

WELCOME to WATERLEFE

The reason for this booklet is that we want everyone to know and understand all aspects of Waterlefe and the many activities available. We have a unique group of outstanding residents and meeting new people is always interesting. With this information, you can find your interests, make new friends and be as informed and as involved as you chose to be.

There are **66** pages here. This book is also on our website and is separated into two parts. Part 1 is Sections One, Two, Three and they seldom change significantly. Part 2 is Section 4, “Things That Change”. Residents can print both parts if they chose. Everyone is encouraged to print Part 2 as an annual update to their Part 1..

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SECTION ONE: INFORMATION

I. Establishing Your Member Account. First things First!

When you closed on the purchase of your home, the Title Company who did the closing notified Waterlefe Property Management of your purchase. Property Management then notifies Waterlefe management of a new owner and provides them with as much information as possible in anticipation of setting up your Waterlefe resident account.

You will want to visit **Property Management, River Club Management offices** at their locations, and the **Golf Club building** if you plan to join the Golf Club. (see the CONTACTS PAGE for the address, phone number & hours).

At the Property Management office:

Automobiles & Gate Entrance: You need to complete the form regarding your vehicles and frequent visitors. Also, acquire your **Waterlefe Auto Security Tag reader** to be affixed to your auto windshield at time of registration. This tag will be associated with the registered vehicle and cannot be removed. If the tag is removed, the tag will automatically deactivate itself and a new tag will be required.

Each residential homeowner and non-resident golf-passport holder is allowed two (2) vehicle tags at no charge; any individual requesting more than two (2) vehicle tags will be charged a \$25 per tag fee. Individuals who lease or rent vehicles will be subject to an additional fee after the two complimentary tags are assigned.

Residential owners who lease / rent their homes are asked that all lessees or renters register their vehicles and pay the appropriate fee or simply use the left public lane of the main gatehouse entrance. *All fees for additional Auto Security Tags must be in the form of a check or Money Order made out to: Waterlefe CDD

Waterlefe Covenants: A copy of the covenants should have been left behind by the seller. If they were not, they can be found on the Waterlefe website under MPOA. You can print them or a copy can be purchased from Property Management for a fee of \$100 (it is really a big document). As an owner, you are responsible for heeding the covenants.

At the River Club Management office:

Your Waterlefe Member Number and what it is good for: Your Waterlefe Member number is how you can charge food and beverage at the River Club facility and also food and beverages at the Golf Club Grill Room as well as purchases at the Pro-Shop. If you are planning to join the Golf Club, your member number will come from the Membership

Director in the Golf Club instead of the River Club. Otherwise, your number will be assigned at the River Club Management office. If you join the Golf Club later, the number will be changed at that time. Every homeowner (family) has only the one account number.

Your Member Number is obviously used to pay your account bill. It is also used when you vote, such as at the annual board meeting and election.

Most importantly, your Waterlefe Member Number is how you initially access and register yourself on the Waterlefe Website. See item II. The Waterlefe Website for details.

Also at the River Club Management office pick up your copy of the *Welcome to Waterlefe* book (this book) and take a tour of the facility. Every new owner should have a copy of the Welcome to Waterlefe book however it is also available on the website. Only one to a household please.

FYI: Every homeowner should have a copy of the Waterlefe Covenants. Persons who purchase a resale should get the book of the covenants from the seller.

II. The Waterlefe Website

A. How to Access the Waterlefe Website

Waterlefe members, homeowners and residents are encouraged to take a few minutes and visit the Waterlefe website at www.waterlefegolfandriverclub.com. The public side of the website offers information about Waterlefe Golf & River Club to include tee times, dining and banquet opportunities, and more.

Homeowners are assigned a separate login and password for accessing the “Member’s Only” section of the website at waterlefemembers.com. Your initial login will be your member number for both username and password. You will have the option of changing either/or both with your initial login. If you have any difficulty or questions, call or email the River Club Management office at 941-744-9881 or riverclubinfo@waterlefeFL.com.

B. What Information can I find on the Members Only website?

Waterlefe homeowners have exclusive access to detailed community information within the Members Only site at waterlefemembers.com. This site provides a wealth of information on the Golf Club, River Club, CDD, Marina, CERT, MPOA and more. MPOA Board and Committee meetings and minutes, Policies, Monthly Calendars, Membership Directory and Birthdays are also posted within the Members Only section of the website. Please save waterlefemembers.com in your favorites.

III. MPOA and the MPOA Board

The MPOA is the Master Property Owners Association and the property owners elect the MPOA BOARD OF DIRECTORS. All homeowners are members of the MPOA and pay an assessment to the MPOA which supports the many amenities of the MPOA. Under Florida Statute 120, the MPOA is a non-profit entity and subject to both federal and state non-profit rules and regulations.

A. Responsibilities and Duties

The purpose of the Board is to represent and serve all of the owners in Waterlefe. Specifically, the areas of responsibility of the Master Property Owners Association, the MPOA Board, are:

- manage the River Club building, adjacent grounds and facilities, and all of the amenities therein;
- enforce the Waterlefe covenants,
- set the budget, manage and account for the collection and utilization of the MPOA assessment,
- maintain, utilize, and protect our website
- interview and hire staff for the areas of responsibility of the MPOA
- organize and utilize volunteer committees for the betterment of the quality of life at Waterlefe.

Our Waterlefe CDD as a government entity is responsible for the roadways, entry/exit gates, storm water drainage system, most public areas, most ponds, and the golf course.

The elected MPOA Board members are volunteers who give many hours of hard work to the community. The individual board members serve as a liaison to the various volunteer committees that support the Board. The MPOA employs a professional and experienced staff to manage the River Club facility and services, to manage the multi-million dollar business that is Waterlefe and its assets.

Further detail about the responsibilities and committees are included below. To see the current slate of Board Members, go to the CONTACTS PAGES of this book.

B. Election of Directors

There are currently five elected Directors of the MPOA Board. Each serves two years. One year, we elect two members to the board and the next year we elect three members to the board. The election is held in January. Each household has one vote. The declaration of running for the Board is in December. A notice is distributed annually in October seeking individuals who are interested in running for the Board. Once elected in January, the Board elects or appoints a President, Vice President, Treasurer (or Financial Director), Corporate Secretary and Member-at-Large. All meetings of the MPOA Board are open to the ownership community and all homeowners are encouraged to attend; meeting schedules and minutes are posted on our website.

C. Committees

All committee chairpersons and all committee members are “appointed & approved” by the Board of Directors. All committee meetings are opened to all homeowners and posted at the front gate and on the website. The minutes and schedule of all meetings are posted on the website. All committee recommendations are subject to Board approval. Anyone interested in volunteering for an MPOA committee should contact any member of the MPOA Board or a current committee member. Attending or serving on one of these committees is the best way to learn all about Waterlefe and the MPOA, plus make new friends here at Waterlefe. See the CONTACTS pages in the back of this book to find out the *what, when, where, who, & how* of all committees.

1. Activities Committee

This group works with the River Club staff to prepare the annual Calendar of Events for functions held at the River Club. The members attempt to develop new ideas for functions each year, often spearhead these events, and reach out to other community members to help organize the functions. The Activities Committee tries to provide special events that cater to the multiple age and interests groups here at Waterlefe, hoping for a successful response. New ideas for functions are always welcomed from the residents. A Calendar of Events is included in this book and can also be obtained at the River Club or from the website. Activities are advertised via the six methods of communication used by the Communications Committee, and word-of-mouth. See the CONTACTS PAGES for more information.

There are many different activities at the River Club, ranging from themed dinners, family events (Easter bunny), game night (e.g. monthly Trivia or Bingo),

Lunch & Learn speakers, dinner dances and live entertainment. Reservations are strongly recommended, especially for special events. Reservations can be made “one month” before the date of an event. That is to say reservations for an event scheduled on the first day of month-B can be made on the first day of month-A; there is no consideration of whether it is a month with 30 days or 31 days. Reservations are taken as received (in person or voice mail); no one gets preferential treatment.

2. Amenities Committee

The Amenities Committee is a group of owners, including seasoned residents and new owners, who oversee the physical assets which are the Waterlefe amenities to assess condition, recommendations for improvements, repairs, or upgrades. The committee serves as the eyes, ears, and voice of the community. The committee shares their findings with the Board and the Property Management Department. See the CONTACTS PAGES for more information.

3. Boat Lift Committee

The Boat Lift Committee is responsible for providing oversight of the operation and maintenance of the boat lift. They are responsible for maintaining the rules of use and safety for the lift. Also, the Boat Lift Committee is tasked with enforcing the navigable canal use rules on behalf of the CDD. The boat lift has its own usage fees, and is for the exclusive use of the 126 homes on the canals and the 13 docks in Marina Cove, “the circle”.

4. Communications Committee

This very important committee has six means of spreading the word of what is important and happening at Waterlefe. They are:

- an electronic, informal newsletter via email;
- just-in-time announcement via email;
- a television scroll in the River Club lobby
- small signs posted at the front gate entrance;
- the Waterlefe website, and
- a monthly professional magazine entitled, aptly enough,
Fairways and Waterways via the USPO.

The **electronic newsletter** provides updates on recent and future activity at the River Club, MPOA, CDD, and Golf Course.

The **just-in-time announcements** tell you of single or related topics or events that may be of interest or very important to you. It might be an upcoming dinner dance and entertainer or a road closing in the area. The sources are waterleferiverclub@cybergolfcentral.com, waterlefempoa@cybergolfcentral.com, waterlefegolfclub@cybergolfcentral.com, waterlefecdd@cybergolfcentral.com. Add these to the accepted sources of emails in your computer.

The **television scroll** includes are current and upcoming special events at the River Club.

The **small signs at the front gate** refer to the current day only. It may be a committee meeting for which the posting is mandatory. It may be a reminder of a special offering at the River Club.

Our **Waterlefe Website** provides a world of information from tonight's dinner at the River Club, to all of the special activities this month and next at the River Club and the Golf Club, everyone's address, phone number and email, the approved minutes of all meetings, and more. You use the member id and password given you at your initial registration at the River Club just after you closed on your Waterlefe home. It is also spelled out in the first section of this book. The website is www.waterlefegolfandriverriverclub.com. Sign in with your id and password then click on "Members Only". Choose the pull-down you are looking for.

Waterlefe residents also receive a free monthly magazine entitled *Fairways and Waterways*, unique to Waterlefe. It is published by N2 Publishing, a national firm, who is solely responsible for its content. The Communications Committee contributes MPOA, CDD, River Club and other content to this magazine. It is quite well done and it's expense is covered by the advertisers.

5. Design Review Board (DRB)

Living in Waterlefe, a Deed Restricted Community ensures that you will always live within a well-maintained community with lush landscape and an environment free of "extremes" in both design and behaviors. **You must get DRB approval before you make any exterior change to your home or to your landscaping.** The Master Property Owners' Association and its Board, through the Design

Review Board and Covenant Enforcement Committees, and the Waterlefe Property Manager, oversee the maintenance and changes that occur within Waterlefe, while we as homeowners enjoy a chosen deed restricted quality of life. This includes the water's edge on all canals and ponds. Since Waterlefe is a deed restricted community, all of our residents are subject to certain rules called "covenants, codes and restrictions" (CCRs).

6. Covenant Enforcement Committee (CEC).

This committee carries out the Violation Process as defined in Policy Statement 20 of the MPOA. We each chose to buy in a community with CCRs (Covenants, Codes, & Restrictions) and in so doing agreed to heed the CCRs of Waterlefe. The Violation Process spells out the sequence of fines and time allotted for the resolution of a problem. The CEC may also recommend sanctions such as the loss of privilege to use community amenities and to vote in community elections.

Repeated failure to remedy a problem, heed the covenants, and pay the fines issued can result in an accumulation of bigger fines and lead to a lien on your property, and ultimately foreclosure. The committee does not want your house, but we all want to maintain the beauty of Waterlefe.

There are published Hearing Procedures for the CEC that give property owners the right to be represented by counsel, to appear and present witnesses at hearings, to offer information in writing or by verbal presentation as to whether or not they believe they are in violation, and to request more time to correct violations. Reasonable requests for extensions of deadlines will be granted. Hearings are public to Waterlefe homeowners.

Huge fines, liens, and foreclosure can happen, but we rarely have such problems here at Waterlefe. The covenants are written, reasonable, consistently and fairly enforced. Problems are usually resolved quickly. The most common issues are the electrical supply to the mailbox, improper unapproved paint colors, dirty roof and driveway, improper items in the yard or street to include boats on trailers, etc.. See the CONTACTS PAGES in this book for more information.

7. Finance Committee

The role of the Finance Committee is primarily to provide financial oversight for this non-profit organization and to recommend appropriate actions to the Board. This includes long range planning and daily adherence to established internal controls and accountability policies. It is the Finance Committee who mandates and reviews the required accounting reports that together communicate the MPOA's financial and cash position, adherence to the budget, allocation of resources, ensure legal compliance and protection from risk. The committee works with the Board, the staff, and committee chairs to understand the implications of the reports.

Annually, The Finance Committee counsels the development of the operating budget with staff and Board members. Monthly, the committee projects future months of expenses and cash income to guarantee a continuation of adequate working capital for operating expenses and the adequate contribution to reserve funds for the maintenance or replacement of assets. The committee reviews the management recommendations from the auditor and ensures follow up on any issues mentioned.

While the entire Board has a fiduciary responsibility to the community, the finance committee is the steward that manages that responsibility. The presence of a fully engaged finance committee is a strong indication that an organization is committed to the homeowners and is actively building and preserving the secure future of the community.

8. Property Management Committee

The purpose of this committee is to work with the Property Management staff and to assist in identifying or anticipating problems. The committee takes an active role in problem solving, primarily with regard to the facilities. This includes a review of problems, a cost comparison evaluation, research on possible solutions, possible sources, and possible costs, and ultimately assist in the prioritizing tasks to pursue. See the CONTACTS PAGES for more information.

