

Waters Edge Condo Association Rules and Regulations

8121, 8123, 8125, 8127 Lake Shore Drive
Cedar Lake, Indiana 46303

AMENDED June 15, 2022

The following Rules and Regulations apply to the operation of Water Edge Condo Association and the conduct of owners and guests while at the property. All owners and visitors are expected to adhere to all rules and regulations. Cooperation is expected by all who own or visit the property. Fines may be charged and/or other restrictions may be utilized for violation of Condo Association rules and regulations.

The Board of Directors reserves the right to recommend changes to existing Rules and Regulations when, in its opinion such changes and/or additions are in the best interest of the Condo Association. Changes recommended by the Board must be approved by a majority vote of the owners (one vote per condo) before they can become effective.

RULES AND REGULATIONS

1. Every owner, occupant, or guest shall comply with all instructions and directions issued or posted by the Association for the proper and orderly use of common area and facilities.
2. Every owner, occupant, or guest shall comply with all personally conveyed instructions or directions from any Association director or officer whose duty it is to supervise or maintain any common area facility, as to the proper or orderly use of said common area.
3. Occupancy limitations: Occupancy, permanent, shall be limited to six (6) persons.
4. No pets shall be allowed in any common area or unit in the condominium. This applies to every owner, occupant, or guest.
5. No plants may be placed in any residential unit that (a) cannot be kept and maintained within the residential unit or (b) occasion any odor or noxious effect beyond the confines of the residential unit or (c) are kept unsanitary or (d) are potentially dangerous or unsafe or kept condition.
6. No material, equipment, or device shall be placed in any residential unit, garage, or common area that (a) occasions loud noises, strong odor, or noxious effect or (b) is or is kept unsanitary or (c) is dangerous or kept in dangerous condition.
7. Nothing shall be done or kept in any residential unit, common area, or limited common area which will increase the rate of insurance unless approved by the Association. No owner shall permit anything to be done or kept in his unit or common area which will result in the cancellation of insurance or be in violation of any law.
8. Owners, occupants, and guests shall comply with all regulations, rules, and requests promulgated by the State, County, or Town fire departments.
9. Gas grills only can be used on the patio/balcony of each unit. Charcoal grills are prohibited.

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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10. The balconies/patios are intended for patio furniture and furnishings only. No other articles such as spas, bicycles, snowmobiles, etc. are permitted.
11. Maintenance of buildings, common areas, and limited common areas is the responsibility of the Association. No owner shall alter any area outside of his/her unit.
12. The lessee shall not alter any lock or install any new lock or knocker or other attachment on any door of the unit without the consent of the Association. Main entrance security doors shall be kept closed and locked at all times.
13. Owners who are absent during the winter shall set their thermostats at 55 degrees Fahrenheit or equivalent centigrade.
14. Signs or advertising for any reason is prohibited except such signs placed by the Association for information or directional purposes. For Sale signs are allowed between the garages and Lake Shore Drive only.
15. No trailers or boats shall be stored in common areas.
16. No storage in hallways or pump house.
17. No feeding of ducks, geese, squirrels, etc.
18. No space heaters allowed in garages.
19. No fireworks of any kind allowed on condo property.
20. No refrigerators or freezers allowed in garages without paying an additional fee per month as set by the Association.
21. Sufficient space for each owners' car/truck shall be maintained in each garage at all times.
22. Both seller and buyer of a condo unit will pay a non-refundable \$250.00 fee to the Association to defray any damages to the common areas caused by moving.
23. No rentals of condos are allowed

ADDITIONAL RULES AND REGULATIONS

1. Unit owners shall be held responsible for their actions as well as the actions of their children and guests. Any expenses incurred by the Condo Association as a result of damage caused to common property by a Unit Owner and/or family member or guest of a Unit Owner shall be the responsibility of said Unit Owner.
2. Complaints regarding the management of the property or regarding actions of other Unit Owners shall be made in writing to the Board of Directors and signed by the complainant.
3. Unit Owners and guests are not allowed to bring animals, livestock, poultry, or pets of any kind anywhere on the grounds, in the buildings, or on the docks of Waters Edge Condominiums at any time or for any period of time.
4. Feeding of birds, cats, or any other animal is prohibited.
5. Skateboards, roller blades and/or any motorized scooters or bicycles are prohibited from all areas.
6. Electricity is provided as a common expense to garages for normal temporary use (e.g. garage door opener). If electricity is needed for refrigerators, freezers, electric car charging, or other high use items Association approval is required and an electrical usage fee must be charged for the additional electric usage.
7. Use of open flame fire pits is prohibited except in the area approved by the lake front on the west side of the property.
8. No resident shall allow any excessive loud noise between the hours of 11:00 pm and 8:00 am which would disturb or annoy other residents. Normal maintenance and

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remodelling work of units is only permitted between the hours of 8:00 am and 9:00 pm.

