

## IMPORTANT INFORMATION FOR CONDO RENTERS

While a guest at Tidewater, it is very important that you be familiar with and adhere to both the Tidewater Plantation Community Association's Rules & Regulations as well as those Rules & Regulations for the Condo Association at which you are staying. Non-compliance to the Rules & Regulations could result in your being required to leave Tidewater.

**It is mandatory that a valid phone number to contact you, the renter, be supplied to Tidewater Management and Security on or before arrival.**

The following is a summary of some significant Rules & Regulations. For a complete set of all the Rules & Regulations, please contact your rental agent.

- No person under the age of 18 years of age is permitted to reside in a unit unless a parent is in residence at the same time.
- Tidewater Security must be notified of the unit number, arrival time and length of stay of any guest(s) or service provider(s) that will be entering Tidewater. If Security is not called with this information, the individual(s) will not be given access to property.
- Loud talking and the volume of televisions, stereo equipment and musical instruments must be kept to a minimum at all times; especially between the hours of 9:00 PM and 8:00 AM.
- Renters are not permitted to have pets on the property.
- No renter shall use or permit to be brought into any condo any flammable oils or fluids such as gasoline, kerosene, propane gas tanks, explosives or articles deemed hazardous to life, limb or property.
- Electric or gas motorized motorcycles, bicycles, scooters, or mopeds etc. are not allowed on Tidewater Property.
- There shall be no storage or parking anywhere on Tidewater property of mobile homes, trailers, motor homes, tractors, trucks (*other than pick-up trucks*), commercial vehicles of any type, campers, recreational vehicles, boats or other watercraft, or any other related form of transportation device. Vehicles with advertising decals, placards, or signs are not allowed to park overnight on Tidewater property.
- Vehicles are to be driven on paved areas and parked only in designated parking areas.
- Use of the Tidewater Community swimming pool is permitted between the hours of 10:00 AM and 9:00 PM. Since the Association does not employ life guards, persons using the pool and its associated facilities do so at their own risk. Any child under the age of 16 must be accompanied by an adult when using the pool or in the pool area.

**The following pool and pool area rules apply:**

- Appropriate attire is required at all times.
- Shower before entering the pool
- The loud use of radios, portable disc players and MP3s in the pool area is not allowed. Earphones should be used and the low volume is required.
- Air mattresses, floats, balls or other paraphernalia of a similar nature, except swimming aides, are not permitted in the pool.
- No running, jumping, diving, boisterous or rough play.

- No solo swimming.
  - No smoking is permitted in or around the pool area
  - Use of alcohol or drugs is strictly prohibited in the pool area. No person under the influence of alcohol or drugs should use the pool.
  - No spitting or blowing nose in the pool.
  - Persons with diarrhea illness or nausea should not enter the pool.
  - Persons with skin, eye or respiratory infections as well as open lesions, wounds or communicable diseases should not enter the pool.
  - Persons using suntan oils/ lotions should place a towel over pool furniture when using it.
  - When not in the pool area, chaise lounges cannot be “reserved” by leaving towels or beach clothing draped over them.
  - No glass items are allowed in the pool or pool area; plastic or other non-glass containers must be used.
  - Food is not allowed in the pool or pool area.
  - Children in diapers are not permitted in the pool.
  - Trash should be disposed of in the designated trash containers provided.
- All renters are expected to share the responsibility for maintaining clean grounds throughout Tidewater property, including all common areas. All trash, garbage, etc. shall be properly bagged and secured in heavy-duty trash bags and carefully placed in the appropriate receptacles provided by building.
  - Articles of clothing, linens, towels, etc. are not to be placed, hung or draped on porches, decks, entranceways or windowsills.
  - Storage of bicycles, coolers, child strollers, pool equipment, storage racks, roof carries, beach chairs, etc. is not allowed in the front areas of any building; including hallways and areas under stairways or decks. All entranceways, walkways, stairways, hallways and landings must remain clear at all times. No bicycles, carriages or similar vehicles or toys or other personal articles shall be allowed to stand in the landscaped areas or walkways in front of any buildings, nor the entranceways to any unit.
  - Cigars, cigarettes or any other objects should be disposed of in appropriate containers and not discarded on any porches, patios, walkways, stairways, hallways or decks.
  - Common areas, sidewalks, stairways, hallways, elevators, parking areas and streets are not playgrounds. Ball playing, skateboarding, rollerblading, etc. are strictly prohibited.
  - The use of charcoal or gas grills of any nature is strictly prohibited. No open fires are permitted under any circumstance on Tidewater property.
  - Car maintenance (*i.e., changing of oil, engine work, etc.*) is not permitted on Tidewater property.
  - Fishing is not allowed anywhere on Tidewater property.
  - The Golf course and its paths are private property and are therefore restricted to players and golf course personnel. **At no time should renters use the paths for walking, jogging or bicycle riding nor should they trespass on the fairways and greens.**

Version History:

Version Date	Final Approval Date	Approved by:	Change Description (from/to format)
SEP 01, 2011	SEP 01, 2011	Approved by TPCA BOD per BOD minutes SEP 01, 2011	New