9. Welcome Committee

The Welcome Committee is a subset of the Activities Committee and its purpose is to welcome new residents with information about life at Waterlefe and how to find what they may want. The group holds a "Waterlefe Meet and Greet" on the 2nd Sunday of March and the 2nd Sunday of November for all new residents and

any resident who wants to come. Look for it and please come. The Welcome Committee has prepared this book for you. The Welcome Committee encourages community, River Club, and Golf Club involvement for all new residents.

The Welcome Committee is eager to hear any suggestions or ideas that a new resident may have and will try to answer all questions about the community. This committee meets as needed. The meeting dates and minutes of meetings are posted on the Waterlefe website. See the CONTACTS PAGES in this book for more information.

10. Presidents Council

This group is made up of the individual Sub Association representatives within the MPOA, the presidents of which meet, as needed, with the MPOA president to discuss common issues and share ideas.

11. Special Purpose Committees

These are committees formed when a single issue must be addressed.

IV. CDD (Community Development District)

A. What is a CDD?

A CDD (Community Development District) is a special purpose form of local government created to serve the long term specific needs of its community. Many newcomers to the state of Florida are not familiar with a CDD. A CDD is described as an “independent special taxing district” and as such is a “public entity”. This exists under Florida statute, Chapter 190. As a taxing district, the CDD guarantees that a significant portion of our tax dollars stay in Waterlefe for our needs. *In contrast, the MPOA (Master Property Owners Association) is a “not for profit association” made up of property owners within Waterlefe and is considered “private”.*

Our Waterlefe CDD is also referred to as “The CDD” or “The District”. Our Waterlefe CDD, as a municipal entity, is responsible for the roadways, entry/exit gates, storm water drainage system, most public areas, most ponds, and the golf course. *The MPOA owns and is responsible for the River Club, pool, Pointe, Pier, all that land, and the boat lift. It oversees deed restriction enforcement and architectural control of buildings within Waterlefe. All Waterlefe homeowners, including the Shores, make up the MPOA.*

The CDD and MPOA, though distinctly different with separate responsibilities continue to coordinate with each other to bring a “one community” approach for service delivery to the residents of Waterlefe.

B. How the CDD Functions.

- 1) **Our CDD has a Board of five supervisors** each elected for a different 4-year term through the General Election Process which is conducted by the supervisor of Elections Office in Manatee County. Anyone who wishes to run for the CDD should reference the CDD’s website for information. The CDD functions “in the Sunshine” which means all meetings and records of the supervisors are public. The CDD has similar powers as other local governments, with the exception of “police powers”. It cannot have its own police department, building, zoning, and compliance codes. *The CDD does not enforce “deed restrictions” as that is the responsibility of the MPOA.* See the CONTACTS PAGES for a list of the CDD Board.

- 2) **The CDD is an “independent special taxing district”** and therefore is not dependent on Manatee County for funding, governance, etc. The source of funding is based on non-ad valorem assessment which you pay in your annual property tax bill from Manatee County. The assessment provides for three things.

One: Funding for the annual operations and maintenance of the District as identified in the annual budget for the fiscal year October 1 through September 30. This provides the services which the CDD provides throughout the year including the funding of reserves for certain District assets. The services are maintain our lakes, fountains, roadways, street signs, privacy guards and gate house, gates, landscaping, irrigation, sidewalks, street lighting, retaining walls, board walks, insurance, and environmental issues. The District is also responsible for complying with requirements for sidewalks, streets, Boardwalks, etc..

Two: The Non-Ad Valorem assessment to cover the debt service to repay the 2012 thirty year tax-exempt bonds, which were initially issued to construct the Waterlefe infrastructure. The golf course is not part of the infrastructure.

Three: The Non-Ad Valorem assessment to cover the debt service to repay the thirty year bond, the Benefit Special Assessment Revenue Bond, Series 2016.

3) Explanation of the Bonds.

The District (Waterlefe) encompasses approximately 458 acres, located entirely within Manatee County. Pursuant to Resolution 2001-34, the District authorized the sale of the District's Series 2001 Bonds. At the date of issuance in 2001, it was contemplated that 629 units would be developed; however, 591 units were ultimately developed. The District has historically issued the following bonds:

2001A Series (Capital Improvement Revenue Bonds Series 2001A were used to fund the Waterlefe infrastructure (Roads, Water, Sewer lines, etc.), and to be repaid by the Non-Ad Valorem Assessment on the property owner's tax bill. This series is now paid off by the Series 2012.

2001B Series, these were paid off by the developer.

2012 Series Capital Improvement Revenue Refunding Bond used to refund and defease the 2001 Series A Bonds to achieve a lower interest rate, reducing the homeowners costs in the tax bill. The payments on these infrastructure bonds are current and in good standing.

2001 Series Golf Course Revenue Bonds (the "2001 Golf Course Bonds") were issued for purchase of the community golf course and repayment to the original developer (WCI) for expenses related to the Golf Course. The 2001 Golf Course Bonds were secured by the revenue of the golf course backed up by a guarantee of WCI. From inception, the Golf Course never generated enough funds to pay the principal and interest on the Series 2001 Golf Course Bonds and once WCI went

bankrupt, the 2001 Golf Course Bonds went into default. That default was damaging to the image of Waterlefe, the marketability of our homes and to the efficiency of the management of the Golf Club. In early 2016, the CDD was able to negotiate with the bondholders for a significantly discounted pay-off. The 2001 Golf Course Bonds were paid off at the negotiated discounted rate and replaced with the Series 2016 Benefit Special Assessment Revenue Bond.

Series 2016 Benefit Special Assessment Revenue Bond, which is secured by assessments on the respective 591 property owners in Waterlefe levied on the tax bill similar to the Series 2012 bond debt referenced above.

- 4) **Our Roads, Ownership, and Public Access.** At Waterlefe, the District owns the roads. As mentioned above, the roads were constructed with tax-exempt bonds that are considered “public” funds and therefore these roads are defined as “public roads”. Consequently, we must allow public access to the roads. The CDD currently believes it is in the best interests of the community to have its entry gated and access monitored. The intention is that through vigilance of this nature, Waterlefe appears undesirable to individuals who might not have the best interests of Waterlefe residents in mind. While this entry monitoring cannot prevent all criminal or undesirable activity, it may prove to curtail some undesirable activity and even, if necessary, provide potential descriptions of perpetrators. There is a monitoring system in place recording entry and exit traffic as well as monitoring other key assets in the community and this system is monitored by the privacy guards at the front gate, 24 hours a day as well as at other points.
- 5) **How Long Does the CDD Exist?** The CDD does not cease to exist when its bonds have been paid off. The CDD may continue to exist in perpetuity.
- 6) **The Golf Course is the responsibility of the Waterlefe CDD.** As with all of its property, the golf course is public, not private, as are the roadways. As an independent special taxing district, there is no ownership responsibility or governance of the course by any other branch of government, including Manatee County, other than the Waterlefe CDD. The CDD employs a professional staff to operate the golf course on the CDD’s behalf. Fees and revenue from the golf course operation are deposited to the CDD bank accounts that are monitored and controlled by the CDD’s management firm with oversight by the CDD Board.
- 7) **CDD Management Company.** State law mandates that the District retain a professional management company to assist with the management of the District. The management company is also listed on the CONTACTS PAGES.

C. CDD Committees

All CDD committee meetings are open to the public.

1. Resident Golf Course Committee

The Resident Golf Course Committee represents the residents and oversees the operation of the Golf Course and Golf Club. See further details in the discussion of the Golf Course: SECTION TWO. VIII. L.

2. Erosion Committee

The Erosion Committee oversees the issues of erosion control and prevention in Waterlefe. Access to and any changes affecting the water's edge on all of the canals and ponds are protected by and the responsibility of the CDD and require the permission of the CDD as well as the DRB.

3. Landscape Committee

The Landscape Committee is the “eyes and ears” of the homeowners regarding the condition and actions of the committee. The CDD management company employees a certified botanist to protect our lush landscape. The landscaping at Waterlefe is often one of the most appealing features to make happy owners and to positively influence buyers.

D. CERT

(Community Emergency Response Team) is not a replacement for professional first responders. In an emergency, call 911. In the event of a disaster here, the Community Emergency Response Team, CERT, is a group of volunteers from your Waterlefe neighbors that have undergone over 24 hours of training by Manatee County professionals in disaster survival and rescue skills, including medical, fire, and hazardous materials. CERT is actually authorized by Manatee County and operates independent of the CDD and MPOA. This group prepares to step in to assist in community needs in the event of a disaster when First Responders are not available. No specific skills are needed to become a member of CERT, but we do seek members with medical training or emergency management experience. The training and expertise gained by being a CERT member can be very valuable to you and your family. Your CERT team is always looking for new volunteers who want to help their community. See the CONTACTS PAGES for more information.

V. Sub Associations of Waterlefe Neighborhoods (COA, HOA, MOA)

There are five neighborhood organizations plus the marina association within Waterlefe. All owners of all of the residential units are members of the MPOA and pay the assessment to it. Members of these other neighborhood organizations pay additional fees as an assessment to those organizations. These six organizations are a part of the President's Council within the MPOA. See the SUMMARY OF WATERLEFE HOMEOWNERS COMMON EXPENSES in Section Four XIII D for more detail.

A. The Watch

This is comprised of the condo units on River Basin and Sea Turtle. See the CONTACTS PAGES for the COA officers. Condominiums have a fee for the exterior maintenance and insurance of their common property.

B. The Watch II

This is comprised of the condo units on Discovery Terrace. See the CONTACTS PAGES for the COA officers. Condominiums have a fee for the exterior maintenance and insurance of their common property.

C. The Shores

This is comprised of the homes on Riverbank Terrace. The Shores at Waterlefe is a gated community within a gated community and their roads are private rather than public. The Shores at Waterlefe homeowners are not part of the CDD but pay an Additional Assessment to the MPOA for certain services. See the CONTACTS PAGES for the HOA officers.

D. The Sound

The Sound, which is the paired estates at the end of Fish Hook, is a condo association. Their fees include the exterior maintenance plus property insurance and flood insurance. See the CONTACTS PAGES for the COA officers.

E. The Waterlefe Marina Club

The privately owned boat docks behind the River Club constitute the Waterlefe Marina Club and these owners make up a separate entity with officers and shared expenses. Owners of these marina slips must also be Waterlefe homeowners.

VI. Property Management and Finance at Waterlefe

The duties of Property Management and Finance officially come under the MPOA. However, they act as a “centralized” source within Waterlefe because most, but not all, of the community sub-associations, Marina Club and the CDD contract with the MPOA to provide services to them. The benefits of property management and finance serving the sub-associations as well as the CDD include a single community focus and lower overall community costs. Both Property Management and Finance are represented and report at MPOA and Association meetings. Our Finance and Property Management teams are educated, certified, and very experienced professionals. We are fortunate to have them. Their contributions are critical to the community.

For the fastest response, please communicate with Property Management and Finance via email. You may call for an appointment if necessary. Frequent and lengthy interruptions by anyone is counterproductive to all of us. See XIV. YOUR WATERLEFE STAFF for email addresses and the Property Management and Finance Department phone number.

A. Property Management Department

Waterlefe Property Management is responsible for the following:

- i. Collection of delinquent MPOA assessments.
- ii. Maintenance and repair of the property that belongs to your MPOA, which is the entire River Club facility, the pool, the Pointe, and the grounds around the River Club;
- iii. Villa landscape: grass and shrubs;
- iv. Backflow inspections for all of Waterlefe;
- v. Adherence to the covenants of Waterlefe with the assistance of the DRB and CEC;
- vi. Preparation of estoppels as requested when a listed property goes under contract;
- vii. Notifications of sold properties when appropriate paperwork is received;
- viii. Maintaining state required records for each residential unit and every owner, past and present, in Waterlefe to include ownership changes, work order issues, legal issues, and place a lien on a property when necessary;

- ix. Completing the requirements of the contracts made between the MPOA and the Waterlefe sub-associations, the Marina Club, and the CDD which may include:
 - a. scheduling vendor services,
 - b. confirmation of services,
 - c. billing and request payment for vendor services and materials purchased on behalf of the sub-associations, the Marina Club, and the CDD,
 - d. help each establish an annual budget;
 - e. Prepare necessary documents and attend every sub-association meeting for which the MPOA is contracted to do so, distribute the agenda, attend the meetings, write and distribute the minutes;

- x. Maintain and lease canoe & kayak storage spots; remove canoe/kayak when payment is delinquent;

- xi. Prepare necessary documents and attend every MPOA meeting, including the annual meeting, distribute the agenda, attend the meetings, write and distribute the minutes;

- xii. Make ride-arounds and property inspections;

- xiii. When a problem is reported, create a work order in the system, confirm receipt of that order, and monitor the resolution of that work order;

Please Note: a problem may be the responsibility of the MPOA, or the CDD, or the HOMEOWNER. Property Management can advise you.

IF a work order involves an expense to you, the homeowner, you will be informed; furthermore, the work will not commence until a written (email) acknowledgement of the expense and your desire to have property management proceed is received from you. **If the homeowner's acknowledgement is not received within ten days, the original work order is closed and the work is NOT done.**

Please do call IF you see a broken sprinkler with water running excessively, when the owner is not at home, or such. Property Management does ride around the community frequently but does not see every property every day. You may well be the only person who sees a problem and if you do not report it, the problem

goes unattended. However, do realize that you should **dial 911** for a serious, dangerous, urgent or police matter, such as fire, theft, or medical emergency.

B. Finance Department

The Finance staff works with the Finance Committee in providing all mandated reports, review of the aggregate of these reports and what they say about the financial and cash position of the MPOA. The Finance staff must adhere to established controls, required accountability policies, and the state laws for non-profit HOA organizations.

