in with the Pool Monitor on duty and provide identification. The Pool Monitor will verify identification with the Owner's list and will note in the logbook: the Owner, unit, number of extra guests, and the dates of their visit.

## **DOCK**

- There is an Edgewater dock along the Intracoastal Waterway.
- The dock may be used for short term (a maximum of ten days) mooring of owners' boats. Owners wishing to use this facility must complete temporary privilege forms with the Property Manager prior to mooring a boat overnight.
- Use of the dock is strictly at the user's risk. Since it is a floating dock, it is subject to significant movement due to wave action.

## **HAZARDS**

- No owner, dependent, guest, or renter shall use or permit to be brought into a dwelling, garage, or storage facility any flammable oils or fluids such as gasoline, kerosene, other explosives or articles deemed extra hazardous to life, limb, or property.
- Storage of perishable items in garage storage facilities is NOT permitted.
- ALL outside feeding of wild or domestic animals (including dogs, cats, birds, ducks, etc.) is strictly prohibited.
- Building corridors, stairwells, sidewalks, parking areas, and streets are not playgrounds. Ball playing, skateboarding, roller blading, or similar devices, etc., are strictly prohibited in these areas due to safety concerns as the area is primarily used for vehicular ingress and egress.
- Sidewalks and walkways at Edgewater are designed for pedestrian use only. Bicycles and other wheeled transportation (other than devices used by disabled persons) are not permitted on the sidewalks and walkways within Edgewater.
- Use of scooters, skateboards, hover boards, and similar items are prohibited within Edgewater.
- The discharge of fireworks and/or any other type of noise making device is expressly prohibited on any part of the Edgewater community.
- Discharge or display of firearms or other weapons (bows, knives, sling-shots, etc.) is prohibited at Edgewater.

## **ACCESS TO UNITS**

- In order to facilitate the proper handling of the monthly pest control service and emergency situations, the Property Manager must be provided with a key or access code to each unit.

## **ANTENNAS AND OTHER TELECOMMUNICATION DEVICES**

- Television antennas, radio receivers, or similar devices cannot be attached to or installed on any portion of the common area by an owner, except as required by the Telecommunications Act of 1996 and in conformity with rules or guidelines of the Federal Communications Commission.

## **STAFF**

- The on-site staff's responsibility is to ensure the community's common areas are maintained for the benefit and enjoyment of all owners, guests, and renters. The on-site staff is not permitted to perform personal tasks for individuals during their working hours, nor are they permitted to perform duties associated with the rental of units. After hours calls should be made to the management company's toll-free number and not directly to the staff. The call center is better equipped to handle after-hours situations and to arrange an appropriate response. Whenever possible, it is suggested that owners enter maintenance requests directly online at the Property Management Company's website for Edgewater.

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Board of Directors  
Edgewater Condominium Association