

Dear prospective applicant,

Thank you for your interest in joining our award-winning community. As you decide whether Pipers Waite is right for you, it is important for you to understand the restrictions that come with condominium living. Please take the time to review our rules and regulations, which you can find in our owner's manual. These rules and regulations cover all aspects of life in Pipers Waite, including the limits on personal gardening and pet ownership. They will show you what it is like to live here and what makes Pipers Waite such a great community.

Please completely fill out the attached application and be aware that written Board approval is required prior to any sale, transfer, lease, or occupation of a unit.

In reviewing your application, the Board may perform any/all of the activities below:

- Credit check
- Criminal background check
- Sexual predator check
- Internet search
- In-person interview(s)
- Telephone interview(s)
- Reference interview(s)
- Request additional references

By submitting your application, you are granting us authorization to perform the above and make the results thereof part of your application.

Incomplete applications will be returned and false or misleading information in the application will result in the application being rejected. Allow 7-10 days from our receipt of your complete application and the completion of any requested interviews for the Board's decision.

Thank you in advance for your cooperation.

Board of Pipers Waite, Inc.

Applicant's signature: _____

Applicant's printed name: _____

PIPERS WAITE CONDOMINIUM ASSOCIATION, INC.

c/o Gulf Coast Community Management

2201 Cantu Ct., Ste 106

Sarasota, FL 34232

(941) 870-5600

APPLICATION OF APPROVAL OF SALE, TRANSFER OR LEASE

PLEASE NOTE: This form must be completed and signed by both parties (i.e. the Transferor and the Transferee) when such parties propose to transfer title to a PIPERS WAITE Condominium. Such sale or lease is subject to the prior written approval of the Board of Directors of PIPERS WAITE CONDOMINIUM ASSOCIATION, INC.

If this is an annual lease, the Association should be informed prior to renewal.

A copy of the lease should be included as part of this application.

The completed form should be mailed or delivered to the address show above along with (a) a non-refundable fee of \$50.00, and (b) a copy of the proposed or actual lease or rental agreement, where applicable.

The parties are cautioned to read and fully understand, prior to commitment, all of the several documents including, but not limited to, PIPEP\S WAITE Basic Restrictions, PIPERS WAITE Rules and Regulations, The Meadows Basic Restrictions and the Offering Circular for PIPERS WAITE (including exhibits and amendments thereto) which the transferor should provide, relating to the ownership, use and occupancy of a condominium in The MEADOWS and in PIPERS WAITE.



The undersigned hereby make application for the approval of transfer of title to Unit No. _____, (or lease thereof) of PIPERS WAITE CONDOMINIUM ASSOCIATION, INC. and, jointly and severally, certify that the following information is true and correct in all material respects to the best knowledge and belief of the provider.

AS TO THE TRANSFEROR(S) (owner, seller or lessor):

Name:

Present Address:

Real Estate Agent:

Proposed Closing Date: _____

AS TO THE TRANSFEREE (Sb (buyer or lessee))

Name:

Name of Spouse:

Present Address:

Email Address: _____

Telephone Number: _____ Social Security No.: _____

Name of persons other than the transferee(s) who will be in residence:

(name)	(relationship)	(age)
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(name)	(relationship)	(age)
--------	----------------	-------

(name)	(relationship)	(age)
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Pet, if applicable (one dog or one cat, either of which shall not exceed 25 pounds, is permitted)

(number, breed, size)

Number and types of vehicles (up to three, including golf carts, are permitted) to be kept in the garage/driveway:

Occupation: (if retired, give prior date)_____

Name and address of employer:

Position:

☐ under \$25,000 ☐ \$25,00 - \$50,000 ☐ over \$50,000

References: (include addresses and telephone numbers)

Banks (2) _____

Other credit (2) _____

Personal (2) _____

Names and addresses of persons known personally who reside in Sarasota or PIPERS WAITE:

_____	_____	_____
(name)	(relationship)	(phone number)

_____	_____	_____
(name)	(relationship)	(phone number)

_____	_____	_____
(name)	(relationship)	(phone number)

The undersigned hereby authorize the Board of Directors of PIPERS WAITE CONDOMINIUM ASSOCIATION, INC. and its agents to contact and inquire of any and all persons or organizations named above or who may have the knowledge with respect to the content of this application with the understanding that all information will be held in strict confidence. The Transferee(s) confirm that the documents relating to a condominium in PIPERS WAITE as mentioned above, have been read, and if this transfer is approved, that all persons occupying the unit will be apprised of that information and will comply therewith.

