

GENERAL RULES & REGULATIONS
CLEARWATER KEY ASSOCIATION-BAYSIDE GARDENS, INC.
REVISED AND ADOPTED JULY 25, 2022

1. **PEACEFUL ENJOYMENT:** No unit owner or resident or their families, visitors or licensees shall disturb or annoy another occupant(s) of the Condominium or cause or permit to be caused, any unusual or disturbing noise, foul or obnoxious odors or any activity which would be disturbing to another occupant(s) of the Condominium, or cause a nuisance of any kind as determined by the Board of Directors of BSG I & II homeowners association.
2. **RESIDENTS AND GUESTS:** The facilities of Bayside Gardens I & II Condominiums are for the use and enjoyment of the residents and their guests only. Visitors are permitted to use the facilities only as a guest of an owner or an occupant who is in residence and that owner/occupant will be responsible for the actions of their guests. By the same token, an owner retains full responsibility of all acts of his renter(s)/resident(s). The facilities include but are not limited to the swimming pool, club house and all common areas.
3. **CHILDREN'S ACTIVITIES:** Children are welcome as residents or guests at Bayside Gardens I & II Condominium; however, all of the same restrictions that apply to adults shall apply to children. This includes prohibiting the use of balconies and other common areas, such as the parking lots and sidewalks within the complex, for bicycling, roller skating, rollerblading, skateboarding or other activities that will interfere with the quiet and comfort of the residents.
4. **SAFETY:** All common hallways, balconies and passages shall be kept free for their intended use and shall in no event be used as storage areas, either on a temporary or permanent basis. Toys, recreation equipment, or other items including but not limited to household materials, tools and gardening materials shall not be stored in the common areas at any time. In Florida, it's illegal to buy, sell or explode consumer fireworks unless you have a city permit to shoot off fireworks for the public to enjoy. Such fireworks are also prohibited on the Condominium property, which includes the mangrove area on the East side of the seawall.
5. **STORAGE, TRASH, GARBAGE & RECYCLING:** To provide a healthy environment, no supplies or other articles shall be placed on the balconies, stairway landings or entrances. Exits shall not be obstructed in any manner and the common elements or limited common elements shall be kept free and clear of trash, garbage and other unsightly material or equipment. All garbage must be placed in plastic bags and deposited in a dumpster. No waste, including cigars and cigarettes, is to be disposed of from balconies and windows onto common grounds. All garbage and trash must be placed into dumpsters only and not on the ground. All boxes must be flattened before being placed in Recycle bins. Residents and contractors shall be responsible for their own materials and debris removal from Bayside Gardens I & II. Dumpster and Recycle bin lids must be kept closed. The personal property of all unit owners and residents shall be stored in their Condominium units. STAIRWELLS, METER CENTER AREAS ARE NOT TO BE USED FOR STORAGE. Bicycles must be placed in designated areas. Caution - Bicycles should be stored inside your unit – theft of bicycles chained outside is all too common.
6. **SOLICITATION:** No peddling or soliciting of any nature or kind is allowed in, on or about the Condominium property. Any owner or resident observing any person peddling or soliciting on the Condominium property shall instruct the individual that they are in violation of the rules and also report the incident to the management company.