The regular MPOA assessments are billed and received by a designated bank, but all tardy payment issues are handled by our Property Management and Finance Department. We must collect delinquent accounts or place a lien on the property in the interest of all of Waterlefe and all of the owners. Delinquent accounts may incur interest charges, late fees, collection fees, and legal fees to the delinquent homeowner.

Waterlefe Finance is responsible for the following:

- i. Maintaining state required records of all homeowner assessments, prepare and seek to collect all delinquent accounts, place liens where necessary;
- ii. Receipt, recording, verification, and payment of every invoice received for every vendor service or product purchase by all facets of the MPOA;
- iii. Timely payment of taxes and fees essential to running the business of Waterlefe;
- iv. Work with the MPOA to establish its annual budget;
- v. Work with the MPOA's accountants in preparation of federal, state, and municipal tax reports.
- vi. Work with MPOA's accountants in preparation for the annual audit.
- vii. Prepare necessary financial statements and attend every MPOA meeting, including the annual meeting,
- viii. For each of the sub-associations who have contracted with the MPOA for services:
 - a. establishing an annual budget,
 - b. mailing assessments and recording payments of assessments,

- c. and when necessary, collections of delinquent accounts;
- d. Prepare necessary financial statements and attend every sub-association meeting for which the MPOA is contracted to do so, distribute the agenda, attend the meetings, write and distribute the minutes.

Our Waterlefe MPOA is a multi-million dollar business which manages an amenities facility and abides by G.A.A.P. Fund Accounting rules and Florida State HOA and COA laws, as well as our Covenants and Bylaws. The CDD is a government entity and must operate under its appropriate state laws. Maintenance of all MPOA records, invoices, financial matters and financial reporting is the duty of the Finance Department. There are financial accounts for required reserves in anticipation of future repairs or replacement and for all expenses of the MPOA. There are financial accounts per owner, per unit address.

Waterlefe's MPOA has twenty-nine paid employees. Waterlefe MPOA enjoys the support and experience of our many committee volunteers, but ultimately it is a business managed by our paid professional staff under the guidance of the MPOA Board of Directors.

SECTION TWO: PLACES TO GO & THINGS TO DO

VII. The Waterlefe River Club

Enjoy our beautiful panoramic view of the Manatee River at the River Club. In the summer of 2014 the MPOA took on a major construction project to expand our club and in 2016 the second major construction project to completely update and improve the kitchen. On schedule and on budget, the expansion and improvements have been a wonderful success. More homeowners are enjoying our improved amenities more than ever before. These MPOA amenities supported by the homeowners are the Dining Room, the Sunset Bar, Sunrise Room, Member's Room, the Tiki Bar, a new Fitness Center and classes, resident-sharing library, Pool, poolside deck and pergola, Pointe, Kayak/Canoe racks, children's fenced playground, and Marina. Our River Club staff are listed in Section Four XIV.

A. The Dining Room, the Sunset Bar, Member's Room, and the Tiki Bar.

Hours stated here are subject change, plus hours may vary with the season. See the HOURS page in the back of this book or call for a reservation.

Dinner in the Dining Room is served 5:30PM to 9:00PM Tuesday through Friday. There is no service at the club on Mondays.

Lunch in the Dining Room offers a Lunch Buffet, 11:00 to 2:30, Wednesday through Friday.

Breakfast Buffet on Sundays, 10:00AM-2:30PM

Sunset Bar is open from 4 to 9PM Tuesday, 11am-9pm Wed through Fri.

Member's Room is open 4PM Monday through Saturday and adjoins the Bar when it is open in the evening.

Tiki Bar is open from 12noon to 5PM Saturdays, and Sundays, *Weather Permitting*.

Our experienced Culinary Team is outstanding. Our food quality is "Choice Plus" which means in the industry, that we only purchase meats and produce in the upper 20% level of quality; our food quality is on par with first quality restaurants. The Culinary Team is always happy to accommodate special dietary needs with advance notice.

1. Special Events

The Activities Committee and the River Club staff plan special events such as Dinner Dances, Welcome Back Party, Kentucky Derby Soiree, Farewell Frenzy, Casino Night or special dinners such as Wine Pairing Dinners. Everything varies with the season.

There are also midday or week-night events, such as:

“Lunch and Learn” - for interesting opportunities to have lunch at the club and learn either how to make Chef Dan’s canapés, decorating tips from a professional, crime prevention, or fix your computer.

“Ladies Night Out” such as jewelry making or oil painting. Reservations are preferred in order to have ample materials and space.

“Men’s Night Out” such as “scotch and cigars”.

All events are advertised on the website, email blasts, notices at the front gate, a laminated “Calendar-at-a-Glance” for you to take, and the television scroll in the lobby. Waterlefe is on Facebook at “Waterlefe River Club”. See also Section Four XIII. A. WATERLEFE 2016-2017 CALENDAR OF THE SEASON

2. Reservations and Event Reservation Cancellation Policy

Reservations are strongly encouraged because most “events” are a sell-out. Reservations can be made “one month” before the date of an event. That is to say, reservations for an event scheduled on the first day of month-B can be made on the first day of month-A; there is no consideration of whether it is a month with 30 days or 31 days. Reservations are taken as received (in person or voice mail); no one gets preferential treatment.

Attendees canceling a reservation for a special event after established cancellation policy hours, as noted within event advertisement for River Club special events, will be charged in full for the event. If the reservationist can find a replacement or the reservation is filled from a waiting list, the cancellation charge will be waived.

3. Billing

Meals and beverages may be charged to your resident member number or paid by credit card. Cash is not accepted at the River Club. Member Statements are available online and may be paid automatically via your designated credit card. River Club bills are separate from the Golf Course billing.

4. Annual Minimum

There is a food and beverage minimum per year. Your minimum is tracked for you and reported on your monthly statement. See the Summary of Common Expenses of Waterlefe Homeowners in Section Four XIII D.

5. River Club Dress Codes

Country Club Casual. Appropriate Attire is expected – No Bathing Suits, No cut-offs, No Tank Tops, No Jeans. If wearing a hat, please remove it before going into the Main Dining Room.

Special Event Dress. Sport Coats or Collared Shirts and Slacks for Gentlemen (golf shirts are acceptable); Dresses or Slacks and Blouses for Ladies.

6. River Club Smoking Policy

For the benefit of all River Club patrons, smoking or vaping (e-cigarettes) is not permitted inside the River Club building, within the screen-enclosed veranda, at the Tiki bar, or on the pool deck. All smoking and vaping is restricted to the designated smoking area, which is the River Club parking lot island and the east end of the Pointe, at the foot of the pool pergola stairs.

7. River Club Cell Phone Policy

In an effort to be considerate of all, residents and guests are asked to silence their phones while in the River Club, this includes everything on the upper level including the screened veranda. If you need to make a call on your cell phone please step outside the building.

B. Fitness Center and Exercise Classes

Every resident may request a key (fob) to the outside door of the fitness center, one key per household; get your key from the River Club management office.

Use the facility at your own risk. Unaccompanied children under 16 are not allowed in the fitness center; ages 12-15 must be actively supervised by the responsible adult. There is no one on staff in the Fitness Center. You may use the facility at any time.

Aerobic Equipment includes treadmills, stationary bikes and ellipticals. We have a full circuit of Strength Training Equipment. You can hone your body to its finest. The River Club has contact information for two personal trainers if you are interested. Towels for use in the Fitness Center are not provided, so you are encouraged to bring your own.

A number of classes are offered, such as Water Aerobics, Yoga, Zumba. Some are paid for by the MPOA and others are at your own expense. These classes are posted on the website along with whom to contact. Check out the website under River Club/Fitness Center. See the Table of Contents for more information.

C. Library

On the lower level of the River Club are book shelves where you can contribute and borrow used books; please place books you are donating in one of the available baskets. A resident volunteer group maintains “order” of these shelves and we ask everyone to help keep these shelves neat and orderly. The books are in alphabetical order by the author’s last name.

D. Pool, Hours, Rules

Our beautiful salt-water heated pool is open to residents and their guests every day, dawn to dusk, weather permitting. There is no life guard. Swim at your own risk. Children under 18 must be accompanied by a responsible adult. No running, no diving, no glass containers, no inappropriate behavior allowed. Food and beverages may be ordered from the dining room or at the Tiki Bar when open. The pool chairs and tables are at a first come basis. Pool Towels are NOT provided to residents.

E. The Pointe

The Pointe has a fenced playground, a lookout tower, picnic tables, and a great view. The Pointe is a really nice asset to Waterlefe. To eliminate a conflict, please schedule with the River Club management if you want to have a birthday party or any party at the Pointe.

F. Kayak/Canoe Racks

The Property Management Office rents space on the racks to residents who own their own kayak or canoe. There are eight racks with six bays each. There are

two convenient pathways to the river. The kayaks and canoes you see on the racks are privately owned and should not be used by anyone else without the owner's expressed permission. The Property Management Office assumes no responsibility in your usage of your kayak or canoe. See the CONTACTS PAGES for more information.

G. Pier

The Pier is currently in need of major renovation and is unsafe for any use. NO ONE should be on the pier for any reason at this time. It is scheduled to be removed from its current location. Rebuilding the Pier in a more beneficial location is anticipated but not yet scheduled.

H. Marina and Docks

The 59 marina docks behind the River Club are individually owned and are organized via a marina owners association known as the Waterlefe Marina Club. These marina docks are on the Manatee River. For information and slip purchase, see the CONTACTS PAGES.

All of the boat docks on the interior canals belong to the respective homeowners. These 126 boat owners' use and pay for the Boat Lift which is owned and maintained by the MPOA. The 13 docks in the circle at Waterlefe Boulevard are privately owned; owners use and pay for the boat lift. See the YOUR WATERLEFE STAFF or the website for further information.

VIII. The Waterlefe Golf Course and Facilities

A. Membership and Privileges

Waterlefe is a golfing community. Joining the Golf Club is the best way to get to meet and know fellow golfing residents and maximize your Waterlefe experience. Benefits of Passport Membership at Waterlefe include, but are not limited to the following.

- *Preferred tee times two weeks in advance*
- *Charging privileges and a 10% discount in the Grille Room*
- *GHIN Handicap established/monitored (of the U.S. Golf Association – recognized for all tournament play)*
- *Complimentary range use*
- *Producer's Club Referral Program (refer a new member and receive one month free of membership dues)*
- *Golf Academy Clinics*
- *15% discount on apparel in the Pro Shop*
- *15% discount at historic Hampton Inn in Bradenton, Hampton Inn Ellenton, Hampton Inn and Marriott Courtyard University Park*
- *Complimentary bag storage and lockers available to members*
- *Reduced family and guest fees*
- *Passport members receive e-mail notifications of upcoming golf events*
- *Participation in special member-only tournaments, events and social engagements*
- *Local reciprocal golf at 25+ courses*
- *Passport Holders may use their own approved golf carts upon payment of a trail fee*
- *Non-resident Passport members have the ability to access, for a small fee, other Waterlefe facilities such as the River Club's state-of-the-art fitness center and the saltwater community Olympic-sized swimming pool.*
- *Access to Passport member's website and golf newsletter*
- *Passport members have access to instructional programs from our golf staff, including individual lessons, club fitting, clinics and junior programs.*
- *Passport members have access to golf lessons at discounted rates*
- *Make the most of your Waterlefe lifestyle with more friendships and good time*

Our tournaments are Men's Member/Member, Women's Member/Member, Men's Member/Guest, Women's Member/Guest, Club Championships, and Battle of the Sexes. The WWGA is our Waterlefe Women's Golf Association;

the WWMA is our Waterlefe Men's Golf Association. They each sponsor various sporting events, charity events, and golf lesson events. Section Four XIII. B. Golf Course Tournaments in the Table of Contents for specific dates of these events. See the Director of Sales & Marketing at the Golf Club or on the Summary of Common Waterlefe Expenses for the costs of membership. Golf carts can be privately owned; a trail fee will apply. Be sure to check with the Pro Shop prior to purchasing a cart for specifics and pre-approval as only homogenous carts that meet certain standards are allowed on the golf course. A cart lease option is also available.

Scheduled Play:

Sunday Mornings we have Mixed Play. Members, call for a tee time.
Tuesday Mornings we have Ladies' Play. Members, call for a tee time.
Wednesday Mornings we have Men's Play &
Wednesdays, Ladies 9'ers. Call for a tee time.

See Section IX. G. Activities/Golfing to read more about the WMGA, WWGA and Ladies Nine Holers.

B. Management and Staff

The Golf Course and the Golf Club are managed by our very experienced staff. Our golf pros keep us in awe and they also do a great job of helping us. They are listed in XIV. YOUR WATERLEFE STAFF.

Our Greens keeper has a staff of eleven and together they spend more than 450 hours each week taking care of our golf course. Listen to outside players talk about how great the condition of our greens and our fairways to know what a good job they do. The greens keeper and his staff have to manage the water, irrigation system, aeration, fertilization, bugs, weeds, and fungi, cutting, and dethatching, plus place the pins daily. We have our own well and pump, but the county often restricts the amount of water each golf course can consume.

The timing of the aeration and the proper calibration of chemicals work together to provide the strongest grass roots, soil compaction, and richness of soil. The placement of the pin rotates to the front, middle, or back, on a fresh spot, and a flat 3 foot area. However, every golfer will vow there is sadistic motivation in the placement of the pin. On tournament days the greens are often rolled to speed your ball across the green, which can be good or bad depending on your game.

C. Hours of Operation and Tee Times

The golf course and facilities are opened every day of the year, weather permitting. With some variation due to seasonal changes in sunrise and volume, the course is open 7AM until 6PM, weather permitting. Tee times are scheduled from 7AM until 5:45 PM, weather permitting. Scheduled tee times should be cancelled 72 hours in advance. An abusive failure to do so by a resident will result in a charge to the individual's account.

