

OAKWATER COVE CONDOMINIUM ASSOCIATION RULES

Rev. August 2023 OWC Board

OAKWATER COVE CONDOMINIUMS

6005 North Beach Road

Englewood, Florida 34223

Rules

Welcome to Oakwater Cove Condominium Association, Inc. This is a small 18 - unit complex located on Manasota Key, in Charlotte County on the Charlotte County/Sarasota County line. This booklet has been designed to serve as an understandable reference guide for owners and renters. Implementation and enforcement of these rules is the responsibility of the Board of Directors with the assistance of everyone in residence. Please be considerate of your neighbors and extend to them the courtesy to follow these rules.

Board of Directors

A duly elected Board of Directors governs affairs and business of this Association. Please submit questions or concerns in writing to the President of Oakwater Cove.

The Association is responsible for all insurance coverage of common elements. (See the published listing for description of common/personal elements). Owners are responsible for insurance coverage of their specific unit.

The annual Owners Meeting is scheduled for a Saturday in November. Notification of meeting date will be publicized once it is set annually.

Management

Effective January 1, 2019 Pinnacle Community Association Management will manage Oakwater Cove Condominiums Inc. This company reports to the Board of Directors.

Pinnacle Management

Joe DeShane (Community Assoc. Manager)

941-444-4470 (Office)

941-961-3213 (Cell)

Joe@pinnaclecam.com

<http://www.pinnaclecam.com>

Gulf and Bay Access

Gulf access is available by going west across Beach Road, staying on the left (south) side of the driveway (3 - foot easement) along the hedgerow. Follow the path between the 2 houses (straight) ending at the stairs to the beach. Please stay within the easement. There is a locked gate. These are private stairs thus owners and renters are requested to keep the code confidential.

Access to Lemon Bay is available at the east end of the driveway. (Private boat dock/ramp)

Maintenance

Pinnacle Management (Management Company) furnishes maintenance and repairs to all common elements. Please notify the Management Company if there are any concerns.

Maintenance and repair of the interior of an individual unit is an owner responsibility. Renters shall contact the individual rental agency or owner to report problems or request services. (NOT the property manager). Any renovations (i.e.: electrical, plumbing, etc.) to the interior of the unit shall require the submission of a scope of work to the Board of Directors. If approved, a contractor bid and/or permit, and proof of insurance shall be submitted to the Board, prior to commencement of work, for final approval. Also, the owner shall supply to the Board of Directors an insurance certificate that shows that the Association is additionally insured.

Water, sewage, trash pick-up, and pest control costs are borne by the Association. All other services are owner responsibility.

The Association currently has a contract with Walsh Pest Control. If any problems, owners please contact the Management Company, renters please contact your rental agent or owner.

No littering on premises, easement and/or beach including cigarettes, cigars, paper, etc.

Homeowner shall insure that no hazardous substance is generated, stored, handled or disposed of in their home, storage area or common storage area.

Damages to the common elements caused by an owner or authorized guest/renter shall be charged to the owner.

Storm preparation shall be an owner responsibility. From June 1 to November 30 please ensure that all items on porches, patios and exterior walls are stored indoors for an impending storm. Use insurance approved storm shutters only. Owners that are not in residence during hurricane season must ensure that the above storage shall be stored prior to leaving. Failure to do so will result in removal and owner will be billed directly by removal company.

No more than two chairs per unit may be left at the top of the beach stairs on the left side of the easement. All other beach toys and equipment must be returned to your unit daily. Chairs must be removed from this area if the owner or his/her guests are not in residence or will be absent from Oakwater for three weeks or more. During hurricane season, it is the owner's responsibility to remove all chairs from the beach area if a storm is predicted. If this is not done, liability for any personal injury or property damage will be the responsibility of the owner. At the request of the property owner, no chairs may be left on the right side of the easement.

Only minor repairs and improvements to automobiles, boats, and trailers are authorized and must be done in owners parking area. All equipment shall be removed upon completion of the repair and area cleaned. No painting except in grassy areas.

