

BAYVIEW VILLA CONDOMINIUM RULES AND REGULATIONS

OWNER RESPONSIBILITY: Each unit owner is responsible to ensure all occupants and guests receive a copy of (and are in compliance with) the condo association rules and regulations.

PARKING: Vehicles are to be parked inside garage, directly in front of garage door, or in unit assigned guest space. Vehicles parked in front of garage doors should not extend beyond the white line designated by the Fire Department as the emergency vehicle clearance area (between white line and curbside unit guest space). Overflow guest parking is available across from the pool (residents should not park in these guest spaces). Commercial vehicles, campers, jet skis, boats, storage devices/trailers, inoperable vehicles and vehicles without valid tags, are prohibited from the parking lot (unless a commercial vehicle is servicing a unit or common elements). No vehicle shall park in such a manner as to impede/prevent entry/exit from parking lot or another unit's garage or assigned parking space. Unit owners may call **Leverock's Towing** 727-391-3577 to have improperly parked vehicles towed. The parking lot is not to be used as a recreational or play area.

PETS: Pets are NOT allowed on property at any time, including visiting pets from family, guests, or others. A sign is also posted at property entrance.

TRASH: All trash must be securely bagged and placed inside the dumpster. Items that are too large to fit inside the dumpster may not be left in the common element, including around and near dumpster.

GRILLS: Per Uniform Fire Code of the Town of Indian Shores - grills can be used away from building overhang. Grills CANNOT be left out overnight. No grilling on decks/balconies – this includes electric grills.

DECKS/BALCONIES: Please do not hang any items from balcony railings.

POOL: Pool hours are dawn till dusk. Please close pool umbrellas after use.

NOISE: Please keep the volume of radios, television, musical instruments, etc. at levels so as to not disturb others.

CAR WASHING, MAINTENANCE & REPAIR: Washing of any type of vehicles is prohibited. Any vehicle maintenance/repair (except for emergencies) shall be performed in the unit garage or off property. Vehicles may not be left unattended while on jacks or blocks.

SIGNS: No signs/advertising, including For Rent, For Sale, Garage Sale, etc. are permitted.

COMMON ELEMENT Definition: That portion of the property submitted to condominium ownership not inside the unit or limited common element. Requests from owners to alter, repair, or make installations to the common element must be made in writing for board approval. NO items, such as BBQ grills, shoes, toys, baby carriage, surfboard, skateboards, chairs, kayaks, etc., may be left unattended in the common element.

LIMITED COMMON ELEMENT Definition: Those Common Elements which are reserved for the use of certain condominium units to the exclusion of all others. Requests from owners to alter, repair, or make installations to any limited common element must be made in writing for board approval. There are specific requirements in the architectural standards concerning window glass, unit entry door, garage door, glass sliding doors, windows, balcony screen enclosure and balcony floor covering.

FINES: The Board of Directors may levy fines for the failure of a unit owner or occupants to comply with any provision of the Declaration of Condominium, Articles of Incorporation, By-Laws, Amendments, Rules or Policies. A fine of \$100.00 per day/violation up to \$1,000.00.

PROPERTY MANAGEMENT:

Ameri-Tech Community Management, Inc.
Scott Vignery 727-224-4676
SVignery@ameritechmail.com