Waterlefe is a semi-private club and accepts reservations for a tee time, from non-members seven days in advance. Rates for non-members vary by the season and include cart rental. Practice on the driving range for non-members costs \$4 for a bag of balls.

D. Policies

1. Dress Code

Gentlemen must wear shirts, tucked in with collars and sleeves. Slacks or golf shorts must be worn. No Tank tops, tee shirts, cutoffs, jeans, sweat pants, bathing suits, athletic shorts, gym apparel, or tennis shorts are permitted. Mock turtleneck shirt collars must be 1-1 ½" in width. Golf hats and visors must be worn with the bill facing forwards, not backwards.

Ladies must wear proper golf attire which includes dresses, shirts, golf slacks or shorts and blouses. Golf shorts or skorts must be worn no more than 3"-5" above the knee. No halter tops, tee shirts, bathing suits, sweat pants, athletic shorts, gym apparel, tennis shorts or short shorts are permitted. Ladies may wear sleeveless tops with collar. If the top has no collar it must have sleeves.

2. Non-players are not allowed on the course or cart path

Cart Paths and the entire course are reserved for use by golfers currently playing only. Flying golf balls can do painful damage to a person, child, or animal unaware. Waterlefe is not responsible for damage to a person or animal on the cart path or on the course. Joggers, Walkers, and Dogs do not belong on the golf course.

3. Care of the course

The condition of the greens and the fairways is critical to the life of the golf course. Highly skilled professionals work long hours every day of the year to protect the course. Every resident and their guests are expected to maintain respectful regard for the course at all times. Dogs are not to use the golf course for exercise nor as a bathroom at any time. Players are asked to put trash in an

appropriate receptacle because cups and candy wrappers can blow out of the golf cart and into the protected areas.

4. Divots

Please fill your divots with the sand provided instead of “replacing divots”.

5. Pace of Play

Players should play at a pace such that you do not lose sight of the players in front of you. The Ranger may ask you to skip a hole if you fall behind. If asked, please understand that it is a courtesy to other players.

6. Lightning

This is the lightning capital of the world! Play at your own risk. Because Florida is flat and a bolt of lightning can come from twenty miles away instantly, most players chose to leave the course when there is lightning in the area. We recommend that you do so.

7. Protected areas and Out of Bounds

Waterlefe is in a nature preserve protected by federal law. You may play a ball in a protected area only if you can see it from the course and do not ground your club. Remember, the birds, turtles, and alligators are protected species and should not be disturbed. Our trees are beautiful and a gift from nature. The ponds through-out Waterlefe are also to be protected and cared for as part of a nature preserve. Trash and dog waste should never be left in the natural areas. Everyone must do their part to protect our natural environment. Please.

E. The Golf Academy at Waterlefe

Waterlefe Golf and River Club is home to The Golf Academy at Waterlefe and offers individuals lessons, clinics and golf schools. The Golf Academy at Waterlefe consists of five PGA Golf Professionals headed by our Director of Instruction, Steve Dietz, Sr. The Golf Academy utilizes the latest V1 Swing Analysis video software for instruction and your lessons are available for your review via the internet. The Golf Academy at Waterlefe will also evaluate your current equipment determining if you have the proper specifications to fit you. The fitting process will cover everything from grip size, shaft length and flex, lie angle, club head design and loft to make sure you have the right tools to succeed. Upon completion, our professionals will provide you with direction for getting the right clubs for your swing and your skill level. Please visit our website or contact the Golf Shop for information on lesson programs and prices.

F. Summer Golf Clinics for Kids

In the summer, the Golf Course runs a week long golf clinic for children age 6-16. This is very popular with residents and visiting grandchildren. Register early.

G. Adopt-A-Hole Project

Individual members may sign up through the golf shop to adopt a hole. Once assigned to a hole it is asked that the members look out for the well-being of the hole and fill divots and repair ball marks when it does not interfere with other golfers or golf course maintenance.

H. Pro Shop

The staff is always there to assist you to sign in, make a tee time, record a score, celebrate or commiserate with you. We have a great selection of popular top lines in golf wear for men and women. Golf attire, golf balls, golf gloves, golf hats, golf shoes, golf purses, and more are available for you and can be billed to your resident account.

I. Grille Room and Lefe Room

The Grille Room offers casual food to eat-in or carry-out. When playing, you may phone ahead to order food and pick it up at the turn. Grille Room service can be billed to your resident account. The Grille Room's winter hours are 7am to 6pm with breakfast and lunch available from 8:30am to 3pm. The Lefe Room can host up to 60 people and combined with the Grille Room we can accommodate up to 120 people. The Lefe Room is available for private events and meetings. Contact the Director of Sales & Marketing for availability. Both the Grille Room and the Lefe Room are open to non-members and non-residents.

J. Beverage Cart

The Beverage Cart runs from 9 AM to 5 PM, weather permitting, and carries chips and crackers, sandwiches, soft drinks, beer and hard liquor, ice and water. The Beverage Cart can bill your resident account and also accept cash or credit card.

K. Billing

Members and Non-member residents can bill golf fees and services on their Waterlefe resident accounting number. The monthly bills from the Golf Course are separate from the River Club bills. They are delivered via email and require separate payment. Set your computer to accept emails from waterlefegolfclub@waterlefelf.com.

L. Resident Golf Course Committee

The Waterlefe CDD Golf Course Committee is composed of residents appointed by the CDD Board of Supervisors and reports to the CDD Board of Supervisors. The committee meets monthly. There are various subcommittees of the Golf Course Committee that deal with specific projects.

The mission of the golf course committee is to understand the various issues associated with the golf course, to advise the CDD Board of Supervisors on golf course issues, and to provide feedback on daily golf course operations. The committee's objective is to ensure the successful financial and daily operation of the golf course and to identify potential courses of action that the CDD Board could pursue regarding problems, legal issues and other issues that may arise. The committee formulates action plans for problems and issues as they present themselves, and makes specific recommendations to the CDD Board in connection with its findings. The Golf Course Committee focuses on the operations meeting the current budget, maintenance for the sake of preserving our quality reputation, and varied options to best serve members, non-member residents, and outside play. See the CONTACTS PAGES for more information.

IX. Things to Do At Waterlefe

See Section Four XIII. E. CONTACTS PAGES for whom to call for more information.

A. Boating

Waterlefe is one of the few communities with docks allowed on the Manatee River. The boat slips behind the River Club are individually owned as Condo Ownership. The docks in the circle at Fish Hook and Waterlefe Blvd are privately owned and may be purchased outright.

B. Boardwalks

There are several “nature trails” in Waterlefe which are boardwalks that meander through the preserve area and feel like an excursion into a tropical forest. They are ours to use and enjoy. It is a privilege. The boardwalks do close at dusk. One of them connects us to Heritage Harbor and is part of Manatee County’s “connect the communities” program to encourage inter-neighborhood strolls and socialization. The boardwalks are maintained by the CDD. You can’t help but feel the urge to explore the unvarnished nature of our community!

C. Book Clubs

1. Women’s Book Clubs. There are currently seven women’s book clubs in Waterlefe. With the coming and going of our snowbirds, the number of members in attendance varies, however each book club has been formed because the previous book club became too crowded. More than fifteen to twenty members make an open discussion difficult. When several people are looking for a book club and there is no space available, a new club is organized. This is how each club came to be. There are no particular rules for organization, although we have a guideline. Once formed, a new club always seems to grow quickly. The choice of whether to have dues, the selection of books to read, when and where to meet, serving food and beverage is totally up to the individual club. Most meet in the evening, once a month in individual homes. See the CONTACTS PAGE for whom to call for book club information.

2. Men’s Book Club. Currently there is only one men’s book club. As with the women’s book clubs, a new club can readily be organized if needed. See the CONTACTS PAGE for more information.

3. WLS (Waterlefe Literary Society). This organization exists to unify the numerous book clubs in Waterlefe and to organize an annual luncheon. The luncheon is always in early February on Saturday morning, is generally a fundraiser for a chosen charity and features a noted speaker or author. Everyone in Waterlefe is welcomed to attend. It is usually a sell-out.

4. Also, as a part of the WLS, there is a Waterlefe Writers Guild for residents endeavoring to write a book and hone their writing skills.

D. Dog Walking

Walking your dog is a very sociable time at Waterlefe but of course, totally unscheduled. However, the real reason for this paragraph is to remind you to pick up after your dog and to not use the golf course or cart paths for walking your dog at any time. All dogs must be leashed when outside. The wildlife, especially the alligators, is a very real threat to small children and unattended animals.

E. Exercise Classes and the Fitness Center

The Fitness Center is listed with the River Club in section VII.C and there is more information about classes on the Waterlefe website and posted in the Fitness Ctr.

F. Fishing

We do not really have a fishing club, but there are some dedicated fishermen here. Just ask around.

G. Games

See the CONTACTS PAGE for individual information. We have a lot of people who play these games regularly and even compete regionally. At various times, there are lessons by a resident for those of us who are not familiar with the games.

Bridge and Couples Bridge	500
Bunco	Euchre
Canasta	Pinochle
Mah Jongg	Poker

H. Golfing

- 1. Ladies Golf.** The same guidelines for reserving tee times apply to all women and men golfers. There are several unofficial groups who play regularly. Let the Pro Shop know that you are interested in finding a group.
- 2. WWGA Waterlefe Women's Golf Association.** The WWGA is a group of golfers who enjoy golf, helping new golfers and earning money for charity. A President, V. President, Secretary and Treasurer are elected for a one year term running from April 1 to March 0. Membership is open to all Waterlefe Passport members, resident or non-resident. The membership fee is \$40 per year. WWGA members enjoy the competitiveness of golf and always play under the LPGA rules.

WWGA sponsors clinics for all handicap levels and a rules clinic that anyone can attend. The WWGA also has several tournaments a year which draw ladies from around the area for fun days of golf. The WWGA Member-Guest is in the spring and is organized to a "T".

- 3. Ladies Nine Holers.** This group is for fun play and improving your game. There is no membership fee, but they regularly play on Wednesday afternoon. There are numerous special events for play and clinics for learning the rules and etiquette of golf. Many non-players have become avid and outstanding players thanks to this Nine Holers group. See the CONTACTS PAGE for whom to call or just sign up at the Pro Shop.
- 4. Men's Golf.** The Pro Shop organizes Men's Day on Wednesday mornings. Call for a tee time. There are a number of informal groups who play regularly. Let the Pro Shop know that you are interested in finding a group.
- 5. Men's Golf, WMGA, Waterlefe Men's Golf Association**
This group is open to all Waterlefe Men Passport members. Its purpose for its members is: to conduct competitive events designed to be enjoyable to golfers at all skill levels; to provide social engagement of more Waterlefe golfers here and away; and to promote the enjoyment of our golf facility. See the CONTACTS PAGE for more information.

I. Kayaking/Canoeing

There is no organized activity. The kayaks and canoes stored on the Pointe are privately owned and not for use by anyone but the owner. See the CONTACTS PAGES for a person to contact.

J. Ladies Out-To-Lunch-Bunch

Once a month, one of the many restaurants in the area is picked to be “the one” and the group is coordinated for time and place. It is open to anyone who is interested. On average there are ten to thirty women who join the adventure. It is a fun and easy thing to do and an opportunity to meet new people. You never know who might be there.

K. Men’s Lunch at the River Club

This is a casual lunch for easy socialization. See the calendar and/or ask about this at the River Club.

L. Sensational Singles

This is a newly organized group of ladies-without-partners who coordinate attending movies, theatre performances, dancing events or other events that one can enjoy more with friends. There are about 30 ladies in the group currently.

M. Waterlefe Artists

The Waterlefe Artists is a group of Waterlefe residents who are painters, photographers, sculptors and crafters. Once a year they put on the Waterlefe Art Show to let us see what their latest creations are. Most items are available for purchase.

N. Waterlefe Watering Hole

The Waterlefe Watering Hole is a casual opportunity to meet your neighbors. Waterlefe neighbor volunteers to host and provides the home, plastic glasses plastic plates and nametags. You are asked to bring your own beverage and snacks to share if you wish. Snacks can be anything from chips and dip to pizza; in any case the main rule is “make it easy.” The location changes so look for the WWH flag by the host’s mailbox before the event. No fuss, no RSVP’s, no pressure, no strings. See the CONTACTS PAGES to see whom to contact for the schedule. You will need to ask the WWH contact to add your name and email address to their distribution list.

X. Entertainment Outside of Waterlefe

Asolo Theatre- on the grounds of the Ringling Museum at the end of University Ave in Sarasota, free parking, an interesting offering of stage plays. www.asolo.org The Asolo, as a part of the Ringling organization, also offers guest speakers, dance performances, and classic films. www.ringling.org/GuestSpeakersSchedule.aspx

Ellenton Outlet Mall Prime Outlets, just north of us off of I-75, east on highway 301. Truly, shop till you drop. www.premiumoutlets.com/outlets/outlet

Florida Studio Theatre, 1241 N. Palm Avenue Sarasota, live contemporary theatre in downtown Sarasota since 1973.

Lipizzaner Stallions of Austria

Visit the Royal Stallions where they winter and train in Myakka City, Florida December 15 through April. Their performances are described as “Poetry in Motion”. Check their schedule.

Manatee Performing Arts Center, Home of the Manatee Players- live theatre in this beautiful new building at 502 3rd Avenue West in Bradenton, these local actors along with guest performers deliver delightful performances. Check out their schedule for the year at www.manateeplayers.com.

Mckechnie Field The “Fenway Park of the spring training Grapefruit League”; See the Pittsburg Pirates vs. your favorite baseball teams late February through March. Also home to our local baseball team, the Marauders, located off Tamiami Trail, 1611 9th St W. in Bradenton.

