

A DEED RESTRICTED COMMUNITY

Waterwood is a DEED-RESTRICTED community in compliance with Florida Statute 720. As such, it operates under its DECLARATION OF COVENANTS AND RESTRICTIONS, to preserve the value of properties and the positive atmosphere of the community. These restrictions are enforced by our Board of Directors and our Architectural Review Board (ARB). Owners and prospective owners are expected to accept and follow all the rules of our community. Below is a summary of some of these Rules:

- 1. The Architectural Review Board must approve any proposed change to the exterior of any structure, landscaping, or tree removal.
- 2. No signs of any kind shall be permitted without prior ARB approval, except for “For Sale” or “For Rent “or “For Lease” or “Open House” signs for each residence.
- 3. Residents’ commercial vehicles are to be stored in the storage yard, except for cleaning, loading/unloading, etc. No major repairs to vehicles are permitted unless within the garage. Permanent on street parking is prohibited. Garage doors must be closed overnight.
- 4. Pets must be on a leash when outdoors. Pick up after your pet.
- 5. No nuisances allowed.
- 6. Waterwood speed limit is 15 MPH. Waterwood is under the jurisdiction of the Lake County Sheriff’s Dept., the Sheriff has also deputized all municipalities in Lake County for service.
- 7. Houses may be rented. Owner to give copy of Rental Agreement to WCA Board.
- 8. Garbage must be confined to rigid, covered containers. Pick-up is once a week. Yard waste pick-up is once a week.
- 9. Residents must follow all posted rules in the pool area. All under 18 must be accompanied by an adult when in the pool area or clubhouse.
- 10. As our water system usage is under the control of the St. Johns Water Management District, ALL RESIDENTS MUST PRACTICE WATER CONSERVATION and adhere to the posted day/hours of irrigation restrictions.

For a complete listing of the WATERWOOD COVENANTS AND RULES, go to our website: www.mywaterwood.com and click on Public Documents at the top of the page.

FINANCIAL CONSIDERATIONS

An annual budget is established by the Board and the Finance Committee. This budget is based upon Committee requests for funds for planned projects and the Capital Funded & Emergency Reserves. Once approved, this budget establishes the necessary fee structure for the coming year. This is a comprehensive and serious function of the Board and Committees.

CURRENT QUARTERLY FEES:

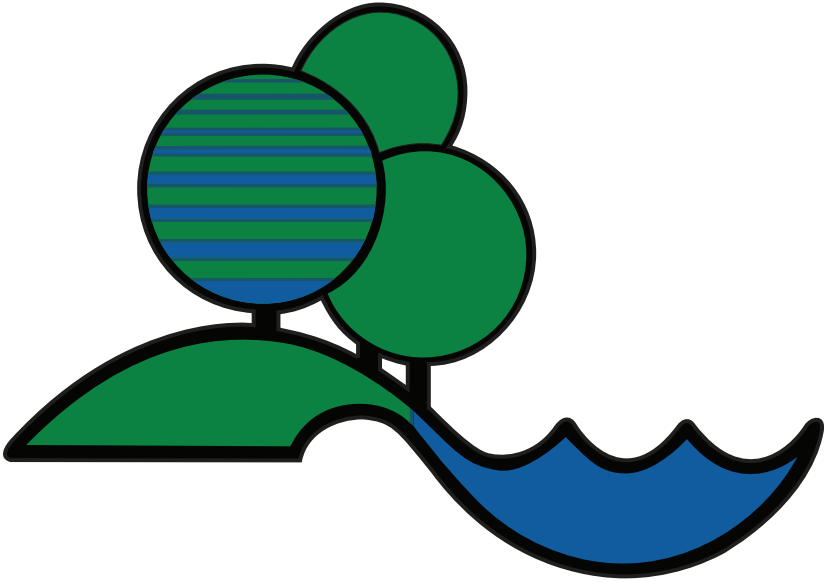
Community Association (WCA).....	\$ 630	/ Quarter (1)
Townhome Association (WTA)	\$ 320	/ Quarter (2)
<i>(Additional fee for Townhomes only)</i>		
Townhomes pay a total of	\$ 950	/ Quarter

Extra Amenities:

Marina Slip	\$ 75	/ Quarter
Storage Yard Slot	\$ 30	/ Quarter
Sales Tax of 7% on Storage Yard & Marina Slip		

Note:

- 1. WCA quarterly fee **includes water and sewer service**, clubhouse, pool, roads, marina, pier, storage yard, landscape of commons areas, insurance, Reserve Funds for infrastructure repair/replacement and disasters and possibly sales tax. Internet & Cable/Streaming services are not included in the HOA fees and are the homeowner’s personal selection.
- 2. Townhome owners pay both WCA (master association) & WTA fee. WTA fee includes some exterior building maintenance, landscaping, and exterior pest control.



