

RULES AND REGULATIONS

All of the rules and regulations adopted by the Board of Directors of Bay View Condominiums Clearwater Association, Inc. ("the Association") shall apply to all owners, occupants, tenants and their guests. Pursuant to Article 11, Section 11.1 (f) of the Declaration of Condominium of BayView Condominiums of Clearwater, the following Rules and Regulations are hereby adopted effective May 9, 2016.

I. GENERAL RULES

- A. Recreation Equipment: Bicycles, rollerblades, skateboards and other similar recreational equipment shall not be ridden or used in any area on the condominium property. Community bicycle racks are located on both garage levels, Bicycles are to be stored only on these racks. Bicycles are not permitted to be stored anywhere else in the garage or any other area, including balconies. Bicycles are to be hand carried, not pushed, if ever transported through the hallways, lobby, elevators or community room of the condominium property.
- B. Maintenance personnel of the Association: Any on-site maintenance personnel present at the request of the Association are only authorized for common element property work. Said personnel shall only respond to the directions of the Association's Board of Directors and property manager. Said personnel shall not respond to members of the Association, individually.
- C. Drains and Sewage Lines: Grease, fat, liquid soils, paint and other products that may damage plumbing or sewer lines are never to be poured down sinks, disposals or toilets. All such materials or substances shall be properly packaged and disposed of by the Unit owner or occupant. Minimum recommended amounts of detergents must be used with clothes washing and dishwashing machines. Paper towels, tissues, sanitary products, diapers, kitty litter or any other objects which may tend to obstruct or clog plumbing or sewer lines shall not be flushed down toilets or drains. Such materials shall be properly disposed of by the Unit owner or occupant to ensure the condominium property is protected at all times as these items will clog the motor in the condominium's septic system and will result in damage and costly repairs.
- D. Carts: Carts for transporting luggage, groceries and other items to and from a condominium unit are located on each garage level of the condominium near the elevator bank. All such carts shall be promptly returned to their proper storage location in the garage after use. Failure to return a cart, leaving a cart unattended in the hallway, lobby or within a unit while not in use, shall constitute a violation of these rules and regulations.
- E. Security: The full cooperation and involvement of all owners and occupants is required to ensure a safe environment in the condominium. Immediately contact law enforcement if you see any criminal activity, including trespassers on the condominium property. "No Trespassing" signs are posted on the property, and local law enforcement has been provided with the authority to remove (trespass) unauthorized persons from the condominium. Unannounced and unapproved visitors are considered trespassers and should be reported directly to law enforcement [Call 911 for emergencies, and call **727-562-4242** (Clearwater Police) for non-emergencies.]

- F. Unit Owner Responsibility for Tenants, Guests and Co-Occupants: The unit owner assumes full responsibility for any damage or misuse of the recreational facilities and common elements by the Unit Owner's tenants, co-occupants and guests.
- G. Amendments, revisions and supplements to these Rules and Regulations: Amendments, revisions and supplements to these Rules and Regulations may be made by the Association from time to time. Subsequent written modifications to these Rules and Regulations will be provided to each Unit Owner. Each Unit Owner shall be responsible to abide by the newly adopted Rules and regulations, and they shall also be required to advise their tenants, co-occupants and guests of said Rules and Regulations, as all occupants and guests on the condominium property are subject to these Rules and Regulations.
- H. Single family residential uses: Each condominium unit shall be used for residential purposes only. No commercial activity may be conducted in any unit. Clients or customers shall not visit the condominium for commercial purposes.
- I. Association furniture and equipment: No owner, resident or guest may change, alter, relocate or remove any furniture, decorations, wall coverings, plantings, or equipment from the common elements of the condominium.
- J. Noise: No owner, resident or guest shall play or operate a radio, stereo, compact disc, computer System, television, musical instrument or other equipment of any other kind in a manner that will disturb or annoy other owners, residents and guests in the condominium, This rule applies 24 hours a day, 7 days a week. Please report violators to law enforcement and property management. Such violations shall be reported to the Association's property management in writing, during regular business hours in order to document same. Special care to avoid noise of any kind shall be exercised by all owners, occupants and guests from 11:00 p.m. to 8:00 a.m. every day.
- K. Color of window treatments: Under no circumstances are residents permitted to use a window treatment other than draperies, vertical blinds, mini-blinds or shades. The Association's approved window and patio door covering color is solid white or off-white for the side exposed to the exterior of the condominium.
- L. Alterations of the limited common elements: All exterior changes to the condominium property, including limited common elements, must be approved by the Association in advance. All requests for modifications of any kind must be submitted in writing to the Association, and shall include a plans and specifications, including color samples and material samples, if applicable.
- M. Flags, Signs and Displays: Flags are not permitted, except as provided for by State and Federal law. No signs, advertisements, notices, or other lettering shall be exhibited, displayed, posted, painted or affixed, in, on, or upon any part of the condominium property or the resident's' vehicles, except those required by the Association and by law. There shall be no visible storage on vehicles parked on the condominium property.
- N. Balconies: There shall be no storage permitted on balconies in the condominium. Only patio furniture and plants are permitted on the balconies in the condominium. Outdoor carpeting or rugs may not be attached to balconies in any way whatsoever.