9. The volume of any sound reproducing device, including but not limited to, radios or TV's must be muted to the extent that no sound will go beyond the area containing such device. This also includes the patios and common areas. As a courtesy to your neighbors, reasonable volumes of music and/or voices must be maintained at all times.
10. All trash must be placed into the dumpsters provided. No trash or rubbish is to be left on the ground outside the dumpsters nor on top of dumpsters. No hazardous materials are to be placed in the dumpster.
11. No items are to be left in the walkways, entryways, stairways, steps, and common areas.
12. Patio furniture may be placed on owners' patios and must be kept in a neat and orderly manner. No more than 3 flower pots and/or ornamental statues may be placed on owner patios.
13. Carpeting is not allowed on second and third floor outside patio wood floors.
14. Outside storage room doors that need replacement must be replaced with a flat panel door painted brown.
15. Bicycles are not permitted on docks or the condo walk ways.
16. Garages are to be used for vehicle parking. No personal property storage or conversion to living space is allowed if vehicles are displaced to the parking area.
17. Garages and boat slips may not be rented to non-owners.
18. Window coverings are to be tasteful using neutral colors. No flags, signs, blankets, sheets, or unusual coverings are to be used.

PARKING AREA

1. Vehicles shall be parked in areas provided for that purpose. The Unit Owners and visitors must obey any traffic regulations promulgated for the safety, comfort and convenience of the Unit Owners and guests. No vehicle exceeding their defined parking space limitation is allowed in the parking area. Motorcycles must have a proper kick stand plate to maintain the integrity of the parking lot.
2. All vehicles on the property must be operable.
3. Owners will be held responsible for damage to the common area caused by vehicles considered a nuisance. These are vehicles that consistently leak oil, gasoline, or acid, emit excessive gas or exhaust fumes, are excessively noisy, or otherwise inconsiderate of others. This rule applies whether damage is to their own parking space or other spaces which they may be using with or without permission.
4. Sleeping overnight in the parking lot or common areas is prohibited. This applies to, but not limited to, the use of campers, trailers, vans, trucks, or tents.
5. The parking lot is not to be used as a play area.
6. Due to the limited number of parking spaces, any trailers, oversized vehicles (a vehicle that does not fit within the parking space lines), campers, etc. shall not be parked or maintained on the grounds.
7. Non-owner trailers are not to be parked in Waters Edge parking lot at any time.
8. No recreation vehicles, snowmobiles, utility trailers, camping trailers, house trailers, buses, semi's, tractors, delivery trucks, non-motorized or off-road vehicles, etc. may

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- be parked in the parking lot unless stored in the unit owner's garage with the door closed.
9. Condo owner boat or wave runner trailers can be parked in the parking lot on the far east side for a period of no more than 48 hours without the consent of the Board of Directors.

BEACH and PIER AREA (including docks and slips)

1. Owners and/or visitors using the pier and beach area are responsible for keeping the area clean after their use. Toys, towels, and other items are to be removed and stored in the appropriate place. All trash on the beach is to be cleaned up and placed in the proper receptacle.
2. Owners and visitors are responsible for the removal of rubbish from boats and docks. Rubbish is to be disposed of in the trash dumpster outside the gate. The placing of trash on top of or alongside of the dumpster is prohibited. No hazardous materials or building materials are to be placed in the dumpster.
3. The use of gas or charcoal grills is prohibited on the docks, finger piers, or on boats while in their slip.
4. Gas cans are not to be left unattended on the docks.
5. Boat lifts and boats are to be installed by June 1. Slips without lifts or boats may be assigned to another owner; lifts without boats may be moved at the owner's expense. Any delays will require board approval.
6. Each boat slip has a limited amount of space available. Therefore, the maximum area for the boat lift must comply with the space available. Please check available size before purchasing a boat lift.
7. Extreme caution should be taken while swimming in and around boat slips so as to not impair the navigation of any boat leaving or entering the dock area.
8. No water craft of any kind are to be tied to the upright dock supports or dock. All boats should be tied to and docked on the owner's boat lift or augured inside the boat lift space.
9. The purpose of the docks is for access to boats. Dock chairs are not allowed to be set in such a way as to block passage or access to other boats.
10. No carpeting or covering of any kind will be allowed on docks and finger piers.
11. No storage boxes will be allowed on docks or finger piers.
12. Bicycles are not permitted on docks or the condo walk ways.
13. Boats not properly registered to the party owning the slip they are in are subject of being removed at the owner's expense.

ENFORCEMENT

In the event these Rules and Regulations are violated the Board of Directors is authorized to take action against the offender(s). Such action may include but is not limited to:

- A. warning for the first offense and
- B. the right to impose a monetary fine for subsequent offenses,
 - a. 1st fine \$100

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- b. 2nd fine \$300
- c. 3rd fine \$500

- C. denial of certain parking privileges, or
- D. other sanctions.

The Board of Directors may impose said sanctions in no particular order.

LATE HOA FEES

A \$15.00 Late Fee will be enforced if the HOA fee is not received on or before the 10th of each month. The \$15.00 Late Fee will accrue on a monthly basis if not paid.

Water's Edge Condominiums Association, Inc.

By: J. Nagel

Print: Jessica Nagel

Title: Managing Agent

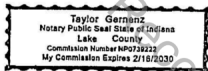
State of Indiana)

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County of Lake)

Before the undersigned, a Notary Public in and for the said County and State, this 28th day of June 2022, personally appeared Jessica Nagel and acknowledged the execution of the foregoing instrument.

Jayce Dunning



Notary Public

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the attached document unless required by law." Prepared by: Jessica Nagel