Turtle season is May 1 to October 30 therefore any items stored on the beach must be removed at the end of each day.

Each owner shall provide a key to their unit and a key to their storage area. One set of keys will be stored on site in the existing lockbox for emergency availability. Two onsite residents, noted on lock box and Property Manager have keys to lock box.

Fees and Assessments

All monthly fees, assessments or other lawful charges shall be paid by the first (1st) of the month and no later than the fifteenth (15th) of the month due. Delinquent payment is subject to a fine of \$25 per month and/or legal action. Quarterly payments (in advance) are acceptable. All payments shall be sent to:

Oakwater Cove Condominium Association Inc.
C/o Pinnacle Community Association Management
P.O. Box 21058
Sarasota, Fl. 34276

Alterations

No alterations or improvements may be made to any common elements without written approval by the Board of Directors.

There is a published listing of the common/personal elements that are to be the responsibility of the homeowner. Windows and sliders are a homeowner's responsibility and replacement must be of the approved type and approved by the Board of Directors. (See Management Company for Specifications). Window air conditioners are not allowed.

Trash Removal

Trash and recycling containers are picked up on a weekly basis.

Pool Rules

Hours are 8am to 10pm

Capacity 14

- a) Shower before entry to pool
- b) No running or horseplay
- c) No pets in pool area
- d) Pool gates must remain closed
- e) No private parties unless Board Approved
- f) Children under 13 years of age must be accompanied by an adult
- g) Appropriate swimwear required
- h) No glass in pool area
- i) No smoking/vaping in pool area
- j) Non - toilet trained children must wear proper attire (ie: diapers designed for swimming)

Pets

Current Owners who exceed the Pet Policy Restrictions outlined in paragraph 4 below, will be grandfathered under Florida Statue. The Owner shall complete a Pet Application Form (see attached), along with recent photograph of pet(s) and shall send it to the Board Secretary on or before 30 days after the effective date of the Pet Policy. An owners' visitor must complete an application if in residence more than 3 days.

Buyers with pets must complete a Pet Application and a picture to the Property Manager. Renters and their guests are not permitted to have house pets. (Except certified service animal)

Certified Service animals are exempt from restrictions but must be registered.

Restrictions

- a. Owners may have only one cat and one dog totaling two animals. Any deviation from this must be board approved. All limitations will be sent to the pet owner with a pet application.
- b. The maximum full-grown weight limit of a dog is 50 pounds.

Pet Limitations

- a) Pets must be confined to the pet owner's unit and cannot be tethered outside. Pets must not be left unattended on patios or decks. Pets in transit must be restrained by a leash or carried.

- b) Pets may be exercised on north side of property and grassy areas. Pets on the beach easement are at the discretion of the property owners on the driveway. If taking your pet on the beach easement, respect the three-foot easement requirement.
- c) Please clean up after your animals. Discard securely bagged pet refuse in the bins in your designated trash area.
- d) Pet caregivers are responsible for any damage caused by their pets.
- e) Disabled individuals may keep certified assistance animals in their units and the animal will have full access to the common areas. All rules apply.
- f) Owners are responsible for pets who visit their unit. Such visiting pets are subject to the same restrictions as resident pets
- g) Pets must be kept quiet. No more than three (3) complaints over 3-month period.
- h) Enforcement of these rules at the end of the Rules book.

Signs

"For Sale and/or For Rent" signs are not allowed on Association property or along the street in front of the property. A sign on the outside bulletin board no larger than 12"x18" is acceptable. Owners, authorized guests and renters shall not display, hang, store or use any signs on the balcony or any windows or doors, or hang articles of clothing, towels, etc. on the balcony rail or outside the unit. Limited decorative signs are allowed on or near the entrance to the unit. (Board approved)

Speed Limit

Please observe the vehicle speed on premises which is 10 miles per hour.

