

Tidewater by Del Webb

Rules and Regulations

Revised 04/14/2021



This document **details** the rules and regulations for our Amenities Center and **summarizes** other important rules and regulations that guide the lifestyle of Tidewater by Del Webb.

Further information and the methods used to establish these Rules and Regulations can be found in our Governing Documents, which consist of our Declaration of Covenants, Conditions and Restrictions, our Articles of Incorporation, our Bylaws, our Declaration of Restrictions and our Architectural Standards and Design Review Procedures.

It is your responsibility to know and comply with all the Rules, Regulations and Restrictions in this document and all the Governing Documents. If there is a conflict between this document and the Governing Documents, the Governing Documents prevail. Whenever the masculine or singular form of a pronoun is used in any of our documents, it shall be construed to include the masculine, feminine, neuter, singular and plural as the context requires.

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SECTION 1 - GENERAL RULES & REGULATIONS FOR TIDEWATER BY DEL WEBB

A. RIGHT TO USE - Every Owner and/or his Tenants, Guests and invitees shall have a right to use the streets to enter and leave Tidewater plus all areas intended for common use like sidewalks, the dog park, Amenities Center, Sports Courts etc. Use of the Amenities Center and Sports Courts may be suspended if you are in arrears or in violation of the Rules & Regulations of Tidewater.

B. LOCAL WATER SYSTEM RESTRICTIONS - No modifications anywhere in Tidewater whether personal parcels or common areas can be made in any way that would interfere with the water system governed by state and local agencies. See Sections 2.1, 4.8, 6.2 and Exhibit D of the Declaration for further information.

C. PETS - Owners may not have more than three (3) pets other than tropical fish. Pets are limited to dogs, cats and other usual, non-exotic household pets.

1. Dogs exhibiting aggressive behavior are not allowed.

2. Pets may not be kept or bred for commercial purposes.

3. When outside the home, all pets must be carried or secured by leash except when in the Dog Park. The person walking the pet must be in physical control of the pet and pick up all solid waste. Solid waste may only be deposited in owner's trash container or the pet waste container at the Dog Park.

D. STREET PARKING - Overnight parking on any street is NOT allowed.

E. RECREATION & OTHER MOTORIZED VEHICLES

1. No motorized vehicles are allowed on any sidewalk except motorized wheelchairs or electric mobility scooters.

2. Recreational vehicles like motorhomes, boats, etc. may not be parked in driveways overnight. Temporary parking may be available at the Amenities Center. You must get and display a permit from the HOA Office.

3. GOLF CARTS must be kept overnight in your garage and parked in designated golf cart parking spaces when at the Amenities Center. Owners are responsible for providing the HOA annually with proof of Liability Insurance for the operation of their golf cart. Owners will be held personally responsible for any damage to persons or property as a result of the use of their cart by anyone who uses it. No one under the age of 14 shall operate a golf cart.

SECTION 2 - RESTRICTIONS SPECIFIC TO YOUR UNIT

A. ARCHITECTURAL REVIEW REQUIRED - You may not make any changes, alterations, modifications that in any manner change the exterior appearance of your home without the written approval of the Architectural Review Committee. Examples include but are not limited to are landscaping, solar systems, generators, lighting, yard art, signs, flag poles, satellite dishes, etc. Complete details regarding the authority, responsibilities and procedures of the Architectural Review Committee are contained in an addendum to the Governing Documents entitled "Architectural Standards and the Design Review Procedures."

B. GARAGES – No garages shall be converted to residential use or for any use other than as originally designed. Garages shall not be used as a "workshop" or other uses that generate unusual amounts of noise or dust unless the garage is kept closed, provided that in no case shall such use create a nuisance. Garage doors must be kept closed except when entering and exiting or when your garage is actively being used.

C. OWNER MAINTENANCE - Owners must maintain their property in good repair and appearance so as to maintain a safe, clean, orderly and attractive condition. Owner is financially responsible for any resulting damage to persons or property caused by owner or any person owner allows to work on his property. Hiring licensed and insured contractors is mandatory. Owners of Villa Units have special rules due to the common elements inherent in this type of Unit. Please refer to section 7.3 of our Declaration for Villa regulations.