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7. **SIGNS:** A resident may identify his/her unit by a small name plate mounted on the entrance door of the individual unit. A sign may be displayed on weekends only for an open house in the event a unit is currently up for sale. A realty or open house sign must be displayed outside the property [West of the hedge row along Gulf. Blvd.]. No rental signs are permitted.
8. **LEASES:**
- a. NO LEASES FOR LESS THAN NINETY (90) DAYS ARE PERMITTED.
 - b. Anyone interested in renting a condo should contact the property manager, Westcoast Management and Realty, (813) 908-0766, to request a Tenant Application Packet, and a Consent form for the release of credit history report and nationwide criminal background report (credit history and criminal background checks not applicable to Non US residents). You can also go to <http://baysidegardens.weebly.com> and access these forms [left side column of HOME page has the links to the forms].
 - c. A copy of the lease, application form and credit history & criminal background check should be sent to the property manager, along with the application fee at least fifteen (15) days prior to the start date of the lease to provide time for Board approval.
 - d. Owners leasing their unit also assign their pool and other recreational facilities privileges to the tenant for the duration of the lease. .
9. **VEHICLE PARKING:**
- a. **ALLOWABLE PARKING:** All vehicle parking spaces at Bayside Gardens I & II, including covered parking spaces, shall be used solely for that purpose. Only HEAD IN parking is permitted in all parking spaces. A unit owner may not lease their assigned parking space except in conjunction with a lease of the Condominium unit. If a unit owner wants to allow another resident to use their covered parking space in their absence, they must inform the management company in writing. Vehicles parked in the “car wash” for purposes other than car washing will be towed away immediately at the vehicle owner’s expense.
 - b. **UNALLOWABLE PARKING:** There will be no parking permitted in any area not designated for parking EXCEPT for temporary loading and unloading. The exception to the above is loading and unloading commercial moving vans or trailers. No parking space may be used for storage of motor homes, boats, inoperable vehicles, trailers or for any purpose other than vehicle parking.
 - c. **SPACES PER UNIT:** Each unit shall have one (1) assigned parking space. The maximum number of authorized vehicles allowed per unit of Bayside Gardens I & II property is two (2) at any one time. Owner and visitor parking passes permits are issued to BSG owners.

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- d. **VEHICLE RESTRICTIONS:** Vehicles or carriers that cannot operate under their own power or are unlicensed or not legally registered and titled to their owner shall not remain on the Condominium premises for more than forty-eight (48) hours. No repairs on vehicles shall be made on the Condominium property. No RV's, Campers, or Boats are permitted. Operators of commercial vehicles (regardless of size or type of use) must request Board approval to enter and remain on Bayside Gardens I & II property in excess of twenty-four (24) hours.

Vehicles of any type (sedans/pickups/SUV's) shall not affix any commercial advertising to the vehicle. This includes window stickers, door magnets, banners, posters or permanent lettering. Such vehicles are considered "commercial" for the purpose of these rules. The Board of Directors has the sole and exclusive authority to determine whether a vehicle may be parked on the property and, among other things, whether a vehicle constitutes a commercial vehicle. For the avoidance of doubt, a passenger vehicle with commercial branding constitutes a commercial vehicle for these purposes.

- e. **TOWING:** Any vehicle(s) illegally parked, not being used to pick up or deliver passengers or goods and/or to service the property is subject to immediate towing at the vehicle owner's expense. Legal notices and towing statement are posted at entrance to BSG I and II.

10. **USE OF UNITS:**

- a. **DECORATIONS:** No unit owner or resident shall decorate any part of the exterior of the unit or exterior of the building so as to change the appearance of the exterior of the building. No unit owner or resident shall permit anything to be hung, displayed or placed on exterior doors, walls, windows, balconies, or patios, so as to be visible from the common areas without prior written consent from the Board of Directors of Bayside Gardens I & II Condominium. Holiday lights and decorations shall be allowed on the property during appropriate times of the year for a reasonable period of time before and after the respective holiday. Security signs are permitted as long as they do not impede the maintenance of the landscaping. Note: Florida Statute 718.113(6) owners have the right to request a reasonable accommodation for the attachment of a religious object on the door not to exceed 3 inches wide, six inches high and 1.5 inches deep. Further, the statute permits one portable U.S. flag to be displayed on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, not larger than 4 ½ feet by 6 feet.
- b. **EQUIPMENT FAILURES:** All Condominium property and physical equipment shall be used only for its intended purpose. These items include but not limited to items such as swimming pool, chairs, tables, lounges, fire extinguishers, sprinkler systems, outdoor lighting, fountains, fire alarm systems, etc. Failure of any equipment shall be reported immediately to the management company. If the failure or damage is the result of neglect, misuse or other action by an owner(s), resident(s) or their guest(s), the report will include the owner's/resident's plan for repair or replacement. Each unit owner shall be liable for all damage caused by that owner or his/her resident(s), family, guest(s) or contractor(s) on the property by contract or invitation of that owner or their invitee(s).
- c. **FIRE HAZARD:** No article shall be stored nor any use made of any part of the Condominium property that will constitute a fire hazard, including the storage or use of flammable, combustible or explosive fluids such as gas, chemicals or other substances. Current Clearwater

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Fire Ordinance state that NO fuel may be stored in or transported through a Condominium unit and that outdoor grilling may only occur on the open balcony areas and on the ground level. Only Electric grills may be used according to the current Fire Marshall codes.