No objects shall be attached to the condominium, including, but not limited to planters, swings or hammocks. Only electric barbecue grills are permitted within a unit. Gas grills or charcoal grills are not permitted on unit balconies. A grill is provided on the deck for residents use. Rules for use of this grill will be posted with the grill. Each unit owner shall take care to clean the unit owner's balcony from time to time being considerate of your neighbors to ensure their balcony enjoyment, as well.

- O. Storage of Personal Property: Personal items found in or on the common elements, including mechanical rooms on each floor, will be removed and discarded at the property owner's exclusive expense, and the Association shall not be responsible for replacement or repair of same. All personal property must be stored and kept within a condominium unit or assigned storage space, as no object may be kept on walkways, entryways, lawns, or other common elements of the condominium. This shall include, but shall not be limited to, door mats and any other personal decorative items outside of a Condominium unit doorway.
- P. Holiday decorations: One holiday decoration or wreath made of artificial materials is permitted to be hung on each condominium unit's front door from November 15 through January 10 the following calendar year. The decoration must be hung with a door hanger. Uses of tape, nails, or fasteners that create holes in the door are prohibited. Garland or other materials that may result in debris in the hallways or other areas of the common elements are prohibited, although garland and white lights are permitted to decorate balcony railings.
- Q. Flammable or hazardous materials: No flammable, combustible or explosive fluid, chemical or substance, other than those commonly recognized for household uses, shall be kept in any condominium unit, limited common element or other area of the condominium property, including within a vehicle parked on the condominium property. Propane tanks for gas grills or for any other reason are not permitted to be stored anywhere in the condominium.
- R. Landscaping: No one is permitted to interfere with the landscaping anywhere on BayView Condominiums grounds by disturbing, putting in or removing plants, shrubs, or trees or other landscaping materials. This includes any landscaping surrounding or adjoining the patio areas of individual condominium units.
- S. Roof access: Except for the roof recreation area on the third floor, no owner shall have access rights to the roof of the condominium property.
- T. Satellite dishes: No satellite dishes or antennas may be mounted to the common elements of the condominium property.

II. RULES GOVERNING VEHICLES AND PARKING

- A. Speed Limit: The speed limit on the condominium property is 10 Miles per Hour.
- B. Prohibited Vehicles: The following vehicles are not permitted on the condominium property at any time:
 - 1. Raised vehicles of any type, or vehicles with oversized tires;
 - 2. Commercial vehicles or vehicles with commercial lettering;
 - 3. Campers, or panel vans are prohibited.

