

Clubsid Place Association, Inc.

A Florida Corporation - not-for-profit – established 1995

A sub-association of Waterford Master Association

c/o Argus Management of Venice

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2026 Summary of Rules and Regulations

WMOA CCR Article I, Definition, Section 19. "Sub Association" shall mean the various homeowner associations, as defined in Exhibit "B" subdivisions within Waterford. The Declaration of Covenants, Conditions and Restrictions for any Sub Association is supplemental to and not a limitation upon the terms and conditions of this Amended and Restated Master Declaration for Waterford Master Owners Association, Inc. **This Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Waterford Master Owners Association, Inc., shall control where conflict exists with any restriction of a Sub Association, unless a greater or more restrictive rule exists in the Sub Association's Declaration of Covenants, Conditions and Restrictions as to improvements or conditions specific to that individual Sub Association.** Sub Association shall include any other Home Owners Association as may hereafter be brought within the jurisdiction of WMOA and made subject to this Declaration.

Clubsid Place is comprised of twenty-six privately owned homes. Additionally, as a member of the Waterford Master Owner Association (WMOA), members of Clubsid Place may use the sports club and the pool and all other facilities at Waterford. Golf Course requires separate membership. The "Common Areas" at Clubsid 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 Place and WMOA. These rules and regulations can be found in the **Declaration of Covenants, Conditions, and Restrictions**, the **Articles of Incorporation**, and the **Bylaws**. The complete text of these rules and regulations can be found on the [Clubsid WEB page](#) at **argusvenice.com**, and the [Waterford WEB page](#) at **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. Upon request, each Owner shall provide the Association with evidence of the insurance required hereunder, and each renewal of same. WMOA does not require this.
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. This form also grants approval for the Board to use e-mail to communicate with the membership, which also saves on postage.
4. Annual dues for 2026 are \$2,691.52, and are paid Semi-annually on January 1, and July 1, 2026, in the amount of \$1,345.76. Dues may be paid by mail or direct deposit, and Argus Management of Venice sets up all member accounts.

5. The Clubside Place Board of Directors and the WMOA Architectural Review Committee must first approve any requests for changes to the exterior appearance of a unit including the grounds.

6. Rentals at Clubside.

- Rentals – Minimum 3 month.
- The Clubside rental application form is only available from Clubside and can be downloaded from the Clubside web page at **argusvenice.com**.
- Owner must own house for one (1) year prior to renting.
- Three month minimum. Maximum of two (2) rentals per year.
- No dwelling shall be occupied by more than two (2) persons for each bedroom
- Sub-leasing by the renter is not permitted
- Rental application, background check, and fee (\$50.00) are required. Application and approval through Clubside Place Association Board.
- Clubside Place Board reserves the right to request a copy of lease agreement.
- Renter agrees to abide by all governing documents and rules.

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 permitted, but commercial motor vehicles are prohibited.
- Cars parked in driveways or on the Clubside Place roadway should not block the roadway or any other driveway.
- Cars may not be parked on the Clubside Place roadway overnight.
- Cars should never be parked on any lawns or landscaped area.

9. Driveways, Walkways to House

- All Clubside homeowners and residents are required to maintain clean driveways, and walkways to houses. 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. Landscaping - all requests for changes in landscaping by owners require approval of the Clubside Place Board and the WMOA Architectural Review Committee. Complete both the Clubside ACC Variance Request Form, and the WMOA ARC Variance Request Form. Both forms are available on the Clubside web page at argusvenice.com.
Only plantings listed in Florida Friendly Landscaping Plant Guide will be permitted in Clubside, with the exception of **Banana Trees** in spite of their inclusion in the guide. Additionally, **Citrus Trees WHICH ARE NOT LISTED IN THE GUIDE BUT HAVE BEEN APPROVED BY WMOA WILL NOT BE APPROVED BY THE CLUBSIDE BOARD.**
11. Application for storm shutter installation must be presented and approved by the Clubside Board of Directors and the Waterford Architectural Review Committee before any contract for purchase is signed by the homeowner.
12. Homeowners must remove or secure objects outside the home in the event they are away during any part of hurricane season.
13. Homeowners are responsible for maintaining the post light on the lawn in front of their house, including illumination.
14. Mold on any part of the home, courtyard wall, light pole, courtyard pavers, driveway, and yard decorations must be removed.
15. All masonry damage to the house walls must be repaired and repainted in a professional and timely manner, and repair must match existing original structure in texture and color.
16. Repairs to a unit must be reviewed and approved by a member of the Clubside Place Board of Directors and the Waterford Architectural Review Committee.
17. Use of the pool and sports club are subject to the posted rules at the pool and inside the sports club.
18. Requests for use of the sports club by homeowners for special events must be approved by the WMOA Board of Directors. Applications are available at the WMOA office or on the Clubside or WMOA web pages.
19. Homeowners are responsible for cleaning and straightening up the sports club after each use.
20. The Clubside Board and the WMOA Architectural Review Committee must approve any signs. No sign shall exceed 8 1 / 2 " X 11 ", including for sale signs.
21. 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.
22. On the day of an open house the realtor or the homeowner may post additional signs.
23. 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 Clubside Disclosure Summary which can be found on the back of the Clubside Place Notification of House Sale form.
24. The Clubside Place Association Board consists of five members.
25. All homeowners are eligible and encouraged to run for the Board of Directors.
26. The annual homeowners' meeting takes place on the third Wednesday of November