- d. **HANGING OBJECTS:** The hanging of bathing suits, clothing, rugs, towels or other similar items upon balconies, railings or from windows are prohibited.

 - e. **INSTALLATIONS:** Only such awnings, blinds, shades or sunscreens shall be used on balconies or windows that have been furnished or approved by the Board. Unit owner(s) are specifically cautioned that their right to make any addition, change or alteration to the exterior appearance of any portion of the Condominium property is subject to the provisions of the Declaration of Condominium. No owner may install doors, enclose his/her balcony or patio area or apply any type of film covering to the inside or outside of the windows or glass doors without the prior written consent of the Board. An interior modification that involves electrical or plumbing enhancements may require a building permit; all modifications requiring building permits must also be approved by the Architectural Review Committee – an ARC form can be obtained from the Property Management Company or on the website.

 - f. **MAINTENANCE AND REPAIRS:** The maintenance and repair of the buildings, common elements and grounds is the sole responsibility of the Association. Items requiring attention are to be presented in writing and reported to the management company immediately. All unit interior maintenance and repair work is the responsibility of the owner. No unit owner or resident may perform work of any kind on that portion of the buildings or any other Association property without first obtaining approval by the Board. The Declaration of Condominium states that a unit owner shall be responsible for repairing, replacing and maintaining at their expense, all doors, glass and window openings to the outside and is additionally responsible for repairing, replacing and maintaining all mechanical, electrical, plumbing, apparatus, outlets, switches, etc., that only services that respective unit. Unit owner(s) and resident(s) are encouraged to communicate all repair and maintenance needs to the management company who may be able to assist in expediting certain services. Repair and maintenance items that are the owner’s responsibility that are not taken care of promptly will be handled by the Association with all charges assessed against the unit.

 - g. **NOISE:** In order to assure the comfort of all residents, the playing of stereos, radios, television sets and musical instruments must not exceed a reasonable volume at any time. Between the hours of 11:00 PM and the following 8:00 AM, all sounds shall be kept at a level that cannot be heard outside the unit. All owners, residents and guests shall refrain from any activity that would disturb other residents from outside the unit. No sound speakers are to be mounted on the walls or ceilings outside of the unit. In the event that a violation is reported to or observed by the Board (or any of its members) the Board shall be the arbiter of whether noise is “reasonable” and may impose a fine and refer the matter to the Fine Appeal Committee.
11. **PETS:**
- a. Condo owners are allowed a maximum of two pets in any condominium unit providing such pet(s) do not cause or create a nuisance or unreasonable disturbance.
 - b. Condo owners are responsible for the behavior of their pet(s) and the pets of any guests, visitors or tenants.

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- c. All dogs and cats of owners, guests and tenants shall be registered with the property management company and approved by the Board BEFORE THEY ARE BROUGHT ONTO THE PROPERTY. Emotional and service animals need not register with the association or management company. The form can be obtained from the property management company or on the condo website at <http://baysidegardens.weebly.com>. The Board reserves the right to reject any pet if it determines the pet may cause a danger to other residents or guests. All disability assistance animals and emotional support assistance animals must be approved by the Board of Directors as provided within federal and state laws. All information is confidential and not part of official records.
- d. All farm animals, unusual and exotic pets or any other animal that will create a nuisance are expressly prohibited.
- e. The designated pet walk area is along Gulf Blvd. on the west side of the condo hedge row. Access is not through the hedge row, but via sidewalks or the driveway. In addition, the area to the east of the seawall by BSG II is designated as a dog walk area – access is via the lawn area by the BSG II mailboxes or stairwells. A person that has a disability, either emotional or physical has a right to walk their dog anywhere that humans can walk.
- f. Pets shall not be permitted on the manicured Common Areas unless they are carried or leashed [pursuant to Pinellas County Ordinance] to the designated pet walk areas or the parking lots.
- g. Pet owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the condominium property.
- h. No pet may be tethered to any stationary object on the Common areas and/or left unattended. Pet owners are responsible for any property damage, injury or disturbances their pet may cause or inflict.
- i. The breeding of pets, commercial or otherwise, is not permitted.
- j. Enforcement: Violations must be reported to the condo management company in writing or via email, stating the date, time, description of the pet and nature of the violation. Pets that become a nuisance or create an unreasonable disturbance may be removed permanently if the problem is not resolved. Any pet that confronts, lunges, bites or attempts to bite an individual shall be reported to the management company for issuance of a violation notice. The association reserves the right to refer the matter to local authorities for investigation and possible legal action.
- k. In the event that a pet bites (or otherwise injures or menaces) a resident or guest on the property, the Board reserves the right to require immediate removal of the animal from the property to protect the safety of residents and guests.

