

**Waterways at Quiet Waters**

**1600 Waterways Boulevard**

**Deerfield Beach, FL 33442**

**(954) 418-4455**

**Fax: (954) 571-5551**

**Sales & Rental Application Rules**

1. Prospective owners and renters must obtain an application online at our website [www.thewaterways.net](http://www.thewaterways.net), through Tenant Evaluation.
2. The completed application must be filled out and signed by the Buyer/Seller or Lessor/Lessee.
3. All prospective owners and renters must sign the "Rental Agreement Policy."
4. The non-refundable application fee is \$200 to be paid online during the application process.
5. The interview date will be set upon receipt of the completed application signed by Buyer/Seller or Lessor/Lessee and the application fee.
6. The interview process is conducted at the Waterways management office located in the large clubhouse by the management team. If the Buyer/Renter has dog(s), they must bring the dog(s) along at the interview and/or picture. Also, a pet registration form must be completed to be kept for the management office file.
7. There is no formal approval form, but a statement of an interview which will be provided upon request.
8. Lessors/Renters must provide the management office with a copy of the signed lease and do so for every year renewing.
9. Immediately following the closing, the owner must provide the management office with a copy of the warranty deed.

**\*\*\*\*IMPORTANT, PLEASE READ\*\*\*\***

**Pet Policy**

All pets must be registered with the HOA. More details are provided in the rules and regulations.

**Vehicles**

All vehicles must be registered with the HOA.

\*\*\*No boats, trailers, or commercial vehicles are allowed unless the vehicles can be parked inside of the garage. \*\*\*\*

**Parking Capacity**

**Townhome**

\*No Garage = Up to 2 Cars

\*1 Car Garage = Up to 3 Cars

**Villa**

\*No Garage = Up to 2 Cars

\*1 Car Garage = Up to 3 Cars

\*Up to 3 Cars (with larger driveways)

**Sgl Family**

\*1 Car Garage = Up to 3 Cars

\*2 Car Garage = Up to 4 Cars

WATERWAYS AT QUIET WATERS ASSOCIATION INC  
1600 WATERWAYS BOULEVARD  
DEERFIELD BEACH, FLORIDA 33441

THIS AGREEMENT MUST BE SIGNED AND ATTACHED TO ALL RENTAL APPLICATIONS

RENTAL POLICY ADVISORY- AS PER FLORIDA STATUTE

Florida Statutes, Effective July 1, 2010 -- Collection of Rent:

"A homeowners association may make a written demand of a tenant to pay rent, or a portion thereof, directly to the association if the unit owner is delinquent in paying any monetary obligation. Any such rent paid to the Association shall be applied to future monetary obligations on the Lot. The demand will be continuing in nature, and the obligation of the tenant to pay the association directly will remain until the association releases the tenant or until the tenant discontinues the tenancy. The Association shall have the authority to sue for eviction under the Landlord/Tenant Act if the tenant fails to pay a required payment to the Association"

TENANT - MUST READ AND SIGN:

As the tenant of the property described below, I understand that if I am notified by the Association that the owner of this property has become delinquent in the assessment payments, I will be required by Florida Statutes to pay the portion of my rent that covers the monthly maintenance dues directly to the association. Further I understand that if I fail to comply with this ruling, the Association is protected under the Landlord/Tenant Act and that the Association can and will take immediate action to evict me.

TENANT SIGNATURE: \_\_\_\_\_ TODAY'S DATE: \_\_\_\_\_

PRINT TENANT NAME: \_\_\_\_\_  
PLEASE PRINT CLEARLY

PLEASE CIRCLE ONE:            TOWN HOME            VILLA            SINGLE FAMILY

PROPERTY ADDRESS: \_\_\_\_\_ LEASE DATES: \_\_\_\_\_

OWNER - MUST READ AND SIGN:

As the owner of this unit, I understand and agree that if I become delinquent in my assessment payments to the association my tenant will be requested and required as per Florida Statutes, to pay the monthly association fees directly to the association. Further I understand that if the renter fails to comply with this ruling, the Association is protected under the Landlord/Tenant Act and that the Association can and will take immediate action to evict the renter.

