

WATERFRONT II CONDOMINIUM  
RULES & REGULATIONS



WELCOME TO THE WATERFRONTS II; A VACATIONLAND COMMUNITY

PLEASE REFRAIN FROM MAKING DISTURBANCES AT ALL TIMES. YOU ARE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO THE FACILITIES, OTHER RESIDENTS, OCCUPANTS, OR PROPERTY RESULTING FROM YOUR ACTIONS.

Occupants of units and their guests may utilize the recreational areas provided by Waterfronts II. As for those who own a fractional interest in a unit, their access to the recreational areas is limited to the time period specified by the deed and they must be occupying a unit.

FAILURE TO COMPLY WITH THESE RULES & REGULATIONS WILL RESULT IN EVICTION, PENALTY ASSESSMENTS, AND/OR REMOVAL OF PROPERTY IN VIOLATION.

1. No boats, trailers, campers, vehicles larger than a van frame, snowmobiles, or personal watercrafts are permitted on the premises. The beach (east side, outside buoys) is accessible by personal watercraft during daylight hours, no overnight storage is allowed. No vehicle storage, repair, or maintenance is permitted on the premises. Vehicles must be parked between the marked lines. Motor vehicles may not be parked in entrance way areas, fire lanes, grass, or lawn areas, nor in any area not specifically designated for parking. Any of the above found in violation of the Rules & Regulations may be towed and stored at owner's expense in addition to any other assessments imposed.
2. All vehicles MUST DISPLAY PROPER PARKING PERMITS. Tow warnings will be issued if permits are not obtained, vehicles will be towed and stored at owner's expense.
3. All landings and stairways (front & back) are to be free of any articles (rafts, toys, bikes, etc.). These areas are not to be used as playgrounds.
4. No tables, chairs, floatation devices, etc. are to be stored or left in the common areas (outside units) unattended or during QUIET HOURS 11 P.M. TO 7 A.M.
5. No laundry or beach towels of any kind are permitted to hang outside of the unit.
6. No glass containers or bottles are permitted in the beach or pool area.
7. No fish cleaning on the premises and/or fish remains discarded in trash containers or in the lake.
8. No throwing of rocks and stones.
9. Please use the grill provided. They are to be shared by everyone. No other grills are permitted. Do not empty the ashes from the grills. If a grill is full, notify management.
10. All pets must be leashed (leash not to exceed 6 feet in length) when outside and accompanied by a responsible person. The unit occupant must clean up droppings immediately. NO pets will be permitted on the

lake side of the condominium complex, the beach area, or the pool area. NO pets will be permitted in rental units. (Droppings must be disposed of properly ? NOT IN THE LAKE.)

11. All bicycles must be kept in the racks provided.

12. Feeding of the birds on the premises is not permitted. Please do not disturb the wildlife.

13. QUIET HOURS ARE 11 P.M. TO 7 A.M. Please be considerate at all times. All noise, including stereos and televisions, must be kept at a level which keeps the noise within the confines of the unit. NO offensive activity which may endanger the health of, or unreasonably disturb any occupant shall be carried on in any unit or upon the common areas.

14. Trash must be placed in containers. Dumpsters are located in parking lot areas. Please remove oversized furniture or appliances from the premises or call First Realty Property Management to arrange for disposal (a hauling charge may apply). You cannot leave refrigerators for trash pickup; BFI will not take them.

### BEACH, POOL & JACUZZI RULES

NO PERSON WILL BE ADMITTED TO THE POOL OR BEACH AREA WITHOUT A VALID POOL IDENTIFICATION AND CONDOMINIUM UNIT KEY.

1. Hours of operation 9:00 A.M. to 11:00 P.M.
2. Children under 14 years of age are prohibited inside of the fenced in pool unless accompanied and supervised by an adult. DO NOT SWIM ALONE.
3. Tampering with mechanical pool/spa equipment is prohibited. Please contact management if there is a problem.
4. Proper swimming attire must be worn at the pool (no cut off jeans, no children in diapers, etc.). Non-toilet trained children are not permitted to use the pool.
5. Remove all sand / shower before entering pool area.
6. No running, diving, or horse play permitted.
7. Personal floatation devices are acceptable with adult supervision. No other inflatable or floatation devices are permitted in the pool.
8. No food, alcoholic, or glass products permitted in the pool area.
9. Please do not reserve chair with towel or other article if you are not in the pool area.
10. The beach (east side, outside buoys) is accessible by personal watercraft during daylight hours: no overnight storage allowed.
11. No glass containers or bottles are permitted on the beach.
12. No children under 14 or persons with medical problems are permitted in the Jacuzzi.

WARNING - NO LIFEGUARD ON DUTY, MINORS UNDER 14 ARE NOT PERMITTED TO SWIM WITHOUT AN ACCOMPANYING ADULT.

AMBULANCE 911	Waterfront II Condominium Association
FIRE 911	1907 W State St. Box 138
POLICE 911	Fremont, OH 43420
	419-635-6275