12. SERVICE/ASSISTANCE DOGS:

- a. Assistance Animals/Service animals, therapy, companion/emotional animals are permitted throughout all areas in Bayside I and II while with owner EXCEPT in the pool (water).
- b. They must be leashed at all times and adhere to all county/city animal ordinances.
- c. All service/assistance animals MUST be registered with the association. Association will give approval to the animal as a service animal AFTER the owner completes the registration form and provides the required medical information.
- d. Service animals are not exempt from the registration requirements set forth in Rule 11. Should a service animal bite or injure a resident or guest on the property, the Board may require its immediate removal from the property.
- e. Service animals are required to be trained and behave as such. Documentation of training shall be provided as part of registration process.

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13. **USE RESTRICTIONS:** Residents are reminded of the restrictions upon the use of the Condominium property that appear in the Declaration of Condominium. The restrictions, among other things, that a unit may be used as a residence and that no nuisance or illegal activity shall be allowed nor any practice followed that is the source of an annoyance to other residents. The number of residents is two (2) times the number of bedrooms plus two (2) additional people per unit. It is prohibited to have Corporate Ownership of a Condominium unit or Corporate Leases in Bayside Gardens II. Bayside Gardens I permits corporate ownership, but the usage restrictions are the same.
14. **ANTENNAS:** No radio or television antenna or wiring for any purpose may be installed on the exterior of the building without written consent of the Board.
15. **EMPLOYEES/WORKERS:** Employees, contractors and domestic help may not gather or lounge in the common areas of the buildings or grounds except that a personal attendant may accompany a resident to the pool or other recreational areas.
16. **PEST CONTROL:** Unit owners are responsible for all pest control/extermination services within the interior surfaces of the walls of their unit [otherwise known as the living area of the condo.] The Association has responsibility for all exterior pest control, including but not limited to exterior treatment for rodent control and termites. Infestations of the building that is determined to be “behind” the interior surfaces of the walls of the unit or in the unfinished attic areas of 2nd floor units and townhomes is the responsibility of the Association to remedy. When such an infestation is reported, the Association should take immediate action to remedy the problem and remove the invaders. If the infestation is found to be due to owner negligence or other owner-caused issue [like a broken window/door not repaired in a timely manner] cost of the remedial action can be assessed against the unit owner. Infestations include but are not limited to termites, rodents, bats, bees, wasps and birds.
17. **SWIMMING POOL AND POOL AREA:**
 1. The use of the swimming pool is limited to residents and their guests. Owners leasing their unit also assign their pool and other recreational facilities privileges. All residents and guests are required to observe the following rules in addition to those posted at the pool, to comply with requirements of the public health authorities, the Association insurance and to ensure the safety and comfort of all concerned. Pool capacity is 20 persons as posted.
 2. **HOURS:** The pool hours are from Dawn to Dusk. There is no swimming after the sun has set. The pool house closes no later than 11:00PM.
 3. **LIFEGUARD:** The pool is not guarded and all owners and residents are advised that they and their guests use it at their own risk. There is limited lifesaving equipment located on site. **SWIM AT YOUR OWN RISK.** Residents and guests are expected to read the various informational signs posted prominently at the pool and abide all stated rules.
 4. **SHOWERING:** All bathers must rinse under the shower that is provided immediately before entering the pool.
 5. **POOL HOUSE:**
 - a. Pool area cannot be reserved for private parties –It is always open to owners, tenants and guests.
 - b. Fireplace is operable. The operating instructions are in the bulletin board adjacent to fireplace. Please do not disturb the glass bed. Lighting instructions are on the metal plate under the glass beads – warning – it is not easy!