Mixon’s Fruit Farm, another great place to entertain the children. Tram tours, sample the fruit and the ice cream, pet the animals, find packaged gifts to send home. 2525 27th St. E. in Bradenton.

Mote Marine at St. Armands

World renowned research center and sea turtle rehab facility. See the dolphins, sea turtles, and seahorses. Reservations required to see the seahorses.

Music on Main- in Lakewood Ranch on the First Friday of every month, 6pm-8pm. There is free entertainment while you mill around the shops on Main Street and most likely see many of your neighbors. Take a folding chair or stay for dinner. www.ilovelakewoodranch.com

Myaka State Park, On a mild weather day, take the boat tour and see alligators “up close and personal”. There are canopy walks and other attractions.

Ringling Art Museum- At the end of University Ave in Sarasota, a splendid collection of art that rivals the Smithsonian, a beautiful and well-designed museum that is a pleasant surprise to many, they offer an annual membership that includes the Ringling Mansion, Ca’ d’ Zan, and tours of the mansion, the Circus Museum, and the Miniature Circus. Free parking. Free admission to the art museum on Mondays. It is easy to go often. www.ringling.org

Riverwalk & Park – In Bradenton along the Manatee River, the park runs 1.5 miles from the Business Rte- 41 bridge to just west of the railroad bridge. The address is 452 3rd Ave West; there is ample public parking at either end. See Realize Bradenton online for information & map.

Ruth Eckerd Hall- in Clearwater, the site of many concerts, easy access, easy parking, watch for it in the newspaper or check it out online, reasonable prices. www.rutheckerdhall.com/

Sarasota Film Festival is held in April since 1999. It has become one of the top ten independent film festivals in North America. www.sarasotafilmfestival.com

Sarasota Jungle Gardens, a great place to take the grandchildren, a gentle walk through botanical gardens, animal shows, bird shows; the best flamingo experience ever. Strollers available, 3701 Bay Shore Rd in Sarasota, 10am-5pm daily.

Sarasota Opera in downtown Sarasota, recently renovated, a professional production with traveling artists, formal only on opening night, they offer season’s tickets or packages of selected operas. www.sarasotaopera.org

Sarasoto Ballet, also uses the Sarasota Opera House and features dancers from around the world as well as offering an elite academy for future stars.

Selby Botanical Gardens- lovely botanical garden at the edge of Sarasota Bay featuring native plants and trees, casual walk around, offers annual membership, off of Tamiami Trail just south of Marina Jacks and the Ringling Bridge. www.selby.org

St. Armand’s Circle on Anna Maria Island, take the Ringling Bridge from Tamiami Trail and run straight into the Circle, a great place for an ice cream, or drinks, or dinner, and of course, shopping. Leashed dogs are welcomed. Open late. (Take I75 south, exit right on Fruitville, left at Tamiami Trail, right on the bridge), www.visitstarmandscircle.com

Tropicana Field Home to the Tampa Rays. Easy access easy parking, in St Pete east of I-275, exit 21. www.tampabay.rays.mlb.com/tb/ballpark/seating_pricing.jsp

University Town Center Mall (UTC) at University and I75 (exit 213). This much awaited facility offers national chains for stylish shopping and many well know restaurants.

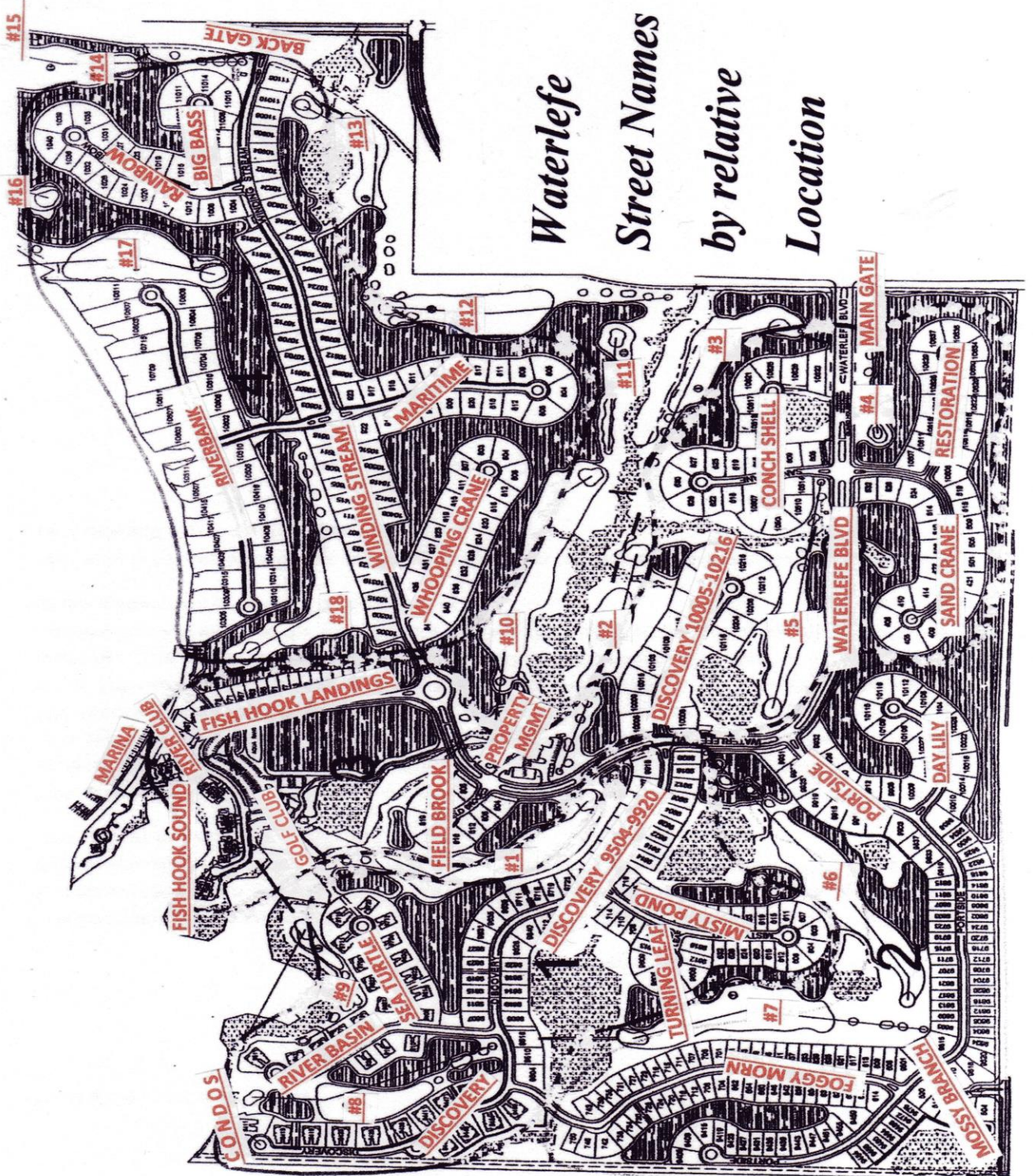
Van Wezel, also on Tamiami Trail, a huge variety of concerts and productions. It is the big purple building. (Purple buildings are popular in Florida) www.vanwezel.org/

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.And more...

SECTION THREE: REFERENCE DATA

XI. Map of Waterlefe



*Waterlefe
Street Names
by relative
Location*

XII. Service and Utility Information and Phone Numbers

A. A.E.D Locations

There are three AED's (Automatic External Defibrillator) in Waterlefe. One is kept at the front gate; One is at the Pro Shop in the Golf Club; One is in the Fitness Center, lower level of the River Club. Ask the River Club management office to schedule some instruction for you on how to operate this machine. IF NEEDED, FIRST CALL 911. ??

B. Backflow Inspection

Backflow systems and Backflow Inspections are a Florida regulation for the purpose of protecting your drinking water. Florida law requires an annual inspection. The purpose of the inspection is to verify that your irrigation water is not entering your drinking water. For your convenience, this service is handled by a private contractor hired by Property Management and paid for in your MPOA dues. They inspect and tag your Backflow pipe once a year and will notify you of the cost should you need any necessary repair.

C. Cable TV and Internet

All of Waterlefe is currently under contract with Spectrum. *This contract will expire in August 2022.* Whether to sign a new contract and with whom will be handled, with community input, by the MPOA. The advantage of such a contract is that the cable television "basic service" is a part of your monthly bill and is at a considerable discount. Your telephone and internet access may be bundled with your cable bill and your cable service can be expanded beyond "basic service".. See the section below, Frequently Asked Questions about Spectrum/BrightHouse Networks, for more information.

D. Community Bulletin Boards

The biggest bulletin board is to the left of the River Club on the approach to the Fitness Center. There is a Community Bulletin Board in the hallway next to the Men's Locker Room outside of the Fitness Center. Size of a posting is limited at half a page to be fair to all. Actual placement of a notice is done by one of two designated persons. See the CONTACTS PAGE for more information. Fitness information is posted inside the Fitness Center. The smallest bulletin board is at the front gate as you enter and is used as a reminder of an upcoming activity or meeting. The Watch and Watch II have bulletin boards at their entrance and use is restricted to notifications from their COA's.

E. Email Blasts

Email Blast are a wonderful very useful modern day tool for communication. The only sources of official email blasts are:

Waterlefe website www.waterlefeclub.com

Waterlefe Master Homeowners Association(MPOA)waterlefempoa@waterlefempoa.com

Waterlefe CDD info(Community Development District).waterlefecdd@waterlefecdd.com

River Club infowaterleferiverclub@waterlefeclub.com

And on Facebook at Waterlefe River Club

Golf Course & Golf Club infowaterlefeclub@waterlefeclub.com

And on Facebook at Waterlefe Golf & River Club

Please make note of these email addresses so your computer will accept them. The CDD and MPOA messages can be important pieces of information that you want to have. **Riverclubinfo** and **waterlefeclub** are important reminders of what is happening in Waterlefe that you might not want to miss.

F. Garbage, Yard Waste, and Recycle Service

Our garbage service, curbside twice a week, is from the county and is included in your Manatee County Utilities Customer Service (MCUCS) bill with water and sewer charges. Every home has a large blue container for recycling. There are different pick up days for different streets. Ask a neighbor when your days are. One of the pick-ups is for household garbage only. On the other pick-up day, you put out household garbage in its own receptacle and the large blue receptacle containing your recyclables. Yard Waste is limited to one day a week on a different day. Look for notices about pick-up day changes due to a holiday in your water bill.

G. Homestead Exemption Deadlines and Manatee County Property Tax Bill

The deadline for filing homestead exemption in Manatee County to gain a property tax reduction is **March 1** and requires that you were an owner and permanent resident as of January 1 of that year. It is near the county courthouse. See the website for necessary documentation. www.manateepao.com. Phone is 941-748-8208.

Also, your Manatee County Property Tax Bill should arrive early November. **If you do not receive it**, go online at ManateeCountyPropertyTaxCollector to ascertain why and to avoid penalty fees.

H. Newspaper

The one source is www.subscription-offers.com/newspapers/

Local newspapers are:

- Bradenton Herald Tribune
- Sarasota-Manatee Herald Tribune
- Lakewood Ranch Herald
- Tampa Bay Times
- The County Observer is available in the River Club & Golf Club.

I. Privacy, Security and the Front Gate

941-708-6866 Four snapshots are made of every vehicle entering and leaving Waterlefe thru the front gate and rear gate. Our privacy guards or hired off-duty police officers make regular patrols to check on the status of everything. The front gate receives a Sheriff's report of any incident occurring in Waterlefe which is forwarded to Property Management daily. It is requested that you call the front gate and tell them when you are expecting visitors or vendors. This is good for our security. **If you have an emergency, dial 911.** If you have time and are able, alert the front gate.

J. U.S. Mail

There is a mail box just before you reach the front gate. Mail deposited here is picked up daily around 4 pm. USPS picks up and delivers at your mailbox Monday through Saturday. **Our Zip Code is 34212.**

K. Utility Company Numbers

- FPL(Florida Power and Light), www.fpl.com , 941-917-0708
- TECO/gas service, Peoples Gas 877-832-6747
- MCUCS, www.mymanatee.org , New Accounts; 941-792-8811; requires last 4 digits of ssn, Florida Driver's License number, and a \$135 deposit refunded after two years.
- Spectrum, www.tampabay.brighthouse.com , 941-748-1829
- Verizon, 800-483-4000, 800-483-5000.

L. Waterlefe's Spectrum Networks' Bulk Contract

Spectrum purchased our local Brighthouse in 2016. Waterlefe MPOA has enjoyed a Bulk Contract with Brighthouse Networks for many years. A new contract was recently signed and will expire in December 2022. Every new contract we have signed with BHN has followed a thorough and detailed comparison of available rates and features in the area plus negotiation with BHN for cost savings and benefits to Waterlefe. The current contract gives each home one free digital converter box. Also in the most recent contract our cable, telephone, and Internet pricing was rolled back our prices to the then current promotional discounts. Most residents saw a reduction in their personal Bright House bill. There could be "modest" increases in future years regarding your personal telephone and Internet charges, but to date our BHN Bulk Contract has been cost efficient for Waterlefe and we expect that to continue to be the case.

Bright House located their 120-person call center locally to their SR64 office in east Bradenton . If you experience a problem, just call. Using you Bradenton home phone (If you use Bright House for phone service), simply dial 611. Or dial Spectrum Customer Service either, 941-345-1405 or 855-657-7328. Remember to inform them that you live in Waterlefe, a sub-division that has a **bulk digital contract with Brighthouse.**

M. WATERLEFE GUIDELINES FOR RESIDENTIAL CHANGE

Approved March 1, 2016 Updated January 2017

LET'S CONTINUE TO KEEP WATERLEFE BEAUTIFUL

**CONTACT PROPERTY MANAGEMENT AT 941-747-6898 ABOUT
ANY REQUEST FOR CHANGE**

waterlefmembers.com/-guidelines-for-residential-change

Since Waterlefe is a deed-restricted community, all of our residents are subject to certain rules called “covenants, codes and restrictions” (CCRs). The guidelines included below are meant to provide an easy-to-read interpretation of Waterlefe’s CCRs.