OWNER SIGNATURE: \_\_\_\_\_ TODAY'S DATE: \_\_\_\_\_

PRINT OWNER NAME: \_\_\_\_\_  
PLEASE PRINT CLEARLY

It is mandatory all residents, owners and renters, must attend a Welcome Committee meeting and agree to follow all the rules of the community prior to moving in.

#### General Community Information, Rules and Regulations

- All rules apply to both owners and renters.
- Provide package containing important information, frequently asked questions and helpful phone numbers to applicant. Request that they read the documents and share the information in it and from today's meeting with co-occupants.
- Security form must be completed and submitted to the office prior to moving in.
- 775 units; 217 single family dwellings, 287 Villas and 271 town homes.
- 2 club houses, 2 pools, 2 playgrounds, 1 BBQ area, 1 fitness center, a basketball court, tennis court and a volleyball court.
- Community governed by Master Association Documents, villas and town home have additional documents that govern their communities.
  - **Owners:** If these documents are not provided a copy of the Master bylaws is available through the office for a fee of \$25.00. If you are purchasing a Town Home or Villa the applicable bylaws are also available for a fee of \$25.00.
- If you are purchasing, be sure that the seller provides you with the key fob, mailbox key and any community documents.
- If applicable they should also provide you with the garage door opener.
- All units were provided with hurricane shutters, make sure they are included. Note, shutters may not be put up more than 72 hours prior to a storm and must be removed 72 hours after the storm has passed.
- No vendors are permitted to work on Sunday. Monday through Friday they cannot start before 8 AM and must stop at 6 PM on Saturday 9AM and must stop at 3PM.
- Holiday décor must be removed within 1 week of the end of the holiday season except for December holiday decorations, which must be removed by January 15<sup>th</sup> or fines will be imposed.

#### Lease Acknowledgement

- If you are renting a unit, a copy of the lease must be provided to the property manager prior to moving in.

#### Single Family Home Responsibilities

- Single family dwellings are responsible for landscaping as well as exterior and interior insurance.

#### Town Homes and Villa Responsibilities

- Villas and townhomes: association is responsible for the exterior of the units, the roof, rafters and landscaping. Insurance for the interior (from the drywall in) is the responsibility of the homeowner. Be sure that you have homeowners' insurance (you need to have a HO6 policy) as we are not a condo community.
- You are also responsible for:

- o Outside electricity sockets
- o Pipe from the water meter to the main valve pipe
- o Hose connection and pipe

#### Review of three associations and meeting schedule

- o Master Association meets the 3<sup>rd</sup> Tuesday of every month at 7PM in the large clubhouse. All residents are welcome to attend.
- o Town Home Association meets on an as need basis. This meeting is for Town Home residents.
- o Villa Association meets every other month. This meeting is for Villa residents.

#### Review of Architectural Committee, meeting date & time

- o Architectural Committee meets the last Thursday of each month at 6:30 PM in the large clubhouse.
- o Only unit owners may request modification to their unit, renters may not request any modifications.
- o No changes to the exterior of the residence can be made without prior approval from the committee.
- o All requests requests must be submitted to the Architectural committee a minimum of 4 days prior to the meeting to insure that all of the paperwork needed by the committee is attached to the request.

#### Review of Fine Committee, meeting date & time

- o Fine committee meets the 1<sup>st</sup> Monday of each month at 6:45 in the large club house.
- o If you receive a letter regarding a fine you should make it a point to attend the meeting.
- o Notify the management office if you want your folder available for review at the meeting or if you are unable to attend

#### Fine Policy

- o Fines are assessed at \$50.00 per occurrence and in if not corrected once notification is made accrue on a daily basis.