Occupancy

Occupancy is limited (for short term stay) to a maximum of 6 persons per 2 - bedroom unit and 8 persons per 3 - bedroom unit. Normal occupancy is 4 persons and 6 persons respectively. (Units 2, 12, 19 are 3 - bedroom units. All others are 2- bedroom units.) No unit can be used for any purpose other than a private dwelling.

No person is permitted to own more than one unit for rental purposes.

No unit shall be leased or rented for a term of less than thirty (30) consecutive days and no unit shall be leased or rented for more than three (3) times per calendar year. Violation is subject to a fine of \$100. This is a State of Florida Condominium statute and is in Article 24, Section (a) of the by-laws of Oakwater Cove. The renter of record must be present in the unit during the time a watercraft (boat, kayak, etc.) is kept at the dock or kayak stand. A renter may host guests in their rental unit as prescribed above but must be present in the unit while hosting those guests.

Any unit having more than 10 guests from outside the complex will require Board approval in advance.

Noise

All occupants should be aware of their neighbors and take necessary steps to control excessive noise. Please control all animal noise. Refrain from outdoor noise before 8 AM and after 10PM. No contractors can work before 7 am.

Grills, Heaters

The Fire Code requires that grills or heaters using 20lb. propane tanks may not be stored or used within 10 ft. of any balcony or any structure. No grilling allowed under any overhanging portions or any structure.

Pool House

Storage is for unit owners only. In addition, it is used for storage of the Association maintenance equipment and supplies. Please keep it neat and clean. Mark all belongings. Unmarked items may be discarded.

Watercraft

- a. There are no reserved slips. Only boats belonging to owners or renters in residence may be launched or moored at the Oakwater dock.
- b. A boat may be left in the water at the dock, or kayak stand even though the owner is not in residence (except for rule (e)). The owner must have a local person in residence to monitor the boat, kayak or other watercraft. The owner must notify the Board of Directors with the name and phone number of that person.
- c. Boats may be moored at the end of dock only if all other slips are occupied.
- d. When Oakwater Cove is in the "cone of probability" of a hurricane, all watercraft must be removed from the water and premises. Kayaks, other watercraft, and all boat accessories must be stored in the Pool House.
- e. Fines will be imposed for failure to comply. Do not block ramp.
- f. Boats, trailers may be cleaned at the bay area. All work must be completed within the same day. Area must be cleaned after above work is completed.

Please ensure that the lock at the ramp is always properly secured.

Parking

All Parking Spaces are Common Area and belong to the Association and not individual owners

There is one designated parking space for each unit while an owner is in residence or a unit is occupied with guests or renters. Otherwise, this space can be available for other guests. If a unit is unoccupied, an owner can store one car or boat/trailer as long as it does not exceed the parking space or impedes any storage entryway. An owner cannot store anything in designated space while the unit is rented.

Owners storing vehicles in their designated carport while not in residence shall notify Management Company and Board of Directors. Oakwater Cove Condominiums Assoc. Inc. is not liable for damages to the stored vehicle or boat/trailer. While in a hurricane cone of probability, owners may want to consider moving the vehicle or secure appropriately.

Parking shall be in approved parking areas only. No private parking on the grass, in front of condominium, or along the north side of the driveway.

Boat trailers shall not be in guest parking space unless boat is in the water for a limited time and owner/renter is in residence. Owners/renters of each unit can park 2 cars if they will fit in the carport designated for their specific unit while in residence only. Units that cannot accommodate 2 vehicles have priority for a guest parking space.

Guest only parking spaces are:

East side of unit #5 - 3 spaces

North of units 9 and 16 - 1 space each (parallel)

North of Pool house - 1 space (available M-F 5pm-6am and weekends)

Temporary emergency overflow parking (cars – only if all other available spaces are in use). - Entry to driveway, north side - 2 spaces (parallel)

2015 Process to Levy Fine

Ref. Fl. Statute 718.303(3) Obligations of Owners and Occupants latest revision
05/01/2016

1. Letter to owner and tenant (if not owner occupied) of violation and request to comply with Rules. (Cured) The owner and occupant have 14 days to cure the violation. After that time a fine may be imposed.
2. Letter to owner and occupant that violation was not cured and that the Board is meeting on xxxx date.