Communities that are governed by CCRs are often referred to as deed-restricted communities. Therefore, living in Waterlefe ensures that you will always live within a Mediterranean-styled community with well-maintained, lush landscape and an environment free of “extremes” in both design and behaviors. The Master Property Owners’ Association (in which all homeowners are included) and its Board (through the Design Review Board) as well as the community’s Property Manager, oversee the maintenance and changes that occur within Waterlefe while we, as homeowners, enjoy a chosen deed restricted quality of life. These guidelines have been established in order to preserve the quality look and feel of the community and to ensure all changes and additions are in keeping with the original design.

THE FIRST THING TO DO WHEN CONSIDERING ANY CHANGE TO THE EXTERIOR OF YOUR HOME IS TO CONTACT PROPERTY MANAGEMENT FOR GUIDANCE AND TO OBTAIN THE APPROPRIATE APPLICATION FORMS. PROPERTY MANAGEMENT HAS LISTINGS OF PRE-APPROVED CHANGES THAT ARE ALREADY COMMUNITY STANDARDS WHICH DO NOT REQUIRE ANY FURTHER APPROVAL; THEREBY EXPEDITING THE CHANGE YOU MAY BE REQUESTING.

Developed by Waterlefe Design Review Board.

Approved by the Waterlefe Master Property Owner’s Association Board.

Updated: January 17, 2017

The following changes or upgrades, “Standard Changes/Upgrades”,

do not require DRB approval if Property Management is first notified and the changes/upgrades fall into the categories described below.

STANDARD CHANGES/UPGRADES:

- Generators – natural gas/standby; not viewable from front of home
- Hurricane shutters – Confer with Property Management for policy covering specifics on materials, installations and timing of “on and off” periods.
- Landscape lighting – to blend in with landscape (CCR 10.12)
- Basic landscape – ‘like-for-like’ shrub replacement or replacement of shrubs with pre-approved shrubs.
- Satellite dishes – Contact Property Management **before** mounting the satellite dish.
- Thin pavers for walkways – color blended with home color
- Glass panel inserts for front doors
- Rain Gutters and downspouts may be installed as long as the installation conforms to original standards of installation. Plans for drainage must be submitted to Property Management prior to installation.
- Additions/replacements to garden beds (plants) may be performed as long as additions/replacements are within the existing bed and conform to the listing of “Approved Palms, Trees and Shrubs for Landscapes”. Listing is available at the Waterlefe website or at the Property Management office.

A deviation from any of the guidelines below requires submission of an “Application for Residential Change” to Property Management and approval by the Design Review Board (DRB). (CCR 12.2)

TREES:

Per our covenants, no tree or shrub, the trunk of which exceeds six inches in diameter, may be cut down, destroyed or removed from a lot without the prior approval of the DRB (10.11). Trees will be maintained in a neat, orderly and attractive manner consistent with (9.7) (9.2). All maintenance, repairs and replacement will be consistent with the general appearance as initially landscaped (9.7).

On average, a canopy tree, usually an Oak tree, should be spaced approximately every 50 feet. Oak trees should be at least four feet away from the backflow pipes and six feet away from any concrete. Trees inside of the above parameters may be removed to avoid damage to pipes or concrete.

“Live oak trees” are a county requirement (natural to the environment) and are a county-controlled tree and cannot be removed without county guidance and approval. If your lot is less than sixty feet wide, you can remove an Oak tree and replace it with another approved tree such as a Walter Viburnum (tree form), Eagleston Holly, Dahoon Holly, Ligustrum, Japonica, Japanese Blueberry, Winged Elm, Little Gem Magnolia. Tree replacement may not be required if another acceptable tree is within 25' of the curb.

Up to two (2) fruit trees per lot are permitted. Fruit trees allowed are lemon, lime, orange, grapefruit and avocado. Fruit trees are only allowed in the rear of the residence and must be planted at a distance of at least twenty feet from the rear and side lot lines and so that the fruit will not extend over or fall and roll over the lot line or into ponds. The planting of fruit trees under this guideline cannot occur without first submitting to Property Management an application for residential change and a lot diagram showing the proposed location of the trees for review and approval by the DRB.

The addition of trees or shrubs outside of garden beds requires DRB approval. A diagram of requested additional trees or shrubs along with lot plan is required at time of application.

The list of approved landscape and fruit trees is available at Property Management.

Residents should always consult the Manatee County “Conditions for Tree Removal/Replacement”.

LANDSCAPING:

LAWNS: One of the following 3 types of grass must be used. If you are replacing very small sections of your current lawn, it is required that you use St. Augustine grass rather than Zoysia so grass blends with existing lawn.

St Augustine Varieties: Below are two varieties of St Augustine to be used:

- Floratam: Released 1959. Darker color, finer texture, tolerated lower temperatures and lower mowing. This is the variety initially installed by WCI.
- Captiva: Released in 2008. Developed by the University of Florida for its Chinch bug resistance and dwarf profile that requires less mowing.

Empire Zoysia : Drought, chemical and cinch-bug resistant yet soft enough for bare feet. May turn brown quicker (goes dormant) than St Augustine due to drought conditions and may not green up as fast as St Augustine when drought ends.

All areas not sodded, paved or left in their natural state must be covered with mulch to keep weeds out of planted beds.

Imitation rock coverings for backflow pipes are not permitted. It is suggested that natural shrubs/landscaping be used to camouflage the piping. Manatee County requires 2' clearance around the backflow to enable inspection.

INANIMATE LANDSCAPE DÉCOR

With Property Management/DRB approval, the following items are allowed to be incorporated within landscape beds.

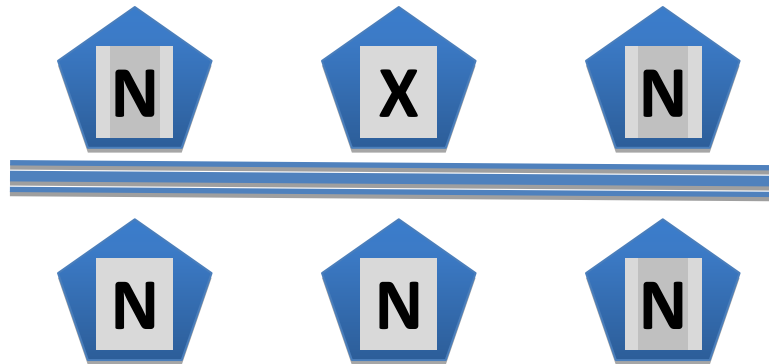
- **ITEMS:** Fountains, statues, benches, natural rocks, birdbaths, bird feeders, flowerpots or planters are permitted within garden/flower beds. All objects must be incorporated into the existing landscape so as to become part of the overall landscape picture.
- **QUANTITY:** up to three items in the front garden bed and up to three in the rear garden bed.
- **LOCATION:** The location of the décor shall be within existing home landscape footprint (garden beds). Items are not to be placed on driveway or walkway surfaces outside the home or extending beyond the eaves except that a flowerpot may be placed between garage doors as long as the pot is no wider than the space between the garage doors.
- **MATERIAL:** concrete, ceramic, brass, iron or clay.
- **COLOR:** pots shall be neutral colors and shall blend with the color and style of the home.
- **SIZE:** Requires Property Management/DRB approval and size should be in proportion to home, location and setback from the curb/road.
- **PURPLE MARTIN BIRDHOUSES:**
 - One Purple Martin Birdhouse may be installed per residence. The birdhouse must be located in the rear of the residence, outside the CDD easement, and no closer than ten feet from a neighbor's property line at a height not to exceed 20 feet. The recommended height for a Purple Martin Birdhouse is between 12 and 20 feet.
 - The supporting post must be incorporated into a landscape bed so as to become part of the overall landscape picture, or part of any other landscape feature such as a dock. The landscape bed will be a minimum of 20 square feet, or a circular bed no less than 5 feet in diameter, landscaped with approved plants or flowers so as to blend with the existing landscape of the residence.
 - Installation of Purple Martin Birdhouses requires DRB approval prior to installation.

EXTERIOR PAINTING (CCR 9.1)

Exterior painting may include changes from original colors/combinations but only as follows and requires prior approval from Property Management to ensure color combination choice is a valid combination and color shade.

- You may change to an existing home color combination that exists within the entire Waterlefe community with the exception of color combinations in "The Landings," "The Sound" and "The Shores".

- Colors available for use include all original color combinations, not just those originally planned by neighborhood. Some original color combinations have been retired. ‘Retired’ color combinations can only be used again if the home has that original color combination.
- A resident may choose a home's color combination regardless of the type of home.
- Combinations generally include 3 colors on a home (main body, accent trim, shutters/door). Garage doors are considered part of main body color.
- Color combinations must stay intact and only be used in the combinations originally established and identified by the books in the Property Management office.
- Color combinations (trim/shutters/doors) must be kept in their entirety. Residents may not alter paint shades or use other trim colors with the base body color of the home.
- See the graphic below. Your house color scheme (X) cannot be the same as any neighboring home with an “N” (across street or next door.)



- All residents must submit requests for repainting to ensure the appropriate colors are being used based on the color combinations shown in the Property Management books.
- Changes in existing color may not be to that of your next-door neighbors’ homes or to that of a home in visual proximity to yours (across street or next door).

DRIVEWAYS (CCR 12.2):

Coating, sealing or replacing of driveway surfaces may only be as follows:

- Concrete driveway surfaces may be cleaned and followed up with “staining” which penetrates the porous surface with a concrete color; no paint or other than a concrete-colored stain is to be used.

- Concrete driveway surfaces may be cleaned and “sealed” with a clear sealant solely for protection, or following the staining process.
- Brick pavers may be used to replace concrete surfaces or to replace existing pavers but must be installed in a standard brick pattern and be of a color that “blends” with residence color or roof tiles.
- Concrete stamping or etching of concrete driveways is permitted. Acceptable designs/patterns are: 1) Standard Brick Paver, 2) Flagstone or slate stone and 3) Tile.
- Neutral colors are to be used and the driveway color and design shall blend with the color and style of the home. Examples of acceptable colors and patterns are available through the Property Management office. All designs must be approved by the DRB before any driveway is resurfaced.

TILE ROOFS & STUCCO SIDING

- Our roofs/house siding will, on occasion, become mildewed and grow fungus that must be removed. Annual homeowner inspections will indicate black discoloration and maintenance will be required.
- Any roof requiring replacement, due to storm damage or age, must retain the same original color and requires Property Management/ DRB approval.

ROOF MOUNTED ENERGY-SAVING SOLAR DEVICES

Roof-mounted solar panels for pool water heating are permissible, but do require prior approval from Property Management or the DRB.

- Location of these panels should render them effective as well as minimizing their visibility.
- A complete roof mounted solar pool plan must be submitted to Property Management and signed by installer.
- A certified solar pool heater installer must install solar pool heaters.
- Residents are advised to determine effects on homeowner warranty and insurance limitations prior to installation.
- Inoperable systems must be removed within 30 days of inactive status.

MAILBOXES, LAMPOSTS and SIGNS (not applicable in The Shores):

- Mailboxes and lights/sensors will be maintained through Property Management.

- Painting when necessary will also be accomplished by Property Management to maintain uniformity in color.
- Name and/or house number are all that may be inscribed on mailbox. Address number is required; name is optional.
- No additional newspaper boxes may be affixed
- Contact Property Management when bulb or bulb sensors are not functioning properly for replacement.
- **Signs:** No sign of any kind shall be displayed to the public view on any Lot or Unit or common areas/elements of any Neighborhood Association, except as authorized by the MPOA or the DRB).
 - Security Monitoring Signs provided by security monitoring services are permitted but cannot exceed 144 square inches.
 - For Sale Signs:
 - For Sale signs shall be permitted subject to the rules and regulations of the Master Association.
 - No sign of any kind which shall be visible outside the Unit shall be permitted to be placed inside a Unit or on the outside walls of such Unit, or on any fences on the Properties, nor on the Common Property, nor on dedicated areas, nor on entryways or any vehicles within the Properties, except as are authorized by the MPOA or DRB (CCR 10.6).
 - For Sale dimension size is not to exceed 12” x 18”.
 - Open Houses Signs (Updated by the MPOA Boar on December 28, 2016):
 - “Open Houses” may be held from 1:00 PM to 4:00 PM on Saturdays and Sundays.
 - Signs advertising an “Open House” may be put in place no more than one (1) hour before the “Open House” and must be removed within one (1) hour after the “Open House”.
 - Realtors may use any sign used locally in East Manatee County by their office or their company. Homeowner or non-realtor signs should be no larger than 24” by 24”. No balloons are permitted.
 - Signs may be placed outside the front gate, at the entrance of the specific neighborhood where the “Open House” is located, at any intersecting corner of a street to provide direction to the “Open House”, at the “Open House” itself and in the case of a Condominium Unit, outside the door of the Unit to clarify the entrance to that Unit.

TEMPORARY/PERMANENT STRUCTURES (CCRs 10.5, 10.13):

- Recreational vehicles (boats, jet skis, trailers, campers, etc.) may not be stored on property (unless in garages) for more than 48 hours without approval of Property Management or the DRB.
- Games or play structures (basketball hoops, tennis practice nets, doghouses, playhouses, etc.) cannot be constructed or erected permanently forward of the rear home wall line or they must be removed within 48 hours.
- Hammocks and play equipment are not permitted in the front of homes.
- Inoperable vehicles are not permitted on property for more than 24 hours. Repairs to vehicles and boats are not permitted on lots unless minor or emergency in nature.

