



Rules Reminder

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 apply to all owners, renters and guests, and 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**. 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**:

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 enclosure, 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.

Please note in particular that numerous owners have set out decorative items and potted plants that were not submitted for ARC approval. Kindly check our Community Wide Standards (CWS) document (p. 8-11) to ensure that the number and type of these objects meet the standards. If they do not, ***owners are responsible for ensuring their properties adhere to neighborhood rules***, so as to avoid compliance letters from the property manager. ***From this point forward, please submit an ARC request for any new decorative objects or potted plants.***

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**. Kindly do not submit ARC requests through the new Sunstate portal, as it is not yet fully operational.

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 manager*** Sean Noonan (sean@sunstatemanagement.com).
- **Vehicles when parked temporarily (not to exceed 3 hours weekly) on the street must be parked in the same direction as traffic flow.**
- No parking in the mailbox pull-off area on Hilltop Drive.
- **No vehicle parked on driveways may 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 will be towed at the owner's expense.**

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.

Garbage, Recycling, and Yard Waste – Garbage, Recycling, and Yard Waste must be placed at the end of your driveway (not in the street) on the morning of pickup, which is normally Thursday (Friday collection usually occurs in weeks following New Years Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day). Garbage must be in closed containers and recycling must be in the container 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 that evening.

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.

Watercrest Board of Directors
(January 2025)