#### Garbage, Recycling and Bulk Pick up rules and collection days

- o Garbage cans and recycling bins are supplied by the City of Deerfield Beach.
- \* o Garbage pickup is every Monday and Thursday and garbage bin should not be put out earlier than 5PM the evening before pickup and must be put away the evening of pickup. Fines will be incurred if this rule is not followed.
- o Bulk pickup is every Monday and bulk should not be put out earlier than 5PM the evening before pickup. Fines will be incurred if this rule is not followed.
- o Recycling pickup is every Thursday and recycle bin should not be put out earlier than 5PM the evening before pickup and must be put away the evening of pickup. We have

single-stream recycling which means you can inter-mix paper, cans and plastic.  
Fines will be incurred if this rule is not followed.

#### Front Yard Rules

- All toys, basketball hoops and bikes must be stored out of sight and not at front doors or driveways.
- Chairs, tables, BBQ's and Playsets must be stored out of sight and not at front doors or driveways.

#### Pet Policy

- Only dogs and cats are allowed in the community and must be on a leash when outside your residence.
- For the safety of residents in the community and for the protection of your pet should they get loose, we request a copy of the pet's vet records and photos of your pet which will be taken at this meeting.
- A maximum of 3 non aggressive dogs are permitted per household. Pit Bulls or any Pit Bull mixed breeds are prohibited. This includes the following dogs:
  - American Pit Bull Terrier
  - American Staffordshire Terrier
  - Staffordshire Bull Terrier
  - American Bulldog
  - Bull Terrier (standard and miniature)
- There are pet stations throughout the community and you must pick up after your dog or be subject to a fine.
- Exotic animals such as snakes, illegal birds, monkeys etc. are never permitted
- Birdhouses and feeders are not allowed on premises.
- Feeding of wildlife is prohibited. This is not only a Waterways rule, but also a City ordinance.

#### Parking Policy

- No Parking on grass at any time for any reason.
- Parking on both sides of the street is prohibited as the streets are narrow. Not only is it dangerous, it prohibits rescue vehicles from free access and makes it difficult to navigate.
- No Parking on the street between 2 and 6 AM.
- No vehicle with an expired plate or no plate is allowed on premises.
- Violators will receive a ticket the first time, a warning letter the 2<sup>nd</sup> time and a proposed fine of \$50.00. Tickets are issued based on the home the car is registered to, not where the car is parked. If you receive three violations, not only will you be fined, but you will also be placed on a tow list.
- Broward County does not allow parking on the street. Although the community does allow it, the BC police can ticket a vehicle parked in the street.

- Guests staying later than 2 AM should park their vehicle at either club house parking lot. No vehicle can remain in the parking lot for more than 14 days. Parking lots are monitored and vehicles will be ticketed, fined and towed at the owners' expense if they are there for longer than 2 weeks.
- No boats, trailers, or commercial vehicles are permitted (commercial vehicles are vans, cargo vans or pickup trucks with lettering or signs on them or have no side windows, rear seats or rear windows, pipes or any equipment stored on them including a pickup with a tool box) are allowed on premises overnight. Only residents with a garage are permitted to have such a vehicle and it must be stored in the garage overnight.
- The City prohibits the use of gas mopeds or mini scooters on City streets therefore they are not allowed in The Waterways.

#### Guest Policy

- Homeowners are responsible for the behavior and actions of their lessees, guests, vendors and family.
- Guests are not permitted without your approval.
- Any guests or vendors you want to allow in must be called in to register them. They can be called in for 1, 2, 7 or 30 days as well as one time only. Without your authorization they will not be allowed to enter.
- If there is anyone you want to permanently allow in you must include him or her on the form give to the office.
- If there is someone on your permanent list that you no longer want to have the "anytime status" you must notify the office in writing to have him or her removed from the list.
- Anyone entering the community using the visitor entrance must show identification, owners included.
- All stop signs and speed limits must be obeyed or you will be subject to a ticket by the City of Deerfield Beach police officer.

