

WAWASEE SPINK REGULATIONS FOR RESIDENTS AND GUESTS

(REVISED (12/03/2020))

GENERAL RULES

- 1) Respect other Homeowners property, as you would want them to respect your property.
- 2) The commons areas are “smoke free”.
- 3) Car washing should only be done on the **Black Top** Drive areas.
- 4) The Property Manager is required to be notified, in advance, of all remodeling projects. Any remodeling must be approved by the board with the remodeling request form found on the Wawasee Spink Website (wawaseespink.com)
- 5) If any remodeling is undertaken in a unit without an individual water shut-off valve, such valve must be installed as part of the remodeling process.
- 6) If a homeowner is vacating their property for more than 48 hours, **they must turn off the water supply to their unit, as well as setting the furnace temperature at 55 degrees.** Failure to do so will subject the homeowner to damages caused by water leakage in adjacent units.
- 7) Real Estate Open Houses are permitted only on the 2nd Sunday of the months of June, July, August, September, and October. Subject to change by BOD action at approved BOD Meeting. Unit owners are responsible for **ALL** Guests.
- 8) No fireworks of any kind are permitted on the property.
- 9) Report needed adjustments/repairs/maintenance to the Property Manager by e-mail at jdbeck1@embarqmail.com, or at 574-457-6403.

DOMESTIC PET RULES

- 1) No animals, livestock, or poultry of any kind shall be raised, bred or kept on Unit owner or Condo properties except for pet dogs, pet cats, or other customary pets may be kept assuming such pet **does not create a nuisance.** (See Bylaws Article VI Section 6.01) No more than (1) dog and (1) cat shall be permitted without prior approval granted by the Board.
- 2) **Pets are to be walked on the north grounds (beyond the parking lot) only.** All urination and feces deposits should be only on the grass beyond the parking lot, not the Lake Front area, or on the sides of the condo structure. **Pet owners must immediately pick up feces droppings.** The Tennis and Pickleball Courts are not a dog run, therefore dogs are restricted from being on the courts. Also, dogs are not allowed within the confines of the Swimming Pool fence.
- 3) All pets must be leashed at all times and be under control of the pet owner when on all Commons Areas including the Main Pier areas.
- 4) If pet owners wish to have their pets swim, it must be restricted to the inside swim area only, where dogs must use the (2) inside ladders nearest the concrete seawall. For swimming reason, dogs may be off their leash while swimming, but must be restricted to the area near the ladders nearest the sea wall and must be re-leashed and under owner control upon completion of the swimming exercise.
- 5) Barking dogs are considered a nuisance, whether inside or outside the unit confines. Please restrict dogs from excessive barking.

POOL RULES

- 1) No running, diving, or horseplay in the pool area.
- 2) Children under 12 years of age must be supervised.
- 3) No large inflatables are allowed in or around the pool area.
- 4) Breakable objects are not allowed in or around the pool area.
- 5) No excessive noise between 10:00 p.m. and 6:00 a.m.
- 6) Unit Owners and Guests are responsible for clean up after their use of the pool area.
- 7) Before leaving the pool area the gate must be latched, and umbrellas must be in the down position.
- 8) Everyone entering the building from the pool should towel off thoroughly.
- 9) No dogs are allowed inside the Pool Fence Area

PIER AND LAKE RULES

- 1) No bicycling or running on pier.
- 2) No passenger cars or trucks on the concrete seawall at any time. Special permission light ATV vehicles must be requested from and may be granted by the Condo Property Manager for window washing, unit construction, **landscaping and lawn maintenance**, as well as furniture deliveries and removals. No Golf Carts are allowed on the Seawall.
- 3) Guest boat parking only in provided designated slips.
- 4) Children under (12) years of age must be supervised.
- 5) Boaters/swimmers/fishermen please respect each others actions.
- 6) All boat lift covers must match the "blue" color established as standard.
- 7) The Pier is a commons Area. No adornments such as Flags, Lights, Pier Storage Boxes, or Decorative items are allowed without Board approval.

PARKING RULES

- 1) Parallel parking only (to garage doors) unless inside garage is next to the common hall.
- 2) All guests and other vehicles must park in the guest parking lot.
- 3) No parking of cars and/or trailers on grass areas.

SECURITY

- 1) For Fire Safety the association requests a master key entry to all units and garages.
- 2) Property Manager jdbeck1@embarqmail.com, or at 574-457-6403 should be notified of extended absences from your property.
- 3) If the electric power is off, you must use the front center door and your front door key to access the units from the outside. Also, egress to and from the grounds through both gates is possible without power by pulling the hand pins on the hinge, manually removing the hinge bolt, and physically opening the gates.
- 4) Keep pool and tennis gates secured if you are the last to leave these areas.

COMMONS USAGE

- 1) All Common Areas are open to any Homeowner for their use. At no time will any party, private or semi-private, have the right to deny necessary access through the common areas.
- 2) Any Homeowner wishing to use the Indoor Commons Area for parties or meetings is required to sign up for the using the form found on the website. (wawaseespink.com)
- 3) Homeowners must assume all responsibility for the behavior and conduct of guests during the course of use of the facility **and are responsible for the care and cleaning of the facility after its use.**
- 4) Homeowners must be present at the party or meeting.
- 5) Reduce noise in the Indoor Commons Area after 10:00 p.m.
- 6) Minors will not be served alcoholic beverages.
- 7) Sunset Hill is open to all owners. Gas must be turned off prior to leaving under all circumstances. Grill must be cleaned immediately after use. Trash can must be emptied. Multiple owners may use the facility at the same time. Please respect your neighbor.
- 8) **The main commons room and hallways are all considered common areas.** No alterations of wall colors, carpets, or décor are allowed without written Board approval. That area of hallways from the fire-doors to the unitholder's doors is common area as well, and no changes in color or carpets is allowed. However, the ornamental décor can be customized to the unitholder's taste with the approval of both of the unitholders sharing the hallway space.
- 9) **Any damages to hallways caused by the individual unitholder, movers, or vendors is the sole responsibility of the unitholder who caused or employed the service causing the damages.**
- 10) No items of any sort may be attached, affixed, or hung from the partitions dividing the first floor Patios.

TENNIS/PICKLEBALL COURT RULES

- 1) Please limit the usage time of the courts to no more than 1-½ hours if other parties are waiting to use the courts.
- 2) Non-marking tennis shoes must be worn at all times while playing on courts.
- 3) No bicycling, roller blading, or skate boarding allowed at any time on courts.
- 4) No Dogs allowed on the Tennis/Pickleball Courts at any time.