



## RULES SUMMARY - 2026

As you are aware, the **Watercrest Community Association is a Deed Restricted Community** which is governed by rules and regulations that apply to each property. The Watercrest Declaration of Restrictions, which were established by the developer in 2016, are recorded with Sarasota County and are incorporated by reference into the deed of your property. These restrictions place limits on the use of the property and help maintain our property values by providing appearance and use standards within the community.

A full copy of these Restrictions and Community Wide Standards (which provide additional clarification to the restrictions) can be found under the Community Association/Documents tabs of our website [www.mywatercrest.com](http://www.mywatercrest.com). While the Declaration of Restrictions and Community Wide Standards are detailed documents, below are some of the key standards that you need to be aware of and follow:

**Speed Limit and Street Safety** – **The speed limit is 15 m.p.h. on all Watercrest streets, and this applies to all vehicles and bicycles operated in the community.** Motorcycles, motorized scooters, mini motorcycles, off road vehicles, all-terrain vehicles, remotely operated vehicles, motorized go-karts, off highway motorcycles, motorized trail bikes, motocross bikes, etc. **are prohibited from use anywhere in the community.** Traffic signs, crosswalks and speed limits must always be obeyed, and the utmost precaution must be given to pedestrians. Parents are reminded for everyone’s safety that community streets and parking lots are not playgrounds for children.

**Parking Rules** – Due to the limited size of our streets, it is important that our parking standards are followed in order to provide adequate traffic flow for both residents and emergency vehicles. The following parking standards assist us in achieving this goal while maintaining the appearance of the community:

- **No overnight parking** of any vehicle is permitted on the subdivision streets. Exceptions may be granted for situations such as driveway paver cleaning or a few parking spots may be available overnight at the Amenity Center for a limited time with approval from our property managers [sean@sunstatemanagement.com](mailto:sean@sunstatemanagement.com) or [blewis@sunstatemanagement.com](mailto:blewis@sunstatemanagement.com) .
- **Vehicles when parked temporarily on the street must be parked in the same direction as traffic flow.**
- **Temporary parking on the street is not to exceed 3 hours per week**
- No parking in the mailbox pull off area on Hilltop.
- No vehicle parked on driveways can block the sidewalks in any manner.
- No boat, trailer, mobile home, bus, motorcycle, or commercial vehicle (marked or not with company name or logo) may be parked in subdivision unless inside the garage.
- No parking and/or driving a vehicle over landscaping (grass, mulch, plants).
- No maintenance work on vehicles in the driveway other than washing cars.
- Vehicles are to be garaged to the greatest extent possible to enhance the community appearance.
- No vehicle in disrepair, non-operable, or without current tags, insurance, and registration shall be parked in the subdivision unless in the garage.
- **Vehicles parked illegally are subject to fines and towing at the owner’s expense.**

**Garbage, Recycling, and Yard Waste** – **Garbage, Recycling, and Yard Waste must be placed at the end of your driveway (not in the street) ONLY AFTER 9:00 p.m. the day before pickup** which is normally Thursday. Garbage and Recycling must be in the containers provided by the County. Yard waste should be placed in paper yard waste recycling bags. All containers need to be returned to your garage by the evening of pick-up.

**Architectural Review Committee (ARC)** - Please note that **ANY change to the exterior of your home** requires ARC approval. These changes include but are not limited to changes in landscaping, ground or wall decorations, painting of exterior walls or doors, installing pool and/or cages, adding screen door or enclosures, extending lanai, etc. Basically, anything that changes and/or alters the exterior structure, grounds, or appearance of your home needs to be approved by the ARC. ARC Request forms for your project and ARC Review Guidelines can be found under the Community Association/Forms tab of our website at [www.mywatercrest.com](http://www.mywatercrest.com).

**Leases/Rentals** – **Rentals or Leases must be for a minimum period of at least 6 months.** Rentals or Leases may not commence until a lease application is submitted to Sunstate Property Management and approved by the Board of Directors. Lease applications can be found under the Community Association/Forms tab of our website at [www.mywatercrest.com](http://www.mywatercrest.com).

**Garages and Business Use of Home** - Garages may not be used for business or living space of any kind. Garage doors are to remain closed when not in active use. Business use of the home is also prohibited unless it meets Sarasota County exceptions.

Thank you for adhering to the Declaration of Restrictions and Community Wide Standards of the Watercrest Community and for doing your part to help make our community a beautiful place to live.

The Watercrest Board of Directors