D. RESIDENTIAL USE ONLY - No parcel shall be used for any purpose other than a Single Family home. No trade or business may be conducted in or from any Unit unless the activity is not apparent or detectable by sight, sound or smell from outside the Unit; the business activity conforms to all zoning regulations; and does not involve persons coming into Tidewater or door-to-door solicitation within Tidewater or in any way create a nuisance.

E. COMMON AREA - No owner shall make use of the Common Area in any way that interferes with the equal rights of other owners.

F. HURRICANE SEASON - An owner who intends to be absent from their unit for more than 10 days during Hurricane Season (June 1st to November 30th) shall prepare his Unit prior to departure by removing all furniture, potted plants, and other movable objects from his yard and designate a person or firm to be responsible for responding in the case of a hurricane warning to install temporary hurricane shutters if needed. Such firm should also be responsible for fixing any hurricane damage needed immediately after the storm. Temporary shutters may not be installed more than one week in advance of a potential hurricane and must be taken down within one week after the hurricane has passed unless the shutters are white or match the color of your Unit..

G. POOLS & HOT TUBS - Above ground pools are prohibited. Hot tubs are not allowed on any cement foundation in Villa Units that is common to both Villas. This is to prevent vibrations carrying over to the other Unit. In all cases Architectural Review is required.

H. LEASING YOUR UNIT - Lease rules and limitations can be found in Section 12 of the Declaration. In no event can you lease your Unit for less than 90 days or more than twice in a calendar year.

I. GENERAL BEHAVIOR & NUISANCE RULE - No obnoxious, unpleasant or offensive behavior or activity shall be carried on, nor shall anything be done which can be construed to constitute a nuisance, public or private in nature.

SECTION 3 - GENERAL INFORMATION AND RULES FOR THE AMENITIES CENTER

The Amenities Center consists of the following: Resort Pool, Spa, Bocce Courts, Pickleball Courts, Tennis Courts, Sunset Pavilion Outdoor Bar, Barbeque Grill Area, Gathering Rooms, Reception Area, Library, HOA Offices, Restrooms, Catering Kitchen, Fitness Center, Movement/Yoga Studio, and Therapy/Massage Room. As our community grows, we may adjust these rules and regulations due to feedback and changing conditions. PLEASE SHARE THESE RULES AND REGULATIONS WITH YOUR TENANTS AND GUESTS. YOU ARE RESPONSIBLE FOR THE ACTIONS OF YOUR TENANTS AND GUESTS.

Current Hours of Operation: 7 Days a Week
Amenities Center: 5:00 a.m. to 10:00 p.m.
Resort Pool & Spa: Dawn to Dusk
Sports Courts: 8:00 am to 9:00 pm
HOA Office: 8:30 am to 5:00 pm Monday-Friday

NOTE: The main front and rear entrances to the Amenities Center are unlocked during HOA Office hours. Access to the Amenities Center at other hours requires key fob access.

Whenever the term "Resident" is used, it refers to the current family unit with the right to use the Amenities Center. Whenever an owner leases his/her unit that right transfers to the lessee for the duration of the lease.

The Amenities Center is exclusive to Tidewater by Del Webb Residents, Tenants and Guests. Children 17 and under must be accompanied by an adult and under their supervision at ALL times. It is the responsibility of everyone using the Amenities Center to be familiar with and adhere to these rules and regulations. Unit owners are responsible for the behavior of their residents, tenants and guests. Guests must have a Tidewater Guest Lanyard when at the Amenities Center.

Cell phones must remain on silent or vibrate when you are on the Amenities Center grounds. Cell phone use that is annoying to other people in the immediate area is unacceptable. When inside the building, please take personal calls outside of the room being used.

Misuse of the facilities by residents, tenants and guests may result in fines and/or suspension of the resident's right to use the amenities. The Amenities Center is monitored by video surveillance.

Exterior doors – Make sure the exterior doors close behind you when entering or exiting the building.

