



### **QUICKVIEW: Guidelines for Successful Living at Waterscape**

The many advantages of worry-free condominium ownership carry with them responsibilities. You can help nurture the quality lifestyle at Waterscape by living up to the standards that protect all homeowners.

The best up-to-date source of information about Waterscape is the website maintained by the HOA:

[www.waterscapehoa.com](http://www.waterscapehoa.com)

When purchasing condominiums, owners automatically agree, as a condition of their names being on the titles of the condos, to abide by the governing documents recorded with the County. If you did not receive copies of Waterscape's official recorded documents at closing (or if you've misplaced your copy), they are available for easy referencing and downloading on the Waterscape website at:

<http://waterscapehoa.com/document/>

Waterscape has clarified many topics in these lengthy and often-complicated official documents with individual policies, procedures, and practices. If you'll take a few minutes to browse the website's "Guidelines/Policies" page, you'll discover it can answer a lot of questions, provide helpful guidelines, and allow you to download the forms to request the advance approvals required in condo communities. Here's a link to guide you to that page quickly:

<http://waterscapehoa.com/guidelines-policies/>

Mostly, however, it's just a matter of consideration and common courtesy that makes a condo community a congenial neighborhood. With that in mind, please take special note of these "Top Twenty-Three Tips" that serve as guidelines for successful condominium living at Waterscape:

**“Top Twenty-Three Tips”**  
**Guidelines for Successful Living at Waterscape**

1. Keep your **contact information** up to date with the Managing Agent. Provide all your current e-mail addresses in order to receive critical alerts.
2. Pay your **fees and reserve contributions** promptly. The whole community counts on everyone’s fees to provide the necessary upkeep of the common areas.
3. Report **exterior buildings and grounds maintenance needs** to the Managing Agent. Be observant throughout the community and report anything that appears not to be working properly.
4. Store **trash and recycling containers** inside your garage. You may place them out for pick up beginning at 4 PM the day prior to pick up; they need to be stored away no later than 8 AM the day after. Waterscape’s trash pick-up day currently is Friday.
5. Keep the **area around your condo** clean and neat. Leave/store nothing – furniture, signage, decorative items – on the lawns, steps, sidewalks or driveways. These areas all are common property, not individually owned; items placed there create an insurance liability for all homeowners.
6. Always **leash your dog** when anywhere – even briefly – outside your condo. (Waterscape’s By-Laws and the City of Noblesville animal ordinances require this.) Also, remember that staking dogs outside is not permitted.
7. Always **pick up after your dog** when walking on the property! And remind your dog-owner guests to do the same. This is by far the #1 complaint at Waterscape.
8. **“Outdoor” pets** are not permitted. Be aware of the City animal ordinances with respect to providing food, water and/or shelter for strays, which also is a violation of Waterscape’s By-Laws regarding nuisances.
9. **Drive slowly** on Waterscape Way and Newport Drive. The speed limit within Waterscape’s boundaries is 15 miles per hour. And take care not to drive over the curbs or in the lawns.
10. Use only **designated parking places** and move seldom-used vehicles to the lighted overflow parking area at the south end of Waterscape Way.

11. Because there are very limited parking places close to the condo entrances, residents need to park vehicles in their units' driveways or garages and **refrain from parking more than the maximum of one vehicle per condo unit in the "prime" parking places located close to the condo entrances.** Additional vehicles may be placed in alternate parking places along Waterscape Way or in the overflow parking lot.
12. **Large trucks, trailers (including "PODS-type" units) and commercial vehicles** of any size may not be kept at Waterscape. They must be parked off premises. Report any such vehicles (and also any apparently abandoned vehicles) to the Managing Agent.
13. **Boats, trailers, and personal watercraft** may not be parked anywhere at Waterscape (including driveways) – except for the courtesy parking for up to 72 hours when launching/removing watercraft at the beginning and end of the season.
14. As a safety courtesy, **illuminate your exterior garage and front door lights** at night. Free low-energy light bulbs are available from the HOA; contact the Managing Agent for the pick-up location. And, of course, report to police immediately any suspicious activities.
15. **Planting anything in the ground or removing/trimming any landscaping requires prior Board approval.** Even the ground right beside your condo is common property and not owned by you individually. From the Waterscape website's "Guidelines/Policies" page, download the "Grounds Responsibilities, Maintenance, Improvements & Replacements" document for important information and download the "Personal Gardening Approval Request" to follow through if you wish to request the required advance approval for personal landscaping activities.
16. **Modifying or attaching anything to the exterior of any building also requires prior Board approval.** The roof, siding, gutters, and wood trim of your condo – all these exteriors are common property and not owned by you individually. From the Waterscape website download the "Architecture/Building Modifications" document for important guidelines, rules and regulations and download the "A/B Project Submittal" to follow through if you wish to request the required advance approval for things such as replacement windows and doors or decks.

17. Buildings are pre-wired for Comcast cable TV and internet. Subscribing to Comcast/Xfinity services requires no approvals from the HOA. **Individual satellite dishes and TV antennae require advance Board approval.** Download from the website the "TV Satellite Dish & Antenna Restrictions / Approval Request" document and apply for approval BEFORE contacting a satellite TV provider or installing an antenna.
18. Be considerate of the neighbors living beside, above and below you with respect to the noise levels inside your own living space. Limit **music and other loud noise** to reasonable hours on weekdays and weekends.
19. Be aware that the Fire Marshall has notified Waterscape residents of the ordinances that do not permit **the operation of open-flame grills** within 10 feet of combustible construction and that place restrictions on the use of items such as chimeras, fire pits and propane heaters.
20. Waterscape's governing documents **limit rentals to 15% of the units at any one time.** Do not risk having to make your renters move out: before you lease your condominium check with the Managing Agent to make sure room is available within the 15% limit (or place your name on the waiting list). From the website's "Documents" page, download the 21<sup>st</sup> and 22<sup>nd</sup> Amendments for details about Waterscape "rental limits."
21. "For Sale" or "For Rent" signs, like **ALL signage**, may be placed only inside windows. Small, well-maintained literature holders may be placed adjacent to condos offered for sale or for rent; temporary signage is permitted during open house hours.
22. All **watercraft moored in the Waterscape docks** must be registered in the name of a Waterscape resident; registrations must be placed on file with the Association. Only Waterscape residents may rent a dock in Waterscape's private marina. For safety, do not leave items on the docks; the docks are shared and need to be clear of obstacles. Also remember that FLAMMABLE LIQUIDS must be stored in UL-approved containers anywhere on the premises.
23. Know that **feeding waterfowl** of any variety is strictly prohibited at Waterscape – on the beaches, around the ponds and anywhere on the lawns and common property, including in the lake waters adjacent to the Waterscape property.