4. Vehicles with visible storage or carrying of equipment, ladders, tools, supplies or other stored items anywhere on, the vehicle;
 5. Any vehicle which cannot operate on its own power;
 6. Vehicles leaking excessive amounts of fluid or which emit excessively loud noises or excessive Fumes;
 7. Vehicles without a valid and current registration with a valid and current license plate properly affixed to the vehicle are prohibited.
 8. Motorcycles are permitted, but they must not emit excessively loud noises per #6 above.
- C. Motorcycle Parking: Motorcycles shall be parked in the designated area in G1 or in one of the unit's assigned parking spaces.
- D. Head-in parking: All parking must be head-in, so that the registration "tag" is visible from the center of the garage.
- E. Towing: The Association may tow improperly parked vehicles from the condominium property. Each unit has two (2) assigned parking spaces. All owners (including their tenants and occupants) shall park in their designated spaces only. Any unit with more than two (2) vehicles is permitted to park the additional vehicle outside the G2 garage door on a first come, first serve basis. Additional parking is also available on Osceola Avenue and Eldridge Avenue. A vehicle in violation of the Association's Rules and Regulations governing parking shall be towed at the vehicle owner's exclusive expense without notice, to the extent permitted by law. The Association's right to tow vehicles from the condominium property shall not constitute an exclusive remedy of the Association. The following is the list of violations that will cause the association to consider towing vehicles from the condominium property at the vehicle owner's exclusive expense:
1. Parking in an assigned parking space of another unit owner (Except when authorized by the unit owner);
 2. Parking an unregistered vehicle on the condominium property;
 3. Obstructing traffic flow by parking outside of the lines of a parking space;
 4. Parking in front of the trash disposal area;
 5. Parking in fire lanes;
 6. Blocking emergency rescue equipment, including fire rescue personnel;
 7. Parking in any area or space posted "No Parking.";
 8. Parking in a loading zone;
 9. Parking a non-operational vehicle on the condominium property;
 10. Parking atop any area with brick pavers.
- F. Vehicle repairs and maintenance: Car repairs are allowed but must not create excessive noise, fumes, stains, or debris in the garage area. Cars must be made operational within 24 hours of any work being done.
- G. Remote control garage access: Access to the parking levels shall be via electric gates, with each condominium unit being issued two remote controls. A tenant of a condominium unit owner shall obtain remotes for the electric gates from the owner of the condominium unit being leased. Additional remotes can be purchased by current condominium owners only.
- H. Parking in front of main lobby door. Parking is limited to loading and unloading in

front of the main lobby door for a period of time not to exceed 20 consecutive minutes.

- I. Guest Parking: There are several guest parking spaces adjacent to the condominium's front entrance. These spaces are reserved for guests of authorized occupants.

III. RULES GOVERNING THE SWIMMING POOL AND RELATED AMENITIES

- A. Hours: Pool hours will be posted at the pool, along with other applicable notices, in addition to these rules and regulations. When in the pool area between the hours of 10 PM and 8 AM, please be courteous of your neighbors who live above the pool area and keep noise to a minimum.
- B. No Lifeguard on Duty: There is never a lifeguard at the pool area; therefore, swimming is done at the swimmer's risk at all times or at the risk of the swimmer's parent or guardian(s).
- C. Limited Use: The pool, pool area and related amenities are restricted to the current residents of the condominium and their invited guests only,
- D. Pool use restrictions include the following:
 1. No glass or glass containers are allowed in the pool area;
 2. No diving;
 3. Umbrellas must be rolled down after use;
 4. Loud noise, excessive splashing, including transferring water onto the deck area, running and roughhousing are not permitted;
 5. No foul or abusive language or conduct;
 6. Appropriate pool toys and inflatables are allowed. Items that create a disruption for others at the pool will be asked to be removed. All items brought to the pool area must not be left in the pool area;
 7. Incontinent individuals, including young children, are permitted in the pool only if they are wearing protective swim diapers to ensure sanitary conditions in the pool;
 8. No Smoking is allowed on the pool deck area. A dedicated smoking area is located on the upper patio area where an ashtray is provided;
 9. No alcohol is allowed in the pool;
 10. Owners, tenants and their invited guests must clean up and dispose of any trash that they generate prior to leaving the pool area, and they must leave the area and furniture clean and neat;
 11. Pets and animals are not permitted in the pool area, except for handicap service animals;
 12. Only proper swimming attire is permitted in the pool. Cutoffs, shorts, and indecent public nudity are prohibited;
 13. Dry off completely before traversing the Social Community Room to avoid damage to the wood floor;
 14. Lounges and chairs are not permitted to be "saved" by placing anything on them prior to your arrival and use of the pool area;
 15. Radios, compact disc players, tape decks and similar devices are permitted at a low volume. Earphones must be used if any resident objects to music in the pool area;

16. Children under the age of 12 are not permitted in the pool without a parent or guardian.

IV. EXERCISE ROOM

- A. Hours: The exercise room is currently open 24 hours a day. Between the hours of 10:00 p.m. and 8:00 a.m., additional noise restrictions are in effect. Keep the television sound low or off and refrain from dropping weights and creating noise.
- B. Exercise Room Rules include the following:
1. The exercise equipment is furnished by the Association, which assumes no responsibility or liability for injury due to its use. Residents and guests use the facility at their own risk;
 2. Children under the age of 14 are not permitted in the exercise room without a parent or guardian. Parents and guardians shall supervise the exercise of any child in their care;
 3. If others are waiting to use the equipment, limit usage time to ensure availability of equipment;
 4. Proper gym attire, including shirts and rubber soled shoes, must be worn while using equipment in the exercise room. No bare feet are permitted;
 5. Smoking and alcoholic beverages are not permitted in the exercise room;
 6. Any malfunctioning equipment should be reported as soon as possible to the Association and/or management in writing.