Report anything out of order, broken or misused or any suspicious behavior or misconduct to the HOA office.

Lost & Found is located at the Reception Desk. The Tidewater HOA is not responsible for lost or stolen items.

Fax and Copier Services - The HOA office has a fax /printer and copier available for your use. It is available Monday through Friday from 9:00 a.m. to 4:00 p.m. Local faxes are free of charge for Tidewater Residents. Copies are \$.10 per page for black & white copies and \$.25 per page for color copies.

Complimentary Wi-Fi is available at the Amenities Center. Connect to "Tidewaterresidents.com". No password is required. Remember this is a public network.

Smoking is ONLY permitted in the two designated smoking areas. One is located outside at the front (left) of the Amenities Center; the second is located at the Sunset Pavilion. Look for posted signs and use the cigarette receptacles provided. Smoking cigarettes, cigars, pipes and electronic cigarettes/vapor cigarettes is NOT permitted anywhere on the Amenities Center grounds.

Parking is only permitted in the designated spaces. Cars are not allowed to park or stop in the area reserved for golf carts or in front of the mail box area. Absolutely no parking of any vehicle other than motorized or electric mobility wheelchairs and scooters is permitted in the Amenities Center common areas.

Pets other than Service Dogs are not allowed anywhere inside the Amenities Center building or the fenced pool area.

Key Fobs. Access to all amenities may require key fob access. Two key fobs are distributed to homeowners by the HOA office. Additional key fobs may be purchased for \$50.00 each (by the Property Owner only). No more than 4 per home. If lost or stolen, please contact the HOA office as soon as possible. Replacement key fobs are \$50.00 each.

Safety Equipment Available -

2 AEDs – 1 to the right of the main club house doors and 1 in the Fitness Center.

6 Fire extinguishers - located in hallways beside the 1) outdoor pool bath doors, 2) Gathering Rooms 1 and 2 doors, 3) Fitness Room door, 4) upstairs bathroom entrance, 5) Gathering Room 3 door and (6) in the Fitness Center.

Phones available for 911 calls are in the kitchen and fitness center. Press 9 for outside line.

GUEST POLICY

Residents must register ALL Overnight guests with the HOA Administrative Office at least 48 hours in advance of their stay. Guest Lanyards will be issued for all registered guests. All guests including immediate family members must have a Guest Lanyard identifying them as registered guests in order to use the Amenities Center.

Residents are not to sponsor another resident's guest unless approved by HOA.

Residents are NOT permitted to bring more than 6 guests at a time to the Amenities Center with the following exceptions:

*Private Events when Resident has reserved space.

*There is no limit on Immediate Family Members a Resident may bring to the Amenities Center at one time. Immediate Family Members include mother, father, son, daughter, brother, sister (including in-laws) or grandchildren.

PRIVATE EVENTS

Some spaces in the Amenities Center are available for private parties. If you wish to use these spaces for a private party/event, please visit or call the HOA office for information on how to reserve the space, fill out the rental agreement and make payment for all fees that apply. The HOA Office phone # is (239) 949-0340.

What we will need to know:

- Date and time (start and finish) of your event.
- Purpose of the event.
- Number of people attending (residents and guests).
- Will alcohol be served (insurance binder may be required).
- Any special set up.
- Three days prior to the event, a final head count of attendees must be submitted.
- Social Activities hosted by the Tidewater Lifestyle Activities Director take precedent over all other activities.
- For any private event, there will always be a rental fee to cover set up, limited cleanup and administration plus a deposit against any damage or extra clean up required. Private events must end at 10:00 p.m. and all guests and residents must vacate the premises by 10:30 p.m.
- Vendors hired for private parties must provide Liability Certificates of Insurance adding the association and Management Company as additional insured's and must also provide a Worker's Compensation Certificate of Insurance.

MOVEMENT/YOGA STUDIO

This room is used for fitness classes, dance classes, personal use for stretching and designated hand weights. Any fitness equipment located in this room must be left in this room. Individual use of this room is permitted when classes are not in session. All equipment used must be sanitized after use and returned to where you found it before leaving the studio.

