**BLUE WATER ONE-MINUTE RULE BOOK FOR**

**CONDOMINIUM OWNERS AND GUESTS**

**SAFETY FIRST** Speed Limit Maximum: **7 m.p.h**

**Residents of all ages use Blue Water & Parkside Drives to walk, jog, ride bikes/scooters and recreate in other ways. Please share the road!**

Anyone operating a golf cart, or under-speed vehicle, on the driveways, common elements or limited common elements of Blue Water Condominium or Marina MUST follow and adhere to ALL of the Ohio Revised Code provisions applicable to golf carts and other under-speed vehicles in Ohio.  Your board has adopted all of these provisions as applicable to all golf carts or under-speed vehicles being operated on our private driveways, common elements and limited common elements. See criteria list at bottom.

Pool: Pool hours are 9 a.m. to sunset. Anyone younger than 12 must be supervised by a responsible adult (splashing may be fun for some, not so much for others). Anyone who wears a diaper must wear swim diapers in the pool. Any glass object or pet is not allowed in the pool or pool area.

Blue Water is not responsible for personal property left at the pool.

Pets: Pets should be walked on the perimeter of the property for nature calls. Owners and guests must **immediately** clean up pet droppings. A dog must be kept on a 6’ hand-held leash in the Common Elements. No pet may be tethered unattended. Owners and their guests are barred from walking their pets in the central grass area extending from south of the pool northward to the marina, as well as the grass areas in front of any condominium.

Parking: Owners are entitled to spaces for two vehicles adjacent to their condo.

Guests are entitled to parking spaces at the south end of the property and at the turn of Blue Water Drive.

Marina slip-holders and guests are entitled to parking spaces in designated marina spaces.

No one shall leave boat trailers, other trailers, moving trucks, personal watercraft, campers, or motor homes overnight at Blue Water.

**CONDO OWNER RESPONSIBILITIES**

Affixing or Change to Condo Exterior: ***Owners nor anyone else shall not penetrate, hang, affix, drill, screw, or nail into the exterior of the condo without written approval (any such action may void the 50 year warranty on the siding****),* and shall not alter or change the external appearance or structure of the condo without the owner filing a written request form and obtaining Board approval. ***If in doubt, the owner should ask Associated Property Management before making or contracting change*.**

Windows and Window Coverings:

Owners shall maintain windows and screens in good repair with any window covering exposed to outside view in a neutral color. No other window covering is permitted.

Landscaping and Lawns:

Owners may install a reasonable number of live plantings. No exterior decorative items may be added without permission of the Board.

Owners/guests shall not operate wheeled vehicles/bikes/golf carts or scooters, or leave furniture, toys, boat covers, canvases, etc., on the lawn.

For Sale Signs: One sign is permitted on the interior side of the condo window.

**PEACEFULNESS AT BLUE WATER**

Enjoyment of Blue Water Living: Owners are asked to be considerate of their conversations, behavior, or noise level (and those of their guests) which might interfere with their neighbors’ rights or enjoyment of their property.

**FISHING AT BLUE WATER**

Boat owners and guests may fish from their docks in the marina but not fish from any of the marina rocks, paving, or walk.

Per the Golf Cart Under-Speed Vehicle Inspection Sheet, it includes the following:

Requires valid driver’s license for any operation of a motor vehicle on public or private property – ORC 4507.02A(1)-4510.12A(1),

Must be equipped with rear tail lights (only 1 required). ORC 4513.05,

Must have a light to illuminate license plate and make license plate legible from a distance of 50 feet. ORC 4513.05,

Must have at least 1 working brake light. ORC 4513.071, Must have 2 headlights. ORC4513.04, Must have a horn. ORC 4513.21,

Must have a rear mirror. ORC 4513.23,

Must have a windshield (glass or safety glass). ORC 4513.24,

Must have directional signals. ORC 4513.261, Must have brackets for mounting 2 license plates (front and rear). ORC 4503.21