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- c. Waterfall can only be operating when the wind permits. The switches to operate are on the wall on the left side of the sink. Instructions are posted on the bulletin board.
 - d. Refrigerator is for use only while at the pool – Nothing stays in it overnight.
 - e. No Music – Earbuds only if you must.
 - f. NO GLASS – All glass containers must be outside the pool area fence.
6. **AMBIANCE:** There shall be no diving, jumping, running, shouting, boisterous games or reserving tables, chairs or lounges. The pool area is for the enjoyment of all residents during appropriate hours.
7. **PETS:** No pets are allowed in the pool area.
8. **CHILDREN:** The children, and safety of all children, are the sole responsibility of the owner, resident and/or parent, whether their own or those of their guests. No child under twelve (12) years of age may use the pool or be in the pool area without a parent or adult in attendance. This rule is designated to protect the health, safety and welfare of the child. All children under the age of three (3) years must wear plastic swim pants at all times while in the pool area.
9. **FLOATS, RAFTS:** If any of these items are used, they are used at the owner's sole risk and are not to be used when interfering with other bathers in the pool. If the deep water buoy rope is disconnected to permit the swimming of laps, it must be reconnected immediately upon completion of the exercise. Please remove all pool toys, rafts and towels when leaving pool. Items left at the pool will be disposed of after 24 hours.
10. **CHAIRS, LOUNGES & REFUSE:** Residents and guests are requested to assist in keeping the pool area clean and organized by returning chairs to the proper position and to place their refuse in the receptacle provided. Table, chairs and lounges may not be removed from the pool area.
11. **BBQ USE:**
- a. First Come, First Served, but please do not overdo your time.
 - b. Bring your own utensils for cooking
 - c. When done, DO NOT leave anything behind
 - d. Clean the burner only with the brush provided
 - e. VERY IMPORTANT: TURN ON/OFF AS FOLLOWS:
 - i. Always open lid of the BBQ to light it, AND OPEN MAIN GAS VALVE TO THE BBQ GRILL
 - ii. Turn Timer on full- 60 minutes – Please note location of timers:
 - iii. Left BBQ – ON/OFF is on the bottom - Right BBQ – ON/OFF is at the top
 - iv. To light: a)start with left side burner – light it by turning knob to IGNITE position, then pressing IGNITOR button until lit / Next do the middle burner / Then do the right burner
 - v. Close the lid
 - f. When finished cooking, AND THE POST-GRILLING BURN-OFF IS DONE, FIRST TURN OFF THE MAIN VALVE; LET THE BURNERS FLAME OUT, THEN simply turn burners off in any order
 - g. The Timers will turn off on their own– The main purpose of the Timer is to turn off the grill in the event someone forgets to come back in a timely manner to do so.