POOLS, SCREENING, FENCES:

- Pools may be open air, but then must be enclosed by metal picket fences at a minimum of 42” and no higher than 48” and always require DRB approval.
- Screen enclosures are to be designed to complement the architecture of the home and may not exceed the house height.
- All screen enclosures are to be aluminum and have anodized finishes in a dark bronze color; no mill-finished aluminum is permitted.
 - Use of landscape materials to provide screening and privacy within yards is preferred to the construction of fencing or walls.

When planning any exterior change to your residence and/or exterior landscape, it is strongly recommended that you contact Property Management for direction and assistance.

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Calendar of the 2016-2017 Season

October 2016

Sat. 8th Afternoon Poolside Party & Concert
 Thur. 13th MPOA Budget Workshop
 Sat. 15th Scavenger Hunt & Dinner
 Tue. 25th Spooktacular Ladies Golf Tournament
 Sat. 29th Welcome Back Dinner Dance

November 2016

Sat. 5th Name That Tune
 Sat. 12th Country Dance & Dinner in the Cart Barn
 Sun. 13th New Owners Meet & Greet
 Wed. 16th MPOA Budget Meeting
 Sat. 19th Chef & Sommelier Series Wine Dinner
 Thu. 24th Thanksgiving Buffet 12:30 & 3:30 seatings

December 2016

Sat. 10th Boat Parade & Party *Vida loves Donnie Duo*
 Wed. 14th Lunch & Learn / Deputy Ross Younger
 Thur. 15th Trivia Challenge
 Sat. 17th Breakfast with Santa / Magician James Chartier
 Sat. 17th Cart Parade & Party / DJ Edwin Robinson
 Sat. 24th Holiday Brunch Buffet
 Sat. 31st NYE Party / DJ Sarasota Bob

January 2017

Wed. 4th 9'ers Mystery Gift Exchange
 Thurs. 5th Nine & Dine
 Sat. 7th Suds & Sounds / *Country Band Sundown*
 Tues, Wed 10,11 Men's Member-Member Tournament
 Thur. 12th Girls Night Out / Jewelry Making
 Wed. 18th Lunch & Learn / Windows 10 Tips & Tricks
 Thur. 19th Passport Member Appreciation Dinner
 Sat. 28th Rocket Man / Elton John / *Russ Anderson*

February 2017

Wed. 1st 9'ers Sadie Hawkins Dinner
 Sat. 4th WLS Annual Luncheon
 Tue, Wed 7,8 WWGA Member-Member Luncheon
 Thur. 9th Girls Night Out / Mosaic Tiles
 Sat. 11th Woodstock Dinner Dance / Paisley Craze
 Tue. 14th Valentines Dinner For Two
 Wed. 15th Lunch & Learn / Security- *Brock Renshaw*
 Thur. 16th Bingo Night
 Sat. 18th Chef & Sommelier Sereies Wine Dinner
 Thur. 23rd Mens Night Out / Beef & Booze
 Fri. 24th Golf Battle of the Sexes Lunch
 Sat. 25th Comedy Mentalist / Mark Stone

March 2017

Wed. 1st 9'ers Fund Raiser Lunch
 Fri, Sun 3-5 Men's Member-Guest
 Thur 9th Nine & Dine
 Sat. 11th Hot Rod Show / George Orr as Rod Stewart
 Sun. 12th New Owners Meet & Greet
 Wed, Thu 15,16 WWGA Solheim Cup Dinner & Lunch
 Wed. 15th Lunch & Learn / Astronomy (*Richard Burner*)
 Thur, 16th Girls Night Out / Master Gardner- Mariposa
 Thur. 16th Men's Night Out / Texas Hold 'Em Poker
 Sat. 18th Art Show & Dinner
 Thur. 23rd Trivia Challenge
 Sat. 25th Poolside *Foodbank Charity Event / Kettle of Fish*

Above dates & events are subject to change

Calendar of the 2016-2017 Season

Calendar of the 2016-2017 Season

April 2017

- Sat, Sun 1, 2 Ladies Member-Guest Dinner & Lunch
- Wed. 5th 9ers Swing Into Spring Luncheon
- Sat. 8th Comedy Night / *Vixens of Comedy*
- Thur. 13th Passover Seder
- Sat. 15th Easter Bunny & Egg Hunt
- Sun. 16th Easter Buffet
- Wed. 19th Lunch & Learn
- Thur. 20th Bingo Night
- Sat. 22nd Poolside Farewell Frenzy / *Yesterdayze*
- Sat. 29th Chef & Sommerlier Series Wine Dinner

May 2017

- Sat. 13th Mother's Day Poolside / *James Sunny White*
- Sun. 14th Mother's Day Buffet

Above dates & events are subject to change

June

There will be more added to our calendar,

July

plus, our "Off Season" offers all of the

August

usual activities here in *Paradise* !

September

The card players still gather in the

Members Room,

Book Clubs still read,

there will be a group at the Sunset Bar,

and also for dinner at the River Club,

easy Tee Times,

afternoons at the beach,

lounging by the pool,

enjoying a good book !

We could never be bored at Waterlefe !

Calendar of the 2016-2017 Season

**Waterlefe Golf Club
Schedule of Events
October 2016-April 2017**

<u>October 2016</u>		
Mon. 3rd	Member-Mgmt Scramble/Hole in One Party	WMGA Super Bowl Skins Game
Mon-Wed 10-12th	WWGA Fall Getaway to Naples	Ladies' Member-Member Tournament
Mon-Wed 17-19th	WMGA Golf Trip to Naples	Member-Mgmt Scramble/Hole in One Party
Tue 25th	WWGA Spooktacular Golf Tournament	WMGA Ryder Cup Tournament
		Battle of the Sexes Tournament
<u>November 2016</u>		
Tue 3rd	WWGA Semi-Annual Meeting	
Mon 7th	WMGA Kick-Off Tournament	Men's Member-Guest Tournament
<u>December 2016</u>		
Thur 1st	WMGA One-Day Member Guest	Nine & Dine
Mon 5th	Member-Mgmt Scramble/Hole in One Party	WWGA Solheim Cup Tournament
Wed 7th	Golf Shop Holiday Sale	
Tue 13th	WMGA Pro-Member w W.Fla Golf Tour	
<u>January 2017</u>		
Thur 5th	Nine & Dine	
Tue-Wed 10-11th	Men's Member-Member Tournament	WWGA Member-Guest Tournament
Thur 19th	Member Appreciation Dinner @ River Club	WMGA Calcutta
Thur 26th	WWGA Twist Again Couples Tournament	WWGA Semi-Annual Meeting
		Member-Mgmt Scramble/Hole in One Party
<u>February 2017</u>		
Sun 5th		
Tue-Wed 7-8th		
Mon 13th		
Wed-Thu 15-16th		
Fri 24th		
<u>March 2017</u>		
Fri-Sun 3-5th		
Thur 9th		
Wed-Thu 15-16th		
<u>April 2017</u>		
Sat-Sun 1-2nd		
Wed 5th		
Thur 6th		
Mon 10th		

SUMMARY OF COMMON EXPENSES OF WATERLEFE HOMEOWNERS

1/24/2017
skw

#	Name of Expense Item	Whose Expense is it?	Description of Expense Item	Expense amount in 2017	When payment is due, and to whom it is to be addressed:
1	Real estate taxes	All homeowners	Manatee County's taxes based on the millage rate (approx. 1.7% this yr) multiplied by your house's taxable value (= assessed value minus any exemptions). If this is your primary residence, the homestead exemption saves you \$450+ every yr. A fee to cover our fire district's expenses. Note: This will always be listed as a separate line item on your tax bill.	Varies by each house's taxable value. Annual R/E taxes in Waterlefe range from \$2,500 to over \$45,000. (this is not a typo!)	Expenses 1-4 are combined onto one tax bill by Manatee County each October. Payment is due by the following March 31st, but discounts up to 4% are available if paid as early as the prior Nov. 30th.----- ---
2	Braden River Fire Dist.	All homeowners		Ranges from approx. \$150 - \$600 based on sq footage under roof	
3	CDD assessment for debt service for the capital bond Series 2012	All homeowners of WCI-built homes (excludes WCI's first 96 homes, and excludes The Shores)	Bond that funded our roads, drainage, utilities, etc. This bond expires in 2031, but you can pay off your share early if preferred. Contact CDD Management for information.	A fixed amount (from \$218.39-\$964.76 per yr), based on the size & type of home	Homeowners in the Shores are not a part of the CDD. Therefore, for homes in the Shores, this portion of the CDD bill is not included in the Manatee County tax bill. The Shores do not pay item #3 & 3A, but pay item #4 as an "Additional Assessment" directly to the MPOA
3A	CDD assessment for debt service on 2016 Series Bond	All Waterlefe homeowners, excluding Shores homeowners.	This bond replaces the 2001 Golf Course Bonds and expires in 2036 but you can pay off your share early if preferred. Contact CDD Management for information.	\$340.49	
4	CDD assessment for operations and maint.	All homeowners	Covers the Gatehouse Guards, Security, maintenance to common roads, ponds, canals, wetlands, etc	\$2,298	
5	Master Property Owner's Association (MPOA) Dues	All homeowners (Waterlefe including the Shores)	For all 616 Waterlefe properties; operations and maintenance for River Club, Cable TV, Property Management, insurance, and other misc services	\$2348 annually for all owners, \$587 quarterly	The MPOA has invoices sent quarterly (each Jan., April, July, and Oct.). Requires separate check; may be mailed per the envelope or delivered to Property Mgmt.

SUMMARY OF COMMON EXPENSES OF WATERLEFE HOMEOWNERS

SUMMARY OF COMMON EXPENSES OF WATERLEFE HOMEOWNERS

1/24/2017
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#	Name of Expense Item	Whose Expense is it?	Description of Expense Item	Expense amount in 2017	When payment is due, and to whom it is to be addressed:
6	River Club Minimum	All homeowners	Unused balance remaining shows on monthly River Club statement. The timeframe for the minimum is the fiscal year of the River Club and is January 1-December 31.	\$500+ tx/yr minimum usage of the River Club	Member charges at the Waterlefe River Club are billed monthly and may be paid automatically by credit card. Statements are available online.
7	Landscaping and dues	Villa owners only	For these 156 villa owners; this fee covers all landscaping included in the landscaping contract and management services	\$1820/yr. or \$445/qtr.	Quarterly invoices payable to Waterlefe MPOA
8	Condo Assoc. Dues	Watch (I) owners only Sea Turtle, River Basin	For these 80 condo owners; covers exterior maintenance & landscape maintenance	Ranges from \$208 to \$395 / mo based on unit's size	Monthly payments payable to The Watch at Waterlefe
9	Condo Assoc. Dues	Watch II owners only Discovery	For these 56 condo owners; covers exterior maintenance & landscape maintenance	Ranges from \$205/mo to \$390/mo based on unit's size	Monthly payments payable to The Watch II at Waterlefe
10	Paired river estate dues	The Sound at Waterlefe (1011-1045 Fish Hook)	For these 8 paired river estate owners; this fee covers all landscaping, flood insurance, building insurance, exterior maintenance, common ground insurance, and misc management services	\$1700/quarter	Sounds Condo Association quarterly invoice payable to The Sound at Waterlefe
11	Shores HOA Dues	Shores owners only	For these 33 lot / home owners, dues cover all common expenses impacting the Shores	\$576/yr	Full payment is due each January to the Shores HOA.

SUMMARY OF COMMON EXPENSES OF WATERLEFE HOMEOWNERS

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1/24/2017
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#	Name of Expense Item	Whose Expense is it?	Description of Expense Item	Expense amount in 2017	When payment is due, and to whom it is to be addressed:
				Full Executive Family-\$462/mo +tx; Single-\$340/mo +tx. Jr Executive (age 44 and younger) Family- \$285/mo +tx; Single-\$191/mo +tx. Young Professional (ages 25-35): \$127/mo+tx. Tenured (age 75) Family- \$346/mo +tx; Single- \$238/mo +tx.	
12	Golf Club Membership dues	Golf Club Passport Members	Annual membership dues that permits playing an unlimited # of golf rounds during the year		#12 & #13 are billed as one, online monthly and can be paid via credit card or automatic bank draft
13	Golf Cart Lease fee	Only passport holders who lease a cart	Upfront fee that permits playing an unlimited # of golf rounds during the year	\$214/mo +tx for Family; \$171/mo +tx for Single	#12 & #13 are billed as one, online monthly and can be paid via credit card or automatic bank draft
14	Golf cart 'trail' fee	Only golfers who own their own carts	Upfront fee that eliminates paying any cart fees during the year. (A leasing option is also available)	\$146/mo +tx for Family; \$120/mo +tx for Single	If applicable, #14 is billed online monthly and can be paid via credit card or automatic bank draft
15	Boat lift access fees	Canal-front property and / or dock owners	For these 126 homeowners; administration and service expenses to maintain the boat lift	\$135/yr	Annual billing included in the January MPOA invoice.
16	Marina dues	Marina club members only	For these 59 slip owners, administration and service expenses to maintain the marina area	\$1800/Annually	Billed semi-annually by Waterlefe Marina Club
17	Kayak rack rental	Kayak owners	Rack storage on The Pointe and near the boat lifts	\$120/yr	The MPOA bills this annually
18					