_____ Transferor(s) _____

_____ Transferee(s) _____

Date:

Approved by the PIPERS WAITE Board of Directors:

Date:

Pipers Waite Owner's Manual

Dear Neighbor:

The purpose of this package is to provide our new and existing residents with basic, important, timely information and reminders about our community.

If you have just moved in, the Board would like to extend to you our warmest welcome and congratulate you on choosing to live in the best community in Sarasota. If you have been here longer, well, you already know about the Pipers Waite "good life", and in no small part, it's because of you that we enjoy this reputation.

This package contains the following items:

- Board of Directors: Responsibilities and Contact Information
- Gulf Coast Community Management Contact Information
- Important Telephone Numbers
- Helpful Tips
- Landscaping Rules and Regulations
- Additional Rules and Regulations
- Declaration of Condominium Excerpt: Item 13- "Restrictions Upon Use" (*Please read carefully*)

If you have not done so already, please provide the following information to our Community Association Management Company, Gulf Coast Community Management at info@gulfcoastcm.com. This information is requested of all residents and is for use in special and emergency situations. It will be held in strict confidence and will not be distributed to the community.

- Name
- Address
- Unit telephone number
- Cell phone number or a number on which you can be contacted if out of town
- The name and number of someone local we can call if there is an emergency
- Email address

If you have questions about any of the information contained in this guide, please feel free to contact Gulf Coast Community Management or a Board member.

Sincerely,

Pipers Waite Board of Directors

Initial(s): _____

Date: _____

Board of Directors
(Committee Assignments)
(Effective 3/27/2024)

Robert Wisniewski
President
(Block Captains)
(Communications)
(856) 283-9462
rew.pwcboard@gmail.com

Geoffrey Chanin
Vice President
(Policies & Procedures)
(Contracts)
845-551-9255
geoffchanin@gmail.com

Tricia Skelly
Treasurer
(Finance)
(240) 899-5396
triciaskelly@gmail.com

Gemma Hobbs
Secretary
(Landscaping)
(Social)
941-586-3723
agentgem@yahoo.com

James Townley
At-Large
(Maintenance)
(503) 939-7854
Jrtownley@aol.com

Russell Cheaney
At-Large
(Pools)
704-472-1799
hoa23rac@gmail.com

Initial(s): _____

Date: _____

Our Community Association Manager: Bill Ashby
Gulf Coast Community Management

Address: Gulf Coast Community Management, LLC
2201 Cantu Court, Suite 106
Sarasota, FL 34232
info@GulfCoastCM.com

The role of our Association management company is to provide residents with fast, efficient, thorough service on virtually all matters concerning life in Pipers Waite. Gulf Coast Community Management is your initial and primary contact for requests for modifications/changes to your unit, concerns and questions regarding:

- Your unit
- The common areas
- Landscaping
- Pools
- Community lighting
- Maintenance charges
- Board meetings
- Suggestions
- Exceptions
- Violations

Business hours: 8:30 a.m. - 5:00 p.m.

Office phone: 941-870-5600
Email: info@gulfcoastcm.com

During **non-business hours**, an answering/emergency service picks up at (941) 870-5600.

You can also access Pipers Waite information on the Gulf Coast Community Management website at <http://www.gulfcoastcm.com>. Applications, the owner's manual, governing documents and all request forms are posted there.

Initial(s): _____

Date: _____

Important Telephone Numbers

If you have a problem with your cable/internet call:

Frontier

(844) 660-0648 Bulk Support Center (only phone number to use)

If you have a problem with your power call:

Florida Power & Light

(941) 917-0708 Customer Service

(800) 468-8243 to Report an Outage

www.FPL.com

If you have a problem with your water call:

Sarasota County Public Utilities Department

(941) 861-6790

utilitybill@scgov.net

If you have a problem with The Greater Meadows Community call:

Meadows Community Association (MCA)

(941) 377-2300

If you have a security concern call:

