

POA

at Admiral's Cove

July 19, 2012

Dear Waterside Unit Owners,

The Waterside Board and POA are working diligently this summer to improve your Waterside living experience.

Audited Financials: Waterside's 2011 audited financials are available. If you would like a copy, please contact Susan Novell, your Community Manager.

Copper Roofs: In June, the Waterside Board of Directors approved the painting of the copper roofs overhanging the front entry area on each of the buildings, which were weathered and faded. The painting is currently in progress and is expected to take several weeks to complete.

Docks: An inspection of the Waterside docks revealed 11 docks were in need of repair. The Board authorized the rebuilding of docks 101, 102, 103, 104, 106, 110, 111, 112, 113, 117, and 118. The project is in the permitting process. **Please use care and caution when using these docks until they are rebuilt.** As presented at the Annual Meeting, Azek deck boards will be used. The color chosen is fawn and will closely match the existing dock color. The electrical and plumbing will also be replaced on each of the docks. During the process, boatlifts and boats can remain in place. Boatlift owners will be responsible for the cost of disconnecting and reconnecting the electric to their lift along with any upgrades that may be necessary to their electrical hookups. If you would like to use your own electrician, please notify the POA office. Otherwise, the electrician working on the project will perform the work that is needed and your account will be charged accordingly.

Insurance: If you have not already done so, please ask your insurance broker/agent to provide a copy of your HO6 Condominium Insurance Policy to the POA office via fax (561-746-9903) or email (SusanNovell@AdmiralsCovePOA.com).


Common areas: Please remove all personal property from common areas, including BBQ grills. The POA will be monitoring the common areas to ensure they are kept clear.

Declaration Amendment: Included is the Proposed Declaration Amendment that is being considered by the Waterside Board of Directors. Please take a moment to read the proposed document and accompanying memo and give us your feedback by calling Karen Capozzi, Secretary, Waterside Board of Directors, 561-308-2770 or by email (rffcapozzi@aol.com), with your comments or concerns.

Website: Check out Waterside's new website at <http://www.admiralscovepoa.com/MPOA/Waterside.html> and let us know your thoughts.

We hope you are having a joyful summer.

Sincerely,



Frank L. Marco
President
Waterside Board of Directors



Susan Novell, FLCAM
Community Manager

cc: Waterside Board of Directors
Andrew Greenfield, General Manager/COO

CORNETT, GOUGE & ASSOCIATES, P.A.

401 E. Osceola Street
Stuart, FL 34994
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MEMORANDUM

TO: To All Owners at Waterside at Admiral's Cove
Condominium Association, Inc.

FROM: Jane L. Cornett, Esquire

DATE: July 18, 2012

RE: Proposed Amendment to the Declaration of Condominium

Enclosed with this memo is a draft amendment to Article XIV of your Declaration of Condominium. The proposed amendment would remove the thirty-five (35) pound weight limit on dogs. The thought is that by making Waterside Condominium more pet friendly, it would be easier for owners to sell units and make units more attractive to a larger variety of buyers. The amendment also, however, makes it clear that the pets must be, at all times, leashed and under the control of the owner. This would clarify that a larger dog would not be permissible if the owner was not able to control that pet. The owner is also responsible to pick up after its pet, and pets are not allowed in the pool area. Finally, the Board is authorized to adopt additional rules and requirements about pets should the need for additional rules become apparent.

The Board wishes to hear your opinion on this draft amendment.

DRAFT

**PROPOSED AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
OF
WATERSIDE AT ADMIRAL'S COVE, A CONDOMINIUM**

The following is a proposed amendment to Article XIV, B., of the Declaration of Condominium of Waterside at Admiral's Cove, a Condominium. Underlining indicates new language. Striking through indicates deletion.

**XIV
USE AND OCCUPANCY RESTRICTIONS**

B. No pets except one (1) dog ~~which when fully grown weighs no more than thirty five (35) pounds,~~ two (2) cats, fish capable of being kept in indoor aquariums and domesticated birds may be kept in any Unit. If any dog, cats, fish and/or birds become annoying to other Unit Owners by barking or otherwise, the Unit Owner in whose Unit the animal is kept shall immediately cause the problem to be corrected, and if the problem is not corrected after written notice from the Condominium Association, the Unit Owner shall no longer be permitted to keep the animal in his Unit and may be required, at the Condominium Association's discretion, to take such other steps as the Condominium Association shall direct. No pets shall be permitted upon any portion of the Common Elements at any time except under leash. Pets shall be "curbed" only in those portions of the Common Elements specifically designated by the Condominium Association and the Property Owners Association for such purposes. Pets must be leashed, controlled and picked up after at all times, and are not allowed in the pool area. The Board may adopt further rules or requirements concerning pets.

(The balance of Article XIV remains unchanged)