WATERWOOD

Waterwood
Community
Association

300 Waterwood Drive
Yalaha. Florida 34797



Visit the Waterwood Website
www.mywaterwood.com

WHAT IS WATERWOOD?

Waterwood is a resident-managed community of 127 home units (plus clubhouse), of which 75 units are free standing home dwellings and 52 units are “townhome” dwellings of quad construction. Back in the early 1980’s, a “fishcamp” on the shores of beautiful Lake Harris was acquired by the Developer, and plans evolved for the lakefront community with primary emphasis on “save the trees”, “enjoy and protect the waters” and “build a beautiful community”. Over the next decade, Waterwood grew to include several spacious lake front properties, numerous moderate homes, and townhomes of varying size and layout — something for everyone ... This is not an age restricted community. Families with children blend well with our mature majority.

OUR GOVERNMENT

We are self-managed, with an elected Board of Directors who select their President, Vice-President, Treasurer and Secretary. A paid professional serves as Bookkeeper. The Board meets every month in a public meeting at the Clubhouse. An Annual Corporate Meeting is also required to publicly review the status of the Community and for elections. Various volunteer committees conduct the operation of Waterwood:

- Architectural Review Board (ARB)
Recreation
Nominations
Storage Yard
Audit
Water Conservation
Technology
- Maintenance
Publicity
Marina
Finance
Reserves
Library
Directory

These Committees, comprised of volunteers, are led by an appointed Chairperson, operate under the direction of the Board of Directors, and oversee the many contracts and tasks required in the smooth, daily operation of the Community. **For our community to continue to operate smoothly and economically, we urge every able Waterwood owner to volunteer his or her talents to assist in some committee or function. Many volunteers = Less work for one.**



WATERWOOD AMENITIES

CLUBHOUSE — Fully equipped and maintained for Community sponsored parties, and may be reserved by residents for private parties. Air conditioned, with well equipped kitchen, dishes, dance floor, tables, chairs, large screen tv and billiard table. Our “honor system” library is our pride and joy! There is also a donation box for the Food Bank. The clubhouse chair offers information on obtaining key card access

SWIMMING POOL — The 24’ x 48’ screen-enclosed pool is serviced professionally for use by residents and their guests. It is heated 10 months of the year. Youngsters under 18 **MUST** be accompanied by an adult.

PIER — Our relaxation pier extends out into Lake Harris, where residents may fish, relax, bird watch and enjoy the sunset.

MARINA — The 21 slip Marina is available for resident’s boats, 20-22 feet max in length, slip dependent. Slips are reserved by written request to the Marina Committee on a first come, first serve basis. Proof of insurance is required. A small fee is assessed to defray maintenance costs.

VEHICLE STORAGE YARD — An assigned storage slot area is available for residents’ storage of boats, boat trailers, RVs and short-term parking of guest vehicles. A small fee is assessed to defray operating and maintenance costs. RVs, boats, trailers, commercial vehicles may NOT be parked in home driveways for an extended period of time.

ROADS AND STREETS — Our streets are “private” and, as such, are owned and maintained by Waterwood. Our budget includes a “Road Reserve” for eventual major repairs. The speed limit is 15 mph SLOW. Please drive slowly and watch out for dog walkers, bikers, walkers /runners, landscape workers and children.

WATER AND SEWER — Waterwood operates private water and sewer systems. Operation is overseen by our Maintenance Committee and our contracted Professional Engineer to maintain quality to Government standards. **Water and sewer usages are included in the Association Fees.** Water conservation is a key component for our community. Our budget includes a Water & Sewer Reserve. Waterwood has *excellent* water.

NEWSLETTER — *The Waterwood Word* is published monthly, 12 times a year to inform residents of Community happenings.

ACTIVITIES — Many activities are scheduled to bring the Community together and to promote new friendships. Frequent parties are scheduled by the Recreation Committee, with sometime a small fee to cover costs. Activities include:



- Mahjong
Book Club
- Holiday Gatherings
Yoga
- Boating Events
Shooting Club

MAIL — A US Post Office kiosk with individual mailboxes is near the Clubhouse. A local WCA (Waterwood Community Association) box is there to receive your fees or other mail to WCA. TV screens also update the community on events and information.

FIRE AND EMERGENCY — “DIAL 9 -1 -1” The Lake County Yalaha Fire Station is less than a mile east on Hwy #48 and is continuously manned for emergencies including ambulances and backup from Leesburg and Tavares. Leesburg UF Medical Center and Advent Hospital are nearby in Leesburg and Tavares. There are also local urgent care centers.



VISIT THE WATERWOOD WEBSITE
www.myWaterwood.com