911

and

Meadows Security

(941) 809-0084

Initial(s): _____

Date: _____

Helpful Tips/Information

- **Garbage**
 - Garbage, recycling and yard waste pick-up is on Mondays. You can place everything out after 6 p.m. Sunday evening.
 - Don't leave out food garbage in plastic bags as this will attract animals.
- **Courtyard**
 - Your courtyard is the outdoor area where you have the greatest opportunity plant, decorate and design your space. See Landscaping Rules and Regulations for specifics.
- **Plants in Common Areas**
 - In-ground planting in the common area around your unit is not permitted, with one exception. With Board approval, you may plant annuals in the beds that surround the exterior of your courtyard wall. See Landscaping Rules and Regulations for specifics.
- **TV/Internet**
 - Frontier is our community's preferred provider. A portion of your Pipers Waite quarterly dues goes to Frontier to reduce your monthly communication bill.
 - Satellite dishes are not permitted on the roof or in the common area.
- **Roof Mate**
 - Please be courteous to your roof mate. Excessively loud music, sound or noise coming from your unit is not appreciated.
- **When You Are Away**
 - If you are going away for an extended period of time, please let our property manager know. Your cell phone number and the phone number of a local contact would be helpful in case of an emergency.
- **Storms**
 - During a hurricane or violent storm, please remove all flower pots, chairs, grills and/or any other items that can be windblown and cause damage to your or another unit.
 - During a severe storm, take shelter either in a community shelter or in the most secure interior room of your unit, away from windows.
 - Also, before and after a severe weather condition, if you know neighbors are in their unit, please check on them.
 - Always be prepared, we never know when a storm will hit.
 - Based on your needs, you may wish to consider flood insurance.
 - Hurricane shutters are permitted, with Board approval. Our property manager can provide information on acceptable shutters.

Initial(s): _____

Date: _____

Landscaping Rules and Regulations

Updated 2020

As stated in our documents, unit landscaping and maintenance, including trimming, are the sole responsibility of the Association. Any landscaping concerns or requests should be directed to our property manager.

Homeowners may personalize their units subject to the below. The Association is not responsible for any homeowner plants, pots, containers or other materials inside or outside the courtyard.

In the Courtyard

Permitted without Board approval unless otherwise noted:

- Pots/containers with plants, provided they do not interfere with maintenance crews or courtyard beams
- Hanging baskets, up to 4
- Figurines, sculptures, etc.
- Temporary attachments to courtyard walls (e.g., a painting, plate, clock)

Board approval is required for:

- In-ground plantings, provided plants are maintained 3 feet below courtyard beams
- Fans

Not permitted:

- Bird feeders/baths and feeding birds
- Stones in beds
- Vines or fruit trees
- Permanent attachments to courtyard walls

Outside the Courtyard (front, side, rear of the unit)

Permitted without Board approval:

- Mulch in beds is encouraged; homeowners may contract directly with our landscaping vendor to order and pay for mulching

Board approval is required for:

- Annuals in established beds around the courtyard stone walls as borders or accents only (see the schematic on the next page)
- 4 pots/containers with plants/flowers
 - Size no larger than 18 inches in diameter
 - Homeowner responsible for moving in case of storms

Not permitted:

- Plantings/shrubs by homeowner of any kind
- Red ribbons or other signage to prevent trimming
- Figurines, sculptures, etc.
- Bird feeders/baths and feeding birds
- Stones in beds

