

Clearwater Key Association-Bayside Gardens North, Inc.
Bayside Gardens III & IV
1301 & 1351 Gulf Boulevard, Clearwater, FL 33767

Tenants & Guests Rules and Regulations
Ratified at Nov 7, 2019 Board of Directors Meeting

General Restrictions

1. Unit owners, their families, guests, invitees, or tenants shall in no way deface, mar, or make any unapproved alterations, repair or replacement, or change, in or to the limited and common element, including but not limited to the landscaping, building exterior walls, carports, balconies, patios or stairways, and shall be liable for damages.
2. No occupants may put decorations on outside walls of their units, except as allowed by law.
3. All common hallways, balconies, terraces, and passages shall be kept free for their intended use by the unit owners in common, and shall in no event be used as storage areas by the unit owners, tenants or guests either on a temporary or permanent basis (including but not limited to the storage of bicycles, boats, baby strollers, beach/pool equipment, wheel chairs, etc.).
4. All common ground areas such as the lawns shall be kept free for their intended use and shall in no event be used as a parking or storage area for bicycles, mopeds, boats, boat rigging or vehicles of any and all types by tenants, guests, friends and relatives, either on a temporary or permanent basis.
5. Bicycles may only be stored outside if they are located in the bike rack storage located behind the mailbox shelter in each parking lot. Bicycles must be locked at all times when stored in the bike rack storage, and bikes stored there are not the Association's responsibility in case of loss/theft/damage.
6. No clothing, bedding, towels, or other similar items, shall be dried or aired in any outdoor area, nor shall any such items be hung over or on balconies, terraces or any railings.
7. All garbage and trash shall be placed in the dumpsters provided for such purposes by the Association.
8. All occupants of units shall exercise extreme care about making noises, or the use of musical instruments, radios, televisions, and other audio equipment that may tend to disturb other occupants.
9. No bedroom unit in the condominium shall be permanently occupied by more than two (2) individuals.
10. No pets shall be permitted.
11. All vehicles shall be kept in designated and assigned parking areas.
12. Repairs to vehicles while on the premises shall be limited to minor maintenance (i.e., jump start, changing flat tires, washing). Changing of motor oil is not permitted.
13. Severely damaged or unsightly vehicles shall be prohibited from being parked on the premises without approval of the Board of Directors.
14. All common ground areas such as the lawns shall be kept free for their intended use by the unit owners in common and shall in no event be used as a parking or storage area for bicycles, mopeds, boats, boat rigging or vehicles of any and all types by unit owners, their families, tenants, guests, friends and relatives, either on a temporary or permanent basis.
15. Feeding of birds on Association property, including balconies and patios, shall be prohibited.
16. Second floor unit occupants are requested to show consideration to the unit owner/occupants below when watering their plants and flowers on the balconies. .
17. No planters or permanent decorations shall be hung on balcony railings. Plant pots on balconies/patios must be placed in saucers or on risers.

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18. Owners are requested to put a note on the dash of cars of their visiting guests if that guest is expected to be parked in a visitor's or owner's parking space for more than 24 hours. The note should include the owner's name and unit number.
19. The use of propane gas, charcoal grills or any kindling type of cooking device is prohibited; with the exception of the common grill at the pool shelter area. The use of electric grills is permitted if allowed by current fire code and if the equipment used complies with the current fire code.
20. No boats shall be permitted to tie-up or dock to the seawall.
21. Occupants are required to turn OFF main water valve when the unit is vacant for more than 24 hours. . It is recommended to leave AC on and at 78 degrees F to increase airflow and prevent mold and humidity. Unit owners are requested to practice housekeeping methods including dehumidifiers and/or air conditioning throughout the year to keep humidity levels below 60% to mitigate mold growth.
22. During the hurricane season (June 1 through November 30) all furniture, plants and other objects shall be removed from patios and balconies, within 24 hours, if there is a hurricane watch for the area. Occupants are responsible for removing these things from the patios and balconies, or for having planned arrangements with other people to do so. Occupants shall be responsible to pay for damages caused by objects left outside.
23. Occupants are required to notify the management company immediately in the event of any water leak or fire.
24. Contractors used for performing maintenance and renovation work in the owner's unit shall be properly licensed, insured and shall comply with all applicable Building Codes and Permit requirements. Occupants will be liable for any damages resulting from the use of, or caused by, any contractor. The owner shall submit a copy of the contractor's proof of insurance, license and building permit to the Board prior to conducting work.

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Swimming Pool and Pool Shelter Rules

1. The pool and pool shelter area are for the exclusive use of owners, registered occupants and their invited guests.
2. No food or drinks are permitted in the pool or on the pool ledge (Florida Law).
3. The pool capacity is limited to 20 Persons.
4. Swimming will be limited from dawn to dusk or 7:00 pm.
5. Pool quiet hours are from 7:00 pm to 8:00 am during which time noise levels are to be at normal conversational levels so as to not disturb poolside residents.
6. All swimmers swim at their own risk.
7. There is no lifeguard on duty.
8. It is requested that persons who are incontinent shall wear appropriate swim diapers.
9. No child under the age of twelve (12) shall be inside the fenced enclosure without poolside adult supervision.
10. No running, diving, pushing, shoving or rough play is permitted in the pool area.
11. No rafts, large flotation devices or the like shall be permitted in the pool. Noodles are permitted in the pool.
12. Breakable materials such as glass and china are prohibited inside the fenced enclosure.
13. No articles of clothing other than normal swimming attire are permitted in the pool.
14. Voices and radio volume shall be kept at levels so as to not disturb others at the pool or poolside residents.
15. All refuse should be properly disposed of in the provided trash containers. If space is not available within the trash containers, the refuse must be removed from the pool area.
16. Pool and pool shelter furniture shall be returned to their proper place after use.
17. Pool umbrellas shall be lowered and tied when leaving the pool.
18. Persons using the pool are responsible for the removal of all articles brought by them and no articles should be left at the pool overnight. Articles left overnight are subject to removal and disposal by the pool maintenance and the cleaning contractor.
19. The safety rope separating the deep from the shallow end of the pool shall be secured at all times and no one is permitted to hang, sit, walk, or otherwise be on the safety rope.
20. Any person using the pool grill is responsible for cleaning the grill in accordance with the posted instructions. Use of the grill is on a first come basis but the grill may be reserved for a limited period of time (up to 2 hours) by posting a notice on the pool bulletin board 24 hours in advance of such use.
21. Persons using the pool shelter refrigerator or sink area are responsible for clean up after use. Items stored in the refrigerator must be removed when the user leaves for any extended period of time (24 hours) and perishables must be removed in a timely manner. Materials improperly left in the refrigerator or sink area are subject to removal and disposal by the pool maintenance and cleaning contractor.
22. Any individuals committing acts of vandalism will be subject to loss of all pool privileges for a period of time to be determined by the Board of Directors. Violators will also be held liable for the cost of cleaning and/or repair of damaged items.
23. Persons entering the pool after returning from the beach should wash off the sand using the pool shower.
24. For safety concerns, people may not be within the pool fenced area when the landscape contractor is mowing or edging using weed wackers.
25. The pool area shall be a 100% smoke free environment. This includes the use of electronic smoking devices. The pool area is defined as the total area inside the pool fence including the shelter area.