V. SOCIAL COMMUNITY ROOM

- A. Hours: Available hours for use including the following:
- Sunday-Thursday: 10:00AM – 10:00 PM
Friday- Saturday: 9:00AM – Midnight
- B. Reservation Costs and Liability: Reservation deposits and costs are covered in the “Social Room Reservation Form” along Liability for damages to the Social Community Room by the host of an event shall not be limited to the deposit amount. Hosts of any event in the Social Community Room shall agree to defend, indemnify and hold harmless the Association from all claims for damages of any kind whatsoever which may be made by any person attending the event, whether as a co-occupant, resident, guest or employee of the host.
- C. Reservation Conditions: Reservation rules, regulations, and guidelines for use of the social room are covered in the “Social Room Reservation Form”.

VI. DOMESTICATED PETS

- A. Types of Pets Permitted: Animals other than domesticated pets described herein are prohibited from being housed, stored or maintained on the condominium property at any time. No more than two (2) domesticated pets are permitted in any condominium unit at a time. The only types of domesticated pets permitted on the condominium property at any time are the following: cat, dog, small bird, and fish. Under no circumstances shall any Rottweiler, Pit Bull, Doberman Pinscher or other aggressive species or breed of dog or exotic animals (such as loud macaws or cockatoos), as determined by the Board, in the Board’s sole discretion, be allowed

on Condominium Property.

- B. Pet Waste: Each pet owner must pick up and properly dispose of all solid waste matter deposited by their pet.
- C. Pet Control: Each pet must be leashed at all times when outside of a condominium unit. Each animal on the property shall be kept under the care, custody, and control of its owner at all times. No pet may be left unattended on any porch or patio. Each pet owner is responsible for their animal and will be held accountable for damages caused by their pet. No pet food, including bird feeders, is to be left outside on the common elements or limited common elements. Pets or animals are not permitted in the pool area, fitness center, or social room at any time, except for service animals. Guests are not permitted to bring their pet(s) onto the condominium property, except for Service animals.
- D. Pet Noise: Excessive barking or other noises from a pet is prohibited.

VII. DELIVERIES

- A. Times: To ensure a minimum of noise, disruptions and interruptions to the condominium owners, residents and their invited guests, the following schedule must be adhered to for deliveries:

Monday thru Friday: 9:00 am to 5:00 pm

Saturday, Sunday and Holidays: With Board member approval.

- B. Deliveries of oversized items: Wheeled deliveries or deliveries of oversized items must go through the G1 parking level. Only hand carried and UPS deliveries are permitted through the condominium lobby. Date & times for deliveries are the same as Move-In & Move-Out.
- C. Move-Ins and Move-Outs: To ensure a minimum of noise and interruptions to the condominium and its owners, residents and guests, the following schedule must be adhered to for all move-ins and move-outs:

Monday thru Friday: 9:00 am to 5:00 pm

Saturday, Sunday and Holidays: With Board member approval

Efforts to move-in or move-out of the condominium during other hours will be stopped by the Association, and additional legal action may be initiated against the offending party. Moves or deliveries must be completed by 6:00 p.m. If not completed by 6:00 p.m., the vehicle(s) involved in the move must be removed from the condominium property, and the move or delivery shall be completed the following day. When anyone either moves in or moves out of a condominium unit, they must inform the Association's management company at least four (4) calendar days prior to their move. This will enable the Association's maintenance personnel to place the elevator pads in the elevator. No moves will be allowed to enter through the lobby. It is the occupant's responsibility to see that the elevator's floor is adequately protected. No tape is to be attached to the floor or walls. Moves are required to go through the lower G1 parking level. The occupant's access code will open the gate and there is a button to keep the gate open. The gate can only be kept open during the occupant's move. The moving occupant must close the gate as soon as the move is completed to maintain building security. Fines may be imposed if the

above procedures are not followed.

Moving carton disposal is the obligation of the moving occupant, who must break down large boxes and cartons and leave them neatly against the back wall of the main trash room on the ground floor. Under no circumstances are they to be placed in the trash chutes.

Moving vans and delivery trucks must allow unobstructed access to G1 garage ramp and the trash area. A moving van or delivery truck may park on the street between Osceola Avenue and the G1 garage ramp or on the street between the handicapped parking space and the Bay.