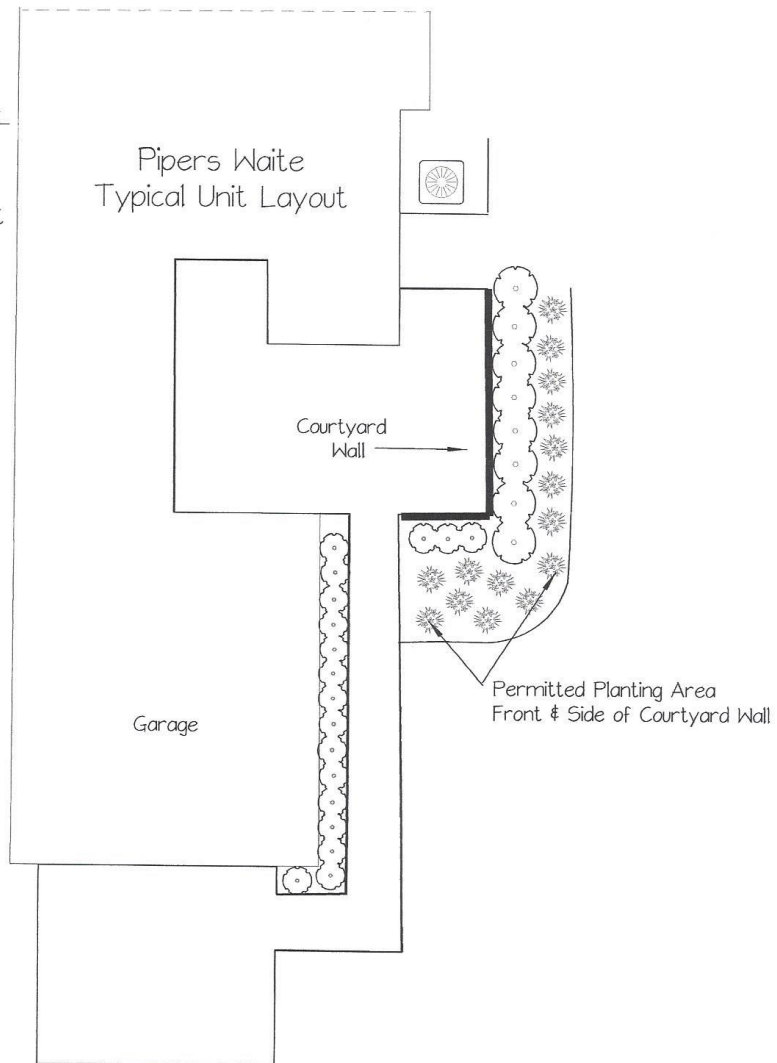
Initial(s): _____

Date: _____

Established Bed Area around Courtyard Wall
 Seasonal Annuals Permitted with Board Approval

Annuals Plant List

Begonia
 Celosia
 Coreopsis compact
 Gaillardia
 Gazania Dasiy
 Geranium
 Marigold
 Pansy
 Pentas
 Periwinkle
 Petunia
 Salvia
 Sweet Alyssum
 Impatiens
 Vinca
 Violet
 Zinnia



08.07.20

Initial(s): _____

Date: _____

ADDITIONAL RULES AND REGULATIONS

Updated 2020

Condominium appearance affects our enjoyment of living in Pipers Waite, as well as the value of our property. Consistency in appearance is important and requires condominium-wide application of rules and regulations governing our common property, i.e., all open areas excluding the courtyards.

The following rules and regulations, along with the Landscaping Rules and Regulations, have been approved and adopted by the Pipers Waite Board of Directors. These are in addition to the Restrictions and Covenants contained in the Condominium Documents.

1. PETS

Family pets are limited to one dog or one cat, either of which may not exceed 25 pounds in weight, in addition to small birds in cages and small marine animals in aquariums.

Owners must remove all pet droppings from the common areas.

2. PARKING

You may keep up to a total of three vehicles, including golf carts, at your unit. You are expected to park them in your garage or driveway. Parking cars in the garage at the end of the day is preferred and is required for golf carts. Guest parking spaces may be used temporarily but not on a regular basis, as these spaces are very limited throughout the community.

Parking is not allowed on lawns because of sod and sprinkler head damage. Please tell your guests.

3. SCREENS/SCREEN DOOR

Installing screens or covers on beams in the front entryway is not permitted.

Installing a screen door on the front entry way is permitted after securing approval of the Board. The design must provide for sturdy metal construction and the color must match existing screens and sliding doors. Maintenance and repair of such a door is your responsibility as owner.

Initial(s): _____

Date: _____

4. DECORATIONS

Temporary attachments to courtyard walls are permitted as described in the Landscaping Rules and Regulations.

You may place holiday lights and/or decorations in your courtyard only. Keep in mind, you may not use the exterior light fixtures as a source of electricity for your decorations and all decorations must be removed during the first week of the new year.

Any item placed on the exterior of the building in accord with these rules and regulations must be:

- a. Readily removable by you when required for painting or other common area maintenance
- b. Removed and appearance of the exterior restored at the time of sale, except for items desired by the purchaser.