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12. **SMOKING:** Smoking is prohibited in the pool area. The pool area is defined as the pool, pool deck, clubhouse, area within the pool fence as well as the 80ft by 200ft surrounding the perimeter of the pool. Vaping is also impermissible under the Florida Clean Air Act.
- 13. IF YOU ARE AMONG THE LAST TO LEAVE:**
- a. Make certain the Safety Rope is in place across the pool.
 - b. Make sure all umbrellas are down and tied up.
 - c. All trash should be thrown away.
 - d. All lights should be turned off – Switches are located above sink counter on the right and one in the center [and quite high up!]. EXCEPTION: 2 in-pool lights and perimeter lights are on a timer.
 - e. BBQs should be off.
 - f. All gates closed.
18. **FISHING:** No children under the age of twelve (12) years old are permitted on the seawall either for fishing or observing without a parent or responsible adult in attendance. This rule is designated to protect the health, safety and welfare of the child.
19. **EMERGENCY ACCESS TO UNITS:** To ensure proper steps and procedures may be taken in the minimum amount of time during an emergency situation, the Association should be in possession of a key [or the code] to the main access door to each unit. In the event an owner has the occasion to change the lock to this door, a new key [or code] should be provided to the Association President. At the time of an emergency, the Board or the management company will take necessary action to gain access to the unit; if no key [or code] is provided to the Association, the expense of a locksmith to gain entry will be borne by the unit owner.
20. **SEAWALLS:** Diving or jumping from the seawalls on Bayside Garden I & II property is absolutely prohibited.
21. **ABSENCES:** Any unit owner or occupant who plans to depart or be absent for an extended period of time must prepare the unit prior to departure by doing the following:
- a. Turn the main water valve off by the hot water tank, as well as the circuit breaker to the hot water tank to prevent any potential damage to their unit as well as a neighboring unit.
 - b. Consider leaving the AC unit on to keep the ambient moisture level low. The battery that operates the AC control unit should be changed periodically. The Association is responsible for most ‘stuff’ inside the walls – but the condensate lines [and the coolant lines] are the responsibility of the condo owners. Please make sure condensate line is suctioned at least once a month during the summer months and bi-monthly in winter months.

Remove all furniture, plants and any other objects from the patios or balconies. During the hurricane season (June 1 through November 30), such removal is required if leaving for more than seven (7) days or upon the first official hurricane warning.

Designate a responsible caretaker, be it a neighbor, firm, friend or other individual, to check the unit on a regular basis and to care for the unit and any damage that may be caused by storms, hurricanes, winds or other violent acts of nature. Either [1] Instruct the designated person to turn on the water to flush the toilets and run water through all traps at least once a month to offset evaporation and risk of sewer gas backing up into the unit, then turn off water main; or [2] Put plastic wrap on commode and close lid weighing it down, and close all drains or cover with plastic wrap.

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- c. Notify the management company or building representative of approximate time you will be away and leave a contact and phone number to be used in case of emergency.
 - d. Notify the management Company (Westcoast Management and Realty – (813) 908-0766 of the mailing address to be used while you are away.
22. **INTERFERENCE:** The employees and contractors who are on the property are employed for the purpose of providing the efficient operation, safety, beautification or maintenance needs of the Condominium; they are under the sole direction of the management company and the Board. No unit owner, resident or guest shall direct, supervise or assert any control over an employee, maintenance person or contractor.
23. **CAR WASH:** The car wash is supplied with fresh water and therefore must be conserved and is regulated by the City of Clearwater Ordinance and Southwest Florida Water Management District schedules. The car wash is for the sole purpose of washing residents' vehicles only. Cars utilizing the car wash area for parking purposes are subject to being towed away at the owner's expense. Turn off the water supply to the hoses when done to relieve the pressure.
24. **PLANTINGS:** Plantings of flowers must be confined to those areas that will not interfere with the lawn and shrub maintenance and must receive their watering from the sprinkler system [reclaimed water]. No potable water may be used. No shrubs or trees of any kind shall be planted, transplanted or removed from the common areas without written authorization from the Board. The Board shall be responsible for directing disposition of plantings. The Board reserves the right to remove any plants that are not maintained and/or interfere with the safety, landscape plans and overall continuity of the property.
25. **AMENDMENTS:** The Association has the right to make and amend reasonable Rules and Regulations respecting the use of the property as is provided in its Article of Incorporation.
26. **VIOLATIONS:**
- a. Those unit owners who violate these Rules and Regulations shall be responsible for all costs incurred by the Association, including court costs and attorney's fees in the process of rectifying the noncompliance. These costs shall include the removal of all articles, vehicles and substances from the Condominium property which were placed thereon in violation of these rules.
 - b. The Board of Directors may levy fines for non-compliance as outlined in FL Statute 718.303 - Obligations of owners and occupants. Note: The Association has adopted and formed a Fine Appeals Committee made up of owners that are not Board members.
 - c. The policy and protocol for enforcement of the fines and/or appeals is included as Addendum A. The Board of Directors determines a fine for non-compliance of rules and regulations as allowed by Florida Statute 718.303. The Fine Appeals Committee shall impose that fine or not impose that fine at a duly held Fine Committee hearing. Any fine imposed must be paid within five (5) days of the imposing of that fine.
 - d. Please note that notices of violations and fines will be made by first class mail and to the email address provided and on file with the Management Company.