MASSAGE/THERAPY ROOM

This room is for the sole purpose of providing massage therapy and like services. Licensed massage therapists provide services for the community. Sign up for services at the HOA front desk. This room will remain closed and locked when not in use.

LIBRARY

A Lending Library is located on the first floor next to reception. All books are provided through resident donations and borrowing is on the honor system. Take a book, enjoy, and return it to the library. The library is set up alphabetically within each category. No food or drink is permitted.

When returning books, please place them in the area reserved for returns. When donating books, please place them in the area reserved for donations.

There is a thirty (30) minute limit on the use of the computers in the library when someone is waiting.

CATERING KITCHEN

The kitchen area is available during Amenities Center operating hours for use by residents, tenants and guests when not being used for community or private events. Children 17 and under are not allowed in the kitchen unless accompanied by an adult.

The refrigerator will be cleaned out of any foods/beverages each Friday. All alcoholic beverages must be immediately removed at the end of any event. DO NOT leave alcoholic beverages in the refrigerators or anywhere else around the Amenities Center.

The ice machine is available to all. Please use the ice scoop that is available in the ice machine and return it to its proper holder. Do not leave the scoop in the ice. Make sure to close the door completely when you are finished. Please do not use the ice machine as a cooler or place any drinks, food, or containers of any kind inside the ice machine.

Dish towels and dish soap are provided in the kitchen.

Residents are responsible for cleaning the kitchen after each use. Please clean the counters and sink after each use and leave any dirty towels on the counter. Please inform the HOA Office of anything that is not functioning properly.

SECTION 4 - POOL, SPA AND CABANA INFORMATION & RULES

Pool and spa hours are dawn to dusk, 7 days per week. When using the resort pool enter and exit through the pool gates. All gates into the pool area can be accessed with key fobs. Please make sure gates always close behind you. Be careful when using the pool bathrooms as wet floors can be slippery. If you need to enter the building after swimming, make sure you dry off completely prior to entering the building. Wet bathing suits and feet can create slippery surfaces and dangerous conditions on the tile floors and are not allowed anywhere inside the Amenities Center building.

Our resort pool is heated and set to a temperature of + / - 86 degrees from mid-October through mid-April. Current Pool Rules are posted on the pool deck.

There is No Lifeguard on Duty. Residents, tenants and guests assume all risk.

You must shower before entering the pool and spa. Appropriate swim attire must be worn in the pool or spa. No diapers allowed in the pool - use swim pants only.

Noodles and flotation safety wear are the only devices allowed in the pool. Other items like rafts, inner tubes, balls, frisbees, etc. are not allowed.

No diving or jumping into the pool or spa, or off another person's shoulders. No rough play or throwing objects allowed. No running on pool deck. No bicycles, skateboards, inline skates, or roller skates allowed on pool deck.

No food or drinks are permitted in the pool or spa or within 4 feet of the pool or spa edge. No glass containers allowed within the fenced pool area.

No portable use of electronic devices without headphones. No electronic devices are to be used inside the pool and spa or within 4 feet of the pool/spa edge. The use of electronic devices is at the owner's risk.

No pool furniture is allowed in the pool or spa. Pool furniture may not be reserved or removed from the pool area. If you move furniture within the pool area, it must be put back in its original location before leaving the area.

The pool deck and/or pool may not be reserved for private events.

Spa / Hot Tub

Children 12 and under are not permitted in the hot tub. Children ages 13 to 17 must be accompanied by an adult.

The spa is kept at a temperature of +/- 102 degrees. Please be aware of any health issues that might escalate with the use of the spa.

DO NOT TURN OFF the jets, allow the timer to run out. FORCING THE TIMER OFF will damage the timer resulting in the spa being shut down.

All posted pool rules also apply to the use of the spa.

OUTDOOR GRILLS

The outdoor grills are available for individual use on a first come, first serve basis when not being used for a community event. The gas line to each grill is controlled by an on/off switch in the line. The timer for each grill must be activated for the gas grill to be lit. Remove all food and debris from the area when done. Please clean the grills after use and prepare them for the next resident who may wish to use the area.