To ensure a tasteful appearance within Pipers Waite, no other wall decoration or lights may be installed on the exterior walls of the building, except as described below.

5. U.S. FLAG

A flag bracket at a height of 50" to 54" may be installed on the vertical wood trim of the garage door.

Only the flag of the United States of America may be displayed.

6. SECURITY LIGHTS/CAMERAS

Doorbell cameras are permitted without Board approval. Security lights and non-doorbell cameras are permitted with Board approval. Security lights must be installed only under the wood trim in front of the lanai and/or courtyard entry by a licensed professional. The color must match existing screens and sliding doors.

7. SECURITY SIGNS AND STICKERS

A maximum of two security system signs of reasonable size are permitted within the foundation plantings around your unit.

Initial(s): _____

Date: _____

A security sign sticker of reasonable size and color may be placed in the corner of a window or on the side of a sliding glass door. Stickers may not be placed on any painted or unpainted exterior surface.

8. MAINTENANCE OF BUILDING

The Association is responsible for any/all work done to the outside of your unit and all work must be approved, scheduled and managed by our property management company. Owners may not deal directly with any of the Association's contractors or their employees unless expressly permitted. Any expense incurred as a result will be billed to the owner.

The maintenance and repair of any additions or changes to the buildings, such as enclosing the lanai with glass or screen doors on the front entry, are your responsibility as owner.

9. RENTING YOUR UNIT

You may rent your unit up to twice a year for a minimum of three months per rental. Single room or partial unit rentals are not permitted. Any prospective tenant must complete the Pipers Waite application process and receive approval from the Board.

10. WILDLIFE

Feeding birds, ducks and other animals that frequent our area is not allowed. Any seeds or uneaten food attracts rats.

11. MAINTENANCE FEES AND SPECIAL ASSESSMENTS

When any unit owner's account becomes fifteen (15) days delinquent, a collection letter will be sent requesting payment of the overdue balance. When any unit owner's account becomes thirty (30) days delinquent, a collection letter will be sent by Certified Mail demanding payment. A late fee of \$30.00 will be added to the amount due.

When any unit owner's account becomes sixty (60) days delinquent, a lien will be filed on the property. The lien shall be for all penalties, interest and legal fees permitted by law, in addition to the unpaid assessment.

Once a lien is filed, the Association has a right of foreclosure on the unit; and the unit owner will be required to pay for the legal fees and costs of removing the lien if the debt is paid, or of foreclosure if that is necessary.

Initial(s): _____

Date: _____

12. OPEN HOUSE SIGNS

You may display one "Open House" sign at the entrance to Pipers Waite, the wording of which will be limited to "Open House", with an arrow pointing into Pipers Waite. You may place a second comparable "Open House" sign in front of your property. The signs must conform in size to the normal real estate signs used in The Meadows. No balloons, ribbons or other "attention-getters" are permitted.

Open houses are permitted during the hours of 9:00 am to 5:00 pm only. All signs must be removed at the conclusion of the open house.

13. WINDOW FILMS

You may install films on windows and sliding doors with Board approval. Our property manager can provide information on acceptable films.

14. POOL AND SPA

Pipers Waite's pools and spas are for the exclusive enjoyment of our residents and their guests. They are open from dawn to dusk. Be aware that lifeguards are not on duty and you swim at your own risk. Children under 12 years of age must be accompanied by an adult.

Before using the pool or spa, review the rules that are posted on signs at both pools. By following the rules as posted, you will ensure that our pools and spas remain safe and welcoming.

In addition, please:

- Shower before entering the pool or spa; sunscreen damages the pool and spa filters.
- Protect the furniture around the pool by placing a towel under you if you have applied sunscreen because it damages the furniture.
- Use earbuds/headphones to prevent disturbing others when using your electronic devices.

