

# Clubsid e Place Association, Inc.

*A not-for-profit corporation – established 1995  
A sub-association of Waterford Master Association*

c/o Argus Management of Venice  
1062 East Venice Avenue, Venice, Florida 34285  
[argusvenice.com](http://argusvenice.com)

HB 49

941 / 408 – 7413 office

941 / 408 – 7419 fax

## 2025 Summary of Rules and Regulations

Clubsid e Place is comprised of twenty-six privately owned homes. Additionally, as a member of the Waterford Master Association (WMOA) members of Clubsid e Place may use the sports club and the pool and all other facilities at Waterford. Golf Course requires separate membership, All “Common Areas” at Clubsid e Place shall mean all portions of the property including without limitation all improvements and landscaping now or hereafter owned by the Association for the common use and enjoyment of the owners.

All unit owners, renters and guests must abide by all of the rules and regulations of both Clubsid e Place and WMOA found in the **Declaration of Covenants, Conditions, and Restrictions**, the **Articles of Incorporation**, the **Bylaws**, and the Waterford **Architectural Control Committee Rules**. The complete set of these rules and regulations can be found on the [Clubsid e WEB page at argusvenice.com](http://argusvenice.com), and the [Waterford WEB page at waterfordmoa.com](http://waterfordmoa.com).

The following list is intended to serve as a summary, and in no way should be thought of as a substitute for the complete rules and regulations.

1. All units shall be used only as single-family homes, with only two people per bedroom. The den shall not be used as a permanent bedroom.
2. Each Owner shall at all times maintain, for each Lot owned, adequate casualty insurance to provide for complete reconstruction of all improvements on such Lot after casualty, and liability insurance coverage in such amounts as may be required by the Association from time to time. Upon request, each Owner shall provide the Association with evidence of the insurance required hereunder, and each renewal of same.
3. Each year all homeowners must complete an updated roster information form that also includes emergency contact information in the event the homeowner is away for an extended period of time.
4. Dues are paid quarterly and must be sent directly to TRUIST Bank, Florida at the first of the month of each calendar quarter. Dues may be submitted by direct deposit, or by check. **Semi-annual dues for 2025 are \$1,301.97. Payable January 1, and July 1, 2025**
5. The WMOA Architectural Control Committee and the Clubsid e Place Board of Directors must first approve any requests for changes to the exterior appearance of a unit including the grounds.
6. Rentals – Minimum 3 month. Rental application available on WMOA web site.

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### 7. Pets

- Presently there are no restrictions on the number of pets.
- All pets must be kept on a leash when outside, and the owners are responsible, every time, for cleaning up after their pet(s).

### 8. Driveway Parking Rules

- Only one passenger vehicle may be routinely parked in a driveway. Owners may obtain a permit from the WMOA office to park an additional vehicle in their driveway to accommodate temporary visitors. Business vehicles or vehicles displaying advertising are not permitted.
- Cars parked in driveways or on the street should not block the sidewalk or any other driveway.
- Cars should never be parked on any lawns or landscaped area.
- Cars may not be parked in the roadway overnight.

### 9. Driveways, Sidewalks, Street Gutters

- All Waterford homeowners and residents are required to maintain clean driveways, walkways and street gutters abutting their property. This includes the repair of painted portions, removal of weeds, mold and mildew, yard waste and trimmings from landscape maintenance, and leaves and fruit from trees along with accumulation of dirt and debris.
- Owners or their agents or contractors must not sweep or blow debris into the storm drains or storm water retention ponds. Landscape debris must be directed away from the storm water retention ponds when maintaining the landscape, such as when mowing, weed whacking, or trimming.

10. Application for storm shutter installation must be presented and approved by the Waterford Architectural Control Committee, and the Clubsid e Board of Directors before any contract for purchase is signed by the homeowner.

11. Homeowners must remove or secure objects outside the home in the event they are away during any part of hurricane season.

12. Homeowners are responsible for maintaining the post light on the lawn in front of their house, including illumination.

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13. Mold on any part of the home, courtyard wall, light pole, courtyard pavers, driveway, and yard decorations must be removed.
14. All masonry damage to the house walls must be repaired and repainted in a professional and timely manner, and the repair must match the existing original structure in texture and color.
15. Repairs to a unit must be reviewed and approved by the Waterford Architectural Control Committee, and a member of the Clubsid e Place Board of Directors.
16. Use of the pool and sports club are subject to the posted rules at the pool and inside the sports club.
17. Requests for use of the sports club by homeowners for special events must be approved by the WMOA Board of Directors. Applications available at the WMOA office.
18. Homeowners are responsible for cleaning and straighten up the sports club after each use.
19. Any signs must be approved by the Architectural Control Committee and the Board of Directors. No sign shall exceed 8 1 / 2 “ X 11 “, including for sale signs.
20. Realtor “For Sale” signs may have an attached literature box, not to exceed 9” x 12” x 3”, for sales literature relating to that specific home.
21. On the day of an open house the realtor or the homeowner may post additional signs.
22. In the event of a home sale the seller, or their agent, is responsible for turning over to the new owner a current copy of the Clubsid e Disclosure Summary.
23. The Clubsid e Place Association Board consists of five members.
24. All homeowners are eligible and encouraged to run for the Board of Directors.
25. The annual homeowners meeting takes place on the third Wednesday of November.