- a. If the violation is not cured by that date, the Board will levy a fine to the owner in the amount of \$50 per day, up to an aggregate amount of \$1000 depending upon the date the violation is cured.
 - b. If owner is a multiple offender for the same violation, the fine will be \$100 per day up to an aggregate amount of \$1000. Fine will be effective immediately.
 - c. A fine may not become a lien against a unit. The amount paid will be added to the general operating expenses, less lawyer fees, if needed.
3. Board meets and by motion, 2nd, and majority vote to levy the fine.
4. Letter to owner and occupant is sent by the Board providing notice of the fine and the opportunity to request a hearing before the compliance committee (3 owners, not Board Members) within 14 days of the date of the letter. Committee shall be volunteer membership or appointed by the Board.
 - a. If a committee meeting is requested then one is convened by chairman of the Committee within 3 days, and the owner is notified in writing of the date and time.
 - b. The committee hears both sides of the issue, from the Association and from the owner, and then decides whether to ratify the fine or to reject the fine.
 1. The committee's decision is placed in writing and is considered by the Board at its next Board meeting.
 2. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. If the committee approves to ratify the fine, then the fine is retroactive to the original date.
 3. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the Board.
 - c. The Board at its next meeting reviews the committee's recommendation, votes accordingly and sends notice to the owner and tenant of the decision.
5. If the owner does not request a compliance committee meeting, then the fine accrues up to the maximum amount provided for in the Association Declaration (\$1000).
6. Once the maximum amount is reached, then the Association (Board) provides the owner and occupant with written notice of this fact and if the Association (Board) intends to take self-help action (Solve the problem and invoice the owner if this solution is available to the Board.)

7. If a member is more than 90 days delinquent in paying any fee, fine, or other monetary obligation due to the Association, the Association (Board) may suspend the rights of the member, or the member's occupant, guest, or invitee, to use common areas and facilities until the fee, fine, or other monetary obligation is paid in full.

8. If a member is more than 90 days delinquent in paying any fee, fine, or other monetary obligation due to the Association, the Association (Board) may suspend the voting rights of a parcel or member for the nonpayment of any fee, fine, or other monetary obligation due to the Association until the fee, fine, or other monetary obligation is paid in full. A voting interest or consent right allocated to a member which has been suspended by the Association shall be subtracted from the total number of voting interests in the Association, which shall be reduced by the number of suspended voting interests when calculating the total percentage or number of all voting interests available to take or approve any action, and the suspended voting interests shall not be considered for any purpose.

9. All suspensions imposed pursuant to paragraph 7 and 8 above, must be approved at a properly noticed Board meeting. Upon Board approval, the Association (Board) must notify the lot owner and, if applicable, the lot occupant (tenant/guest) by mail or hand delivery. The suspension, for purposes of collection of a fine, ends upon full payment of all obligations currently due or overdue to the Association.

08/23 OWC Board

PHONE NUMBERS

GENERAL

Pinnacle Management	941-444-7090
Emergency Fire, ambulance	911
Hospital (Englewood)	941-473-5000
Newspaper (Herald Tribune)	941-473-5475
Newspaper (Englewood Sun)	941-681-3000
Library (Charlotte County)	941-625-7529
Library (Dearborn St.-Sara. City)	941-474-4515
Chamber of Commerce,	941-474-5511
County Sherrieff	941-474-3223

SUGGESTED CONTRACTORS

Lester George	941-348-5449
Venice Pest Control	941-493-3030
	941-488-8797
Badger Plumbing	941-475-3808
Castle Air HVAC	941-474-3691
Symbiont HVAC	941-474-9306
Comcast (Venice office)	941-484-0602
Frontier	800-921-8101
Direct TV	239-281-5235
Florida Power and Light	800-226-3545