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	Organization, Function, Activity	Meeting Schedule or Hours	PERSON TO CONTACT	Email	941- unless shown otherwise
1	WATERLEFE ORGANIZATION				
2	CDD BOARD & COMMITTEES				
3	CDD WEBSITES			www.waterlefecdd.org	
4	CDD Board of Supervisors	4th Tuesday 2:00 pm @ River Club	Al Haibach	alh@waterlefecdd.com	782-8849
5	CDD Board of Supervisors	4th Tuesday 2:00 pm @ River Club	Bill Strollo	mstrollo@tampabay.rr.com	746-6834
6	CDD Board of Supervisors	4th Tuesday 2:00 pm @ River Club	John Brocki	john@waterlefecdd.com	
7	CDD Board of Supervisors	4th Tuesday 2:00 pm @ River Club	Ken Bumgarner	kenbumg@aol.com	748-2107
8	CDD Board of Supervisors	4th Tuesday 2:00 pm @ River Club	Roz Warner	roz@waterlefecdd.com	748-6109
9	CDD Management Company	Rizzetta & Company, Ft. Myers	Eric Dailey	edailey@rizzetta.com	239-936-0913
10	CERT (Emergency Response Team)	as needed	Jeff Brand	jefferybrand@gmail.com	703-989-0852
11	EROSION COMMITTEE (CDD)	3rd Monday 1pm @ River Club	Tom Kalousek	tkalousek1000@gmail.com	815-988-1000
12	GOLF COURSE COMMITTEE (CDD)	4th Monday 12:30 pm @ River Club	Al Haibach	alh@waterlefecdd.com	782-8849
13	LANDSCAPE COMMITTEE (CDD)		Steve Sanborn	ssanborn@tampabay.rr.com	748-6343
14	MPOA BOARD & COMMITTEES				
	MPOA Websites	TBD	John Brocki	john@waterlefecdd.com	748-6109
15	MPOA Board	4th Monday 3pm@River Club	Bob Griswold President MPOA, Liaison Property Mgmt Comm.	bobgriswold@hotmail.com	748-6900
16	MPOA Board	4th Monday 3pm@River Club	Franklyn Dickson Director, Liaison to Communications	franklyn537@hotmail.com	744-2479
17	MPOA Board	4th Monday 3pm@River Club	Tom Werner , Vice President, Liaison to DRB, CEC	allwern@aol.com	

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	Organization, Function, Activity	Meeting Schedule or Hours	PERSON TO CONTACT	Email	<i>941- unless shown otherwise</i>
18	MPOA Board	4th Monday 3pm@River Club	Dik Hall Corporate Secretary, Liason to Activities & Amenities	dik@dhall.com	747-9010
19	MPOA Board	4th Monday 3pm@River Club	Chuck Gregory, Director, Liason to Finance	clgregory46@outlook.com	405-4867
20	ACTIVITIES COMMITTEE (MPOA)	2nd Thursday 10am @ River Club	Bobbie Griswold	bobbiegriswold@hotmail.com	748-6900
21	AMENITIES COMMITTEE (MPOA)	3rd Thurs 3pm@ River Club	Janice Ritchie	janritchie27@yahoo.com	
22	BOAT LIFT (MPOA)		Herb McCarty	herb@herbandsue.com	745-5198
23	COMMUNICATIONS COMMITTEE (MPOA)	4th Monday 9:30am@River Club	Website, Keith Wenzel	kwenzel@tampabay.rr.com	
24	COVENANT ENFORCEMENT COMMITTEE "CEC" (MPOA)	as needed	Paul Lynch	paulandkarla@aol.com	
25	DESIGN REVIEW BOARD "DRB" (MPOA)	2nd Monday 6:30pm@Property Mgmt	Michaela Valletta	mviv@ymail.com	
26	FINANCE COMMITTEE (MPOA)	3rd Thursday 10am@Property Mgmt	Ben Strader	bstrader@tampabay.rr.com	748-7907
27	I.T. COMMITTEE	as needed	Dyana Young	dyyoung@earthlink.net	
28	LEGAL ADVISORY COMMITTEE	as needed	Tom Werner	allwern@aol.com	
29	PRESIDENT'S COUNCIL	as needed	Bob Griswold	bobgriswold@hotmail.com	
30	PROPERTY MANAGEMENT COMMITTEE (MPOA)	2nd Thursday, 8:30am @ Property Management	Bill Shopovick	shobill2008@gmail.com	747-6286
31	VILLA LANDSCAPE COMMITTEE (MPOA)		see Property Mgmt Comm.		
32	WELCOME COMMITTEE (MPOA)	as needed	Anita Johnston	anjohnston@aol.com	
33	WELCOME TO WATERLEFE Book changes and updates		Sarah Wiley	sarahk429@yahoo.com	

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	Organization, Function, Activity	Meeting Schedule or Hours	PERSON TO CONTACT	Email	941- unless shown otherwise
	SPECIAL PURPOSE COMMITTEES:				
34	CABLE TV CONTRACT COMMITTEE	every ten years	Jack Ritchie	jackritchie7@yahoo.com	
35					
36	SUB-ASSOCIATIONS SUB-ASSOCIATIONS				
37	C.O.A., The Watch	2nd Monday 10am @River Club	Phil Balducci	pbaresearch.com	748-5653
38	C.O.A., The Watch II	3rd Wednesday 8:30am@River Club	Steve Sargent	sas2@tds.net	799-7635
39	C.O.A., THE SOUND		Chris McKenna	mtopher@gmail.com	813-435-3274
40	THE MARINA CLUB AT WATERLEFE		Joel Lengyel	joel.lengyel@gmail.com	281-2833
41	THE SHORES AT WATERLEFE		Renee Eppard	reppard@tampabay.rr.com	
42	ORGANIZATIONS FOR ACTIVITIES				
43	BOOK CLUBS:		<i>just ask your neighbor or Diane Carroll</i>	dicar13@aol.com	
44	BOOK CLUB...Men's Book Club	2nd Tuesday 7pm, meet in member's home, active Oct-May.	Herb Krasow	hakrasow@verizon.net	744-1330
45	BOOK CLUBS.... WATERLEFE LITERARY SOCIETY "WLS"		Rosalynn Kiefer	rkiefer2@gmail.com	
46	BOOK CLUBS.... Writer's Guild		Rosalynn Kiefer	rkiefer2@gmail.com	
47	GOLFING GROUPS:				
48	GOLFING-LADIES NINE HOLLERS	play Wednesday afternoons @2 in-season; mornings in summer	Phyllis Balestra Donna Marrs	stoofdriver67@aol.com oaknoats@aol.com	
49	GOLFING-WATERLEFE MENS GOLF	play Wednesday mornings, tee times 8:00-8:58am	Ulf Andersen	ulfandersen@tampabay.rr.com	
50	GOLFING-WATERLEFE WOMEN GOLF ASSOCIATION "WWGA"	play Tuesday mornings tee times start about 8am	Jeri Haibach	jerhai@hotmail.com	782-8849
51	KAYAKING		see Property Mgmt		747-6898
52	LADIES OUT TO LUNCH GROUP	Varies	Roz Warner	rozwarner@tampabay.rr.com	748-6109

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	Organization, Function, Activity	Meeting Schedule or Hours	PERSON TO CONTACT	Email	<i>941 - unless shown otherwise</i>
53	MEN'S LUNCH	1st Tuesday@ River Club, call to confirm	Bert Groves	bgroves@waterlefe1.com	744-9881
54	SENSATIONAL LADIES	Vaires	Roz Warner	rozwarner@tampabay.rr.com	748-6109
55	WATERLEFE ARTISTS	as needed	Patsy Hall	patsy@dhall.com	518-9991
56	WATERLEFE WATERING HOLE	Social, 2nd & 4th Monday 6:30 location varies in residents' homes	Miriam Martin	mmartin952@comcast.com	952-239-9544
57	GAMES GAMES GAMES				
58	500	2nd Tuesdays, drinks at 5, dinner at 6, game at 7	Chuck Eiswerth	ceiswerth@tampabay.rr.com	745-2622
59	BUNCO	1st Tuesdays, dinner at 6, game at 7	Peggy Slocum	spslocum@msn.com	744-1284
60	CANASTA	Fridays, 1-4pm, Members Room, lunch at noon, games at 1pm	Cathy Groelly	jocath36@live.com	747-1428
61	EUCHRE	3rd Tuesdays, drinks at 5, dinner at 6, game at 7	Judy Werner	allwern@aol.com	
62	HAND & FOOT	Wednesdays, noon to 4pm, Members Room	Audry Bilotti Marge Robison	audalb1@me.com margokemos@yahoo.com	896-6163 201-4361
63	MAH JONGG BEGINNERS	Mondays, 1-3:30pm, Sunrise room	Leigh Pomponio	leighcrp@gmail.com	703-216-9890
64	MAH JONGG BEGINNERS	Fridays, 10am-1pm, Members Room	Anita Johnston	anjhnston@aol.com	746-2699
65	MAH JONGG FOR LADIES	Thursdays, 12:30 to 3:30, Members Room	Carol Maddaloni Lisa Hantverk	carolmad@tampabay.rr.com lisah826@hotmail.com	741-9656 745-2980
66	MIXED BRIDGE	Mondays 1-4pm, Main Dining Room	Judy Werner	allwern@aol.com	
67	MIXED PINOCHLE	4th Tuesdays, drinks at 5, dinner at 6, game at 7	Chuck & Judy Eiswerth	ceiswerth@tampabay.rr.com	745-2622
68	SHANGHAI RUMMY	Fridays, 1-4pm, Members Room, lunch at noon, games at 1pm	Mary Lou Shopovick Cathy Groelly	jocath36@live.com	747-1428
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Your Waterlefe Staff

1/23/2017
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DEPARTMENT	TITLE	NAME	EMAIL	PHONE 941-
GOLF CLUB 1022 Fish Hook Cove	TEE TIME @ Waterlefe			744-0393
	GM GOLF OPERATIONS	Steve Dietz	sdietz@waterlefe.com	744-0393
	DIRECTOR OF MEMBERSHIP & MARKETING	Janice Reed	jreed@waterlefe.com	718-4848
	GOLF COURSE SUPERINTENDENT	Chris Threatt	cthreatt@waterlefe.com	
	GRILL ROOM MANAGER	Jessica Kaufman	jkaufman@waterlefe.com	718-4835
	HEAD GOLF PRO	Matt Hill	mhill@waterlefe.com	744-0393
	PLAYING PRO	Ericka Schneider	eschneider@waterlefe.com	744-0393
RIVER CLUB 995 Fish Hook Cove	RESERVATIONS			744-9881 x-1
	The River Club		riverclubinfo@waterlefe.com	
	CLUB MANAGER	Jen Milne	jmilne@waterlefe.com	744-9881
	DIRECTOR FOOD & BEVERAGE	Hal Dearing	hdearing@waterlefe.com	
	EXECUTIVE CHEF	Dan Adkins	dadjubs@waterlefe.com	744-9881
	FOOD & BEVERAGE MANAGER	Chad Burnett	cburnett@waterlefe.com	
	OFFICE MANAGER	Bert Groves	bgroves@waterlefe.com	744-9881
PROPERTY MANAGEMENT & FINANCE 995 Fish Hook Cove	PROPERTY MANAGEMENT & FINANCE			747-6898
	COMPROLLER	Bob Davis, L.C.A.M.	bdavis@waterlefe.com	
	PROPERTY MANAGER	Rita Cohen, L.C.A.M.	rcohen@waterlefe.com	
	PROPERTY MANAGER	Jeff Dieter, L.C.A.M.	jdieter@waterlefe.com	
	ASSISTANT COMPROLLER	Shawn Lacina	slacina@waterlefe.com	
FRONT GATE EMERGENCY	GUARD HOUSE			708-6866
	EMERGENCY			911

Your Waterlefe Staff

1/24/201
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HOURS OF SERVICE

HOURS		*** RIVER CLUB ***		HOURS	
1					
2	RIVER CLUB- OFFICES	Mon-Fri 9am-4pm		there may be seasonal variations	
		Service available: Tue -- -- 4:00-9:00 pm Wed- Fri-- 11am-9:00pm		there may be seasonal variations	
3	RIVER CLUB- SUNSET BAR	Dinner ----- Tue-Fri, 5:30-9:00pm. Lunch -----Wed-Fri 11:00am-2:30pm Brunch-----Sunday Breakfast -10am-2:30p		there may be seasonal variations	
4	RIVER CLUB- DINING ROOM				
5	RIVER CLUB- RESERVATIONS	if no answer, leave a message		Reservationist, Aricka	744-9881, press 1
6	RIVER CLUB- SPECIAL EVENTS	often on Saturdays, make a reservation, early		Reservationist, Aricka	744-9881, press 1
7	RIVER CLUB- MEMBERS' ROOM	Member's Activities (Cards) Mon-Sat, 9:30am-4:00pm; Adjoins the Bar 4:00pm-9:00pm		there may be seasonal variations	
8	RIVER CLUB- FITNESS CENTER	24 hrs every day with fob			
9	RIVER CLUB- LIBRARY	Club office hours			
10	RIVER CLUB- THE PIER	Permanently closed due to safety; scheduled for removal			
11	RIVER CLUB- THE POINTE	Dawn to Dusk, weather permitting			
12	RIVER CLUB- POOL	Dawn to Dusk, weather permitting			
13	RIVER CLUB- TIKI BAR	Sat-Sun -- noon-5pm, weather permitting			
14	RIVER CLUB- RESERVATIONS	if no answer, leave a message		Reservationist Aricka	744-9881, press 1
15	RIVER CLUB- SPECIAL EVENTS	often on Saturdays		Reservationist Aricka	744-9881
16	HOURS	*** GOLF CLUB ***		HOURS	
17	TEE TIME	tee times available 7am-5:45pm weather permitting & seasonal variations		Pro Shop	744-0393
18	PRO SHOP	open 7am - 6pm variations) serving breakfast and lunch		Golf Club	744-0393
19	GOLF CLUB GRILL ROOM	8:30am-3pm		Golf Club	718-4835

HOURS OF SERVICE