VIII. TRASH DISPOSAL

- A. Personal trash containers shall not be stored outside of a condominium unit.
- B. All trash shall be tied in a plastic bag and disposed of in the trash chute provided on each respective floor, subject to the additional restrictions herein.
- C. No boxes or cartons shall be placed in the trash chute at any time, including pizza boxes, as they clog the trash chute.
- D. All cat litter must be double plastic bagged before being placed in the dumpster.
- E. All boxes must be broken down and placed in the main trash room dumpster. All items placed in the trash room must be placed in the dumpster, not left on the floor, with the exception of large moving boxes or cartons. Each occupant must make arrangements for items other than bagged trash to be discarded.
- F. Recycling containers are available in the trash room. In addition, voluntary recycling of materials including corrugated paper, can be brought to the recycling center located at 1701 N. Hercules Avenue, Clearwater, Florida.
- G. Please be considerate to the occupants of the condominium living near the trash chute. Do not dispose of your trash between 10:00 p.m. and 6:00 a.m.
- H. Do not place any burning materials, such as cigarette ashes from ashtrays, in the trash chute, or in the dumpster. A fire could result.
- I. Turn off the light when leaving the trash chute rooms and the main outside trash room, and always Secure the door to the main outside trash room.

IX. PROCEDURE FOR THE SALE OR RENTAL OF A CONDOMINIUM UNIT

- A. Signs of any type are prohibited from being placed anywhere in the common elements of the condominium or within a unit so as to be seen from the exterior of a unit.
- B. Owners and Occupants, including their real estate brokers and agents, shall never permit a prospective buyer or renter access to the condominium property by providing them with a code for entry, nor is a code ever to be posted at the condominium property entry for an "Open House" or any other reason. Any prospective buyer or renter while in the building must be accompanied by the

Owner, Occupant or their authorized agent at all times.

- C. There are minimum requirements for rentals at Bayview. There may be a substantial fine for any violations of this rule and possible immediate termination of your lease. All Tenants are subject to the submission of a deposit to the Association in accordance with the Declaration of Condominium.
- D. A copy of the Association's governing documents, including the Declaration of Condominium and these Rules and Regulations, shall be given to each purchaser or lessee by the prior Owner or Owner-landlord prior to the new Owner or tenant taking possession of the condominium unit.
- E. New owners and renters are required to move in and out according to the Association's procedures.
- F. Owners are responsible for the actions of their renters and their tenant's guests.
- G. The Association maintains a database of all owners, tenants, residents and agents. Unit owners are required to provide the Association's management with updated information, should any change in occupancy of a unit occur or if a unit owner's contact information is changed. Unit owners shall be responsible for any damages that may result due to their failure to promptly provide the Association with current information concerning unit occupancy or the unit owner's contact information.

X. CONTRACTOR RESTRICTIONS

- A. Qualified workers: All repairs and replacements must be done by licensed and insured workers. Any damage to the common elements caused by the contractor or worker of an owner, occupant or their guest will be the responsibility of the Owner.
- B. Permissible working hours: In order not to disturb the other owners, residents and their guests, repairs are permitted between 8:00 AM and 6:00 PM, Monday through Saturday, only. The only exception to this rule is for emergency repairs which must be made to prevent damage to persons or property.

XI. SEASONAL OCCUPANTS AND EXTENDED VACATION PREPARATION

- A. If an occupant vacates his or her condominium unit for more than five days, the occupant must do the following:
 - 1. Turn off water heater;
 - 2. Turn off main water line into your unit above laundry area;
 - 3. Notify the Association's property management company;
 - 4. Verify all contact information with the Association;
 - 5. Prepare the condominium unit for a hurricane during hurricane season;
 - 6. If vacating the condominium unit for more than four weeks, seal all sink drains and pour a small amount of common bleach into your toilet bowls, seal the tops shut with 'Saran Wrap' (Water can evaporate and vermin can enter and destroy property via the plumbing vent Stacks), remove perishable items.

XII. HURRICANE PREPARATION.

- A. Hurricane Season is from June 1st through November 30th. Each resident who plans to be absent from their unit during hurricane season must prepare their unit prior to departure, even if you will be away from your unit for only a few days. This includes, but is not limited to, the following:
1. Remove all items from the balcony and store them indoors;
 2. Make sure all windows and sliding door walls are securely locked;
 3. Make sure management knows how to contact you in case of an emergency;
 4. Designate a responsible local firm or individual to care for your unit who has access keys and codes, should it suffer hurricane damage.

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