Initial(s): _____

Date: _____

* * * * *

Excerpt from the Declaration of Condominium Document

13. RESTRICTIONS UPON USE. No owner, tenant or other occupant of a condominium unit shall:

- (a) use the unit for other than residence purposes;
- (b) do any of the following without prior written consent of the Association board of directors: paint or otherwise change the appearance of any exterior wall, door, window, patio or any exterior surface; place any sunscreen, blind or awning on any exterior opening; place any draperies or curtains at the windows of any unit without a solid, light color liner facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building; plant any planting out-side of a unit; erect any exterior lights or signs; place any signs or symbols in windows or on any exterior surface; erect or attach any structures or fixtures within the common elements;-make any structural additions or alterations (except the erection or removal of non-support carrying interior partitions wholly within the unit) to any unit or to the common elements; nor fasten any objects to the walls or ceiling of a unit unless they may be removed without substantial damage to the wall or ceiling structure;
- (c) permit loud and objectionable noises or obnoxious odors to emanate from the unit which may cause a nuisance to the occupants of other units in the sole opinion of the board;
- (d) make any use of a unit which violates any laws, ordinances or regulations of any governmental body;
- (e) fail to conform to and abide by this declaration, the articles of incorporation and bylaws of the Association, and the uniform rules and regulations in regard to the use of the units and the common elements which may be adopted from time to time by the board of directors, or fail to allow the board of directors or its designated agent to enter the unit at any reasonable time to determine compliance with. the condominium act, this declaration, or the articles, bylaws and rules and regulations of the Association;
- (f) erect, construct or maintain any wire, antennas, garbage or refuse receptacles, or other equipment or structures on the exterior of the building or on or in any of the common elements, except with the written consent of the Association board of directors;
- (g) permit or suffer anything to be done or kept in his condominium unit or in the common elements which will increase insurance rates on any unit or on the common property;
- (h) commit or permit any public or private nuisance in the unit or in or on the common elements;
- (i) divide or subdivide a unit for purpose of sale or lease except to the owner of an adjacent unit (however a unit may be combined with an adjacent unit and occupied as one unit);
- (j) obstruct the common way of ingress or egress to the other units or the common elements;
- (k) hang any laundry, garments or other unsightly objects which are visible outside of the unit;
- (l) allow anything to remain in the common areas which would be unsightly or hazardous;
- (m) allow any rubbish, refuse, garbage or trash to accumulate in places other than the receptacles provided therefor, and or fail to keep the unit and the limited common elements appurtenant thereto in a clean and sanitary condition at all times;

Initial(s): _____

Date: _____

- (n) allow any fire or health hazard to exist in or about the unit;
- (o) make use of the common elements in such a manner as to abridge the rights of the other unit owners to their use and enjoyment;
- (p) rent or lease a single room or less than an entire unit;
- (q) lease a unit for a period of less than three months nor lease a unit more than two times in any calendar year;
- (r) allow any animals to be kept in the unit other than customary **family pets limited to one dog, or one cat, either of which shall not exceed 25 pounds** in weight, in addition to caged birds, and small marine animals in aquariums, all of which shall be kept in conformity with the rules and regulations of the board of directors of the Association, and the Restrictions of the Meadows, provided that in the event any animal becomes a nuisance to the other unit owners in the sole opinion of a majority of the board of directors, such animal shall be removed from the unit immediately; or allow any authorized pets to use the common areas except when on a leash accompanied by its owner or a person authorized be its owner and then only so long as the pet does not leave a mess or otherwise disturb the common areas; pet owners shall promptly remove and properly dispose, outside the common areas, of any pet droppings. Provided, however, that any owner or tenant, who on the effective date (March 10, 1988) of the amendment of this provision would be in violation hereof, may retain each existing pet until its death or until its owner no longer occupies the unit, but subject to all restrictions not related to the number of pets to be maintained.
- (s) park overnight any commercial vehicle, truck, boats, camper, motor home, trailer, mobile home or similar vehicle in any parking area (other than in an enclosed garage), except as may be permitted in writing by the board and except service vehicles during the time they are actually serving the unit or common elements;
- (t) store a golf cart any place other than in a carport or garage; or
- (u) enclose a lanai or patio with anything other than a glass enclosure without the written consent of the board of directors and the Developer. All glass enclosures are to be of a design approved in writing by the Developer so long as Developer has any units for sale in the ordinary course of business, and thereafter by Meadowood; or
- (v) discharge saline or other regenerating solution from water softening equipment or any other chemicals into any street, easement, surface water drain or portion of the common elements so as to harmfully affect any lawn or landscaping or pollute The Meadows drainage system.

Initial(s): _____

Date: _____