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27. **TIME LIMIT ON APPROVED REQUESTS:** The Board recognizes there should be a statute of limitations on requests for the Board approval. All approved requests must be executed or completed by the unit owner within six (6) months of Board approval; otherwise the approval lapses and the request must be resubmitted.
28. **WATERCRAFT:** To accommodate some owners' request to be able to temporarily "park" a kayak or small boat on the property, a WATERCRAFT Committee [WC] will be created annually by the Association Board to effectively manage this area. The head of this committee is the "Clearwater Bay Mud Flats Harbor Master - See Addendum B.
- a. The association is not responsible for any loss or damage to any watercraft under any circumstances. The privilege of "parking" said craft within the mangroves is in response to the otherwise unauthorized practice of simply leaving the craft along the seawall area of BSG II.
 - b. Owners/tenants will annually register all such watercraft with the Committee every February – a registration form and indemnity form have been created for this and are available from the WC, and on the website: <https://baysidegardens.weebly.com>. (Under the tab OWNERS in the index column on the right, go to Watercraft Rules & Regulations). Registration will be on a 1st come, 1st serve basis. A condo unit will be allowed a maximum of two registered watercraft. A waiting list will be maintained once the available spaces have been allocated.
 - c. Watercraft for the purposes of this regulation will be comprised of sailboards, sailboats, inflatable's, kayaks, canoes, small fishing boats or any craft suitable for 1 or 2 people. It cannot be motorized, except for the use of an electric motor (batteries cannot be stored with the craft at any time when not in use).
 - d. The WC will designate spaces for parking of watercraft to be totally screened by the mangroves so as to not be visible from 2nd floor balconies. Watercraft on the premises shall only be "parked" in the designated areas. Any improperly parked watercraft may be moved by the Association without notice to the owner.
 - e. All watercraft should be tethered to an anchor in the ground (such as used for tethering dogs) and NOT tied to the mangroves. Raising them off the ground on pressure treated 6"x6" [or similar structure] to prevent animals from living under them is advised.
 - f. When owners/tenants/guests are leaving their condo for an extended period of time, particularly during the hurricane season (June through November), their watercraft must be removed and "stored" inside their condos or off premises.
 - g. In the event of hurricane warning, all craft must be removed to the interior of their condos or off premise. The application form includes an alternative person(s) to act in the owner's stead in his/her absence. In an emergency, watercraft will be stacked inside the dumpster enclosures. The watercraft should NEVER be placed in the pool.
 - h. Derelict boats will not be tolerated. The WC will monitor all boat usage and maintenance, and cause to be removed from the premise any derelict watercraft. Any derelict watercraft or watercraft not removed by owners after a hurricane warning may be lost to their owners. The Association cannot be responsible for the final disposition of said watercraft.
 - i. Parking of boat trailers will not be permitted anywhere on condo property.
 - j. Any owners who violate these regulations will be subject to forfeiture of the privilege to park a watercraft on the premises.
29. **WILD ANIMALS:** Feeding wild birds and other wild animals is prohibited.

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30. **ADDENDUMS:** The Board from time to time adopts Policies, Protocols and Procedures to clarify specific areas of activity.
- A. ENFORCEMENT – Fine Committee – Adopted April 25, 2022
 - B. WATER CRAFT COMMITTEE – RULES & REGULATIONS Adopted April 10, 2014
 - C. WATER DAMAGE POLICY – What to do ifAdopted March 18, 2019
 - D. CARPORTS – Maintenance, Repairs and Insurance – Adopted April 8, 2019
 - E. MEETINGS – FAIR & ORDERLY – a GUIDELINE, not officially adopted.
 - F. Zacur & Graham, P.A. letter dated June 27, 2022 with legal amendments.

This does not include all governing rules and regulations for Clearwater Key Association-Bayside Gardens, Inc. Please refer to the Declarations of Condominium, Articles of Incorporation and Bylaws for the entire governing documents.

*Thank you for your cooperation!
Revised and Adopted at July 25, 2022 Board Meeting*