SUNSET PAVILION AND OUTDOOR BAR

The Sunset Pavilion is available for resident use until 10 p.m. on a first come first serve basis. This area may not be reserved for private functions. Residents/Owners are welcome to bring drinks and food to the pavilion and enjoy the sunset.

Glass is not permitted outside the interior bar area to preserve safety and avoid liability for the Association. Glass bottles are to be stored in the steel bins behind the bar during use, and plastic or paper glasses and plates are to be used at the bar and tables in the pavilion.

All food and debris must be placed in the proper trash receptacle. Be sure the receptacle is properly closed and secured.

SECTION 5 - SPORTS COURTS (Tennis/Pickleball/Bocce) INFORMATION & RULES

Sports Courts are open for play from 8:00 am to 9:00 pm. All overhead lighting on the courts will automatically turn off at 10:00 pm. Timers for the lights are located outside the gate for tennis and Pickle Ball and on a light pole adjacent to Bocce Court. There is no court lighting after 10:00 pm.

Reservations - To reserve playing time at any of the Sports Courts, please visit our website at www.tidewaterbydw.com to sign up.

- The earliest that a sign-up can be made is 7 days in advance. E.G. 12:01 a.m. on Monday for the following Monday.
- Playing time is limited to 1½ hours (or 90 minutes).
- Back to back sign-ups are not permitted.
- Reserved courts are held for 10 minutes and then become available to walk-ons.

Special Events like Tournaments, League Play, Parties, etc. must be set up through the Tidewater Lifestyle Director.

No food allowed on any sports courts.

Proper attire is required. Shirts are required on the courts. Proper athletic footwear is required. No open-toed footwear allowed. On the Bocce Court shoes with deep ridges are not allowed

Bicycles, scooters, skateboards, skates or anything with wheels are NOT allowed on the sports courts.

Furniture is not allowed on the courts. Please use the seating provided outside the courts.

No glass containers permitted on the courts.

Discard any trash prior to departing the sports courts.

Replace furniture to its original location after each use.

Report any issues to the HOA office immediately for timely resolution.

The Bocce courts are irrigated and groomed daily by the maintenance staff or as needed.

Always use the shoe cleaners when departing the Bocce Courts.

SECTION 6 - FITNESS CENTER INFORMATION & RULES

Our Fitness Center is open daily from 5:00 am to 10:00 pm. Key Fob access is required outside normal office hours.

Complimentary fitness equipment orientations are offered each month so that you may learn the proper and safe way to use this equipment. Dates are published in the monthly newsletter.

FITNESS WAIVERS MUST BE FILLED OUT BY RESIDENTS, TENANTS AND GUESTS PRIOR TO USING ANY EQUIPMENT IN THE FITNESS CENTER. Please consult a physician prior to physical activity. Tidewater by Del Webb is NOT responsible for accidents or injuries which occur due to the nature of the activity.

Residents may only have 2 guests at a time in the fitness center. Children 12 and under are not permitted in the fitness center. Guests 13 to 17 must be accompanied by an adult. Guests must have a Guest Lanyard.

All equipment including free weights, stretch bands and exercise balls must be thoroughly wiped down after each use: anti-bacterial cloth dispensers are located on each side of the fitness center. Wiping down includes treads and tracks and all parts of equipment that could receive perspiration.

Appropriate athletic attire is required. Shirts must be worn at all times. No revealing athletic wear. Proper athletic shoes are required. No open-toed shoes.

No portable use of electronic devices without headphones. All standard headsets for audio playback will fit exercise equipment with headphone jacks.

No food at any time. Only WATER in an unbreakable container may be brought into the Fitness Center.

Equipment is not to be moved from its stationary position. Free weights, stretch bands and exercise balls should be returned to their original position. Modifications of equipment beyond its designed purpose are prohibited. No other fitness weights/equipment may be brought into fitness center.

Injuries, accidents, or equipment failures must be reported immediately to the HOA office.