#### Garage Door Rules

- Garage doors may not be left in the open position for more than 15minutes unless you are working in it.

#### Smart Passes

- A Smart Pass allows access through the front gate and is for owners and residents.
- The cost of a Smart Pass is \$35.00 per pass and must be affixed to the front windshield of the vehicle it is assigned to. Violators will have their pass turned off and then be required to go through the visitor gate.
- A security form must be completed in order for the pass to work.
- Smart Passes are not removable and cannot shared between cars.
- The maximum number of passes permitted is 4 and is based on the unit; no garage 2 passes, 1 car garage 3 passes and 2 car garage is 4 passes.

### Key Fob

- Allows access to gym and bathrooms at pool.
- Access to the bathrooms between 10 PM and 6AM is not available from the outside,
- At the large pool access after 10 PM is only available through the gym.
- Cost per key fob is \$15.00 and you should request them from them at the time of closing. If you do not receive the, contact the property manager and they will disable the old ones and provide you with new ones.

### Access Control Attendants Responsibilities

- Access control attendants should be respected. They are here to insure that members of our community follow all of the rules and regulations.
- They are not guards and do not carry guns.
- If there is an issue you should contact the Broward Sherriff's Office.
- They are mandated to issue parking tickets, violation notices as well as enforce the rules and regulations of the community.
- They are CPR certified and they have an AED fibulator machine at the guardhouse. In the event of an emergency, please call 911 first and then the guardhouse.

### Fitness Center Rules

- Anyone under the age of 18 is not permitted nor can the use the equipment without proper adult supervision.

### Pool Rules

- Children under the age of 12 are not permitted at either pool without adult supervision.

### Cable TV

- Comcast is our current cable provider.
- You are provided with 6 HBO channels as part of your maintenance.
- One cable box and 2 converters are included in your maintenance
- Channel 92 is the Waterways Community Information channel.
- Channel 93 is a view of the entrance/exit gates.

### Common Areas Rules and Regulations

- Are for the use of all residents (owners & renters) and consist of the clubhouses, lake and pools.
- Private parties should take place at your home and not in the common areas except if you rent the clubhouse as all residents have equal rights to enjoy these areas.
- If you rent the clubhouse, you are only renting the inside area. Please call office to check availability and setup a date.
- Club house accommodations and rental fees:
  - Large clubhouse accommodates 120 people with tables and chairs and 200 without. Cost is \$325.00 + \$90.00 for Access Control and a \$375.00 security deposit.



- o Small clubhouse accommodates 25 people with tables and chairs and 50 without. Cost is \$75.00 on weekdays and \$125.00 on weekends and holidays + \$90.00 for Access Control and a \$375.00 security deposit.
- o The common picnic area is available on a first come first serve basis. We ask that you limit it to 25 to 30 people and that you limit your time to 3 hours in order to accommodate all residents.
- o Bounce houses may not be erected anywhere on a common area.
- o Generators, personal BBQ grills, tables, boom boxes and excessive amounts of guests create an insurance liability issue for the association and prohibits the use of the common area by other owners.

#### Lake Front Property Policy

- o Lakefront property is not public. Residents that do not live on the water may enjoy the water around the clubhouse.
- o Fishing and boats may be used at the pier.

#### Management Office / Miscellaneous

- o Is open Monday thru Friday from 8:30 AM to 11:30 PM, however there is usually someone in the office until 4 PM.
- o If you have an email address, please provide it to the office so that you can be kept up-to-date on what's going on in the community.
- o If you have texting capabilities and so desire, you can request that access control send you a text message when an authorized guest enters the community. This requires you to complete a form giving permission for them to do so.
- o The community has a Facebook page; The Waterways at Quite Waters
- o The community has a web site for information and forms [www.thewaterways.net](http://www.thewaterways.net)
- o The community publishes a quarterly newsletter "The Waterways Scoop". If you have a business it's a great way to advertise and reach 775 residents.