

BAY POINTE VILLAS

CONDOMINIUM ASSOCIATION, INC.

Community Code



Table of Contents

Preamble.....	3
Parking.....	4-5
Buildings, Walkways & Stairs.....	6-7
Domestic Animals.....	8
Pool Area.....	9
General Information.....	10-11
Selling or Leasing a Condominium.....	11
Hurricane Preparedness.....	12
Property Manager Information.....	12

Preamble

The Bay Pointe Villas Condominium Association Community Code is our community's guiding principle for a cohesive living environment for all residents at Bay Pointe Villas. It has been drafted by and for the Bay Pointe Villas Condominium Association in order to preserve a safe and desirable living environment. It is meant to compliment but not trump, the original Condominium Prospectus provided to every owner at closing. The original Prospectus is the governing document for our Association, filed with the state of Florida. All residents are expected to comply with the information provided in this booklet. A copy of this booklet shall be maintained in every unit for reference. Owners are responsible for conveying this information to their tenants to ensure uniform compliance. The Bay Pointe Villas Condominium Association Board of Directors retains the privilege to amend this living document at any time, in an effort to preserve the quality of our community and the value of our Association and property.

PARKING

1. Only one vehicle per condominium may utilize a designated common area parking space at any given time.

2. All vehicles shall be parked only in the parking spaces designated for that purpose.
3. Commercial vehicles are not permitted on condominium property except for the purpose of making deliveries or providing repairs for a unit owner or the Association. Trucks over $\frac{3}{4}$ ton capacity are prohibited.
4. Campers, boats, trailers, motorcycles, mopeds and any other recreational vehicles are not permitted on Association property except in garages.
5. Do not impede access to other unit owner garages. Park only on paved surfaces. Owners of vehicles that damage landscape or any other Association property will be assessed for any damages they cause. Do not block sidewalks or walkways with your vehicle at any time.
6. Vehicles that cannot operate under their own power shall not remain on condominium property except in emergencies. In the event of an emergency, the owner of the vehicle will have seven days to remedy the situation or risk having the vehicle towed at the owner's expense. Disabled or derelict vehicles (i.e. broken glass expired or lack of registration tags, extensive damage) may not remain on Association property. Such vehicles may be towed at owner's expense.
7. Only emergency mechanical repairs may be done on Association property. Vehicles may not be left on jacks or lifts at any time.
8. Residents should encourage visitors to park off of the property whenever possible, due to limited available parking at Bay Pointe. Guests who do park on the property are covered under paragraph (1) above and must display a yellow parking pass on their dashboard so that it is visible from outside of the vehicle.
9. Vehicles shall not be left unattended for more than 30 days in any common area. These vehicles will be deemed derelict and will be subject to towing at owners expense.
10. Apron parking is permitted as a last resort when all common use parking spaces are occupied. Only one vehicle may be parked in an apron on Marina Way and Commodore Drive. Up to two vehicles may park in the aprons on Hamlin Blvd on one side only. All vehicles parked on the aprons, must be parked along the edge of the apron so as not to impede access and egress to garages and designated parking. Vehicles that are 16 feet or less in length and have a low profile will be permitted to park on the aprons. Specifically, only small and midsized vehicles will be

permitted to park on the aprons. For safety reasons, pickup trucks, vans, commercial vehicles, recreational vehicles and sport utility vehicles are not permitted to park on the aprons at any time.

11. Do not park in such a manner as to impede vendor access to our dumpster.
12. All residents are asked to use the common use spaces on their side of the property including apron parking, unless there are no spaces available in your area. It is the Association's hope that common sense will prevail and everyone will use their best judgment when parking in any of the common area parking spaces on the property.
13. The Property Manager will maintain a current inventory of owner/tenant vehicles. Residents are required to provide current make, model, year, color and tag numbers of all owned or leased vehicles, to the Property Manager.
14. Garage doors must be kept fully closed at all times unless an owner or tenant is physically in the garage when the garage doors are open.

BUILDINGS, WALKWAYS & STAIRS

1. Each resident shall maintain their condominium in good condition and repair, including all internal surfaces within or surrounding the condominium and maintain and repair all fixtures therein. Owner/Resident shall promptly pay any utilities which are metered separately to their unit. Common areas of the property, such as walkways, stairs, landscaping and grassed areas shall be used only for the purposes intended. Residents may not leave personal property of any kind, on any common areas of the property. This includes all areas outside of the perimeter barrier wall of any building.
2. Each resident shall maintain their condominium in a clean and sanitary manner. Balconies, porches, railings and terraces shall be used for their intended purposes only. Residents shall not allow anything to be placed in a way so it may fall from windows, doors and balconies of a condominium.

3. Children's bicycles, roller- skates/blades, skateboards, tricycles, etc, are not to be used on condominium property without adult supervision. Playing on stairs is strictly prohibited. Ramps or other similar devices also may not be used for these activities on Association property.
4. Trash or garbage may not be left on walkways, balconies, porches, stairs or any common area at any time. All trash and garbage must be placed in the dumpster provided by the Association. Boxes must be cut up in order to minimize their volume. Disposal of furniture, appliances, electronics or other large items such as mattresses, etc, are **not** permitted in the Association provided dumpster. It is the resident's responsibility to dispose of these items properly and safely.
5. Residents are reminded that alterations and repairs of the condominium exterior and common areas are the responsibility of the Association. Exterior painting or additions such as light fixtures or affixing of other items or alterations may **not** be made outside of any Association exterior barrier wall, without first obtaining written approval from the Association.
6. Installation of any electronic device that may interfere with the function of any device in another unit is not permitted. No device for reception may be erected or installed on the roof or exterior walls of the condominium without the written consent of the Association.
7. All residents are responsible for keeping their stairs and open porches clean and free of debris. Drying of laundry is permitted only in a screen enclosed balcony or lanai.
8. Homeowners may, in a respectful manner, display one portable, removable United States Flag or official flag of the state of Florida or a flag which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard or a POW- MIA flag. The flag may be no larger than 4 ½feet by 6 feet.
9. Residents may maintain their garden areas in a neat, clean and healthy condition. This includes weeding, mulching, replacing dead or damaged plantings in the garden areas. Changes to the garden area landscape must be presented to the Association in writing for approval.
10. All changes to the exterior lighting require prior written approval of purpose and design by the Association with the exception of seasonal holiday lights.

11. Signage, advertising, notices or other lettering of any kind shall not be displayed, exhibited, inscribed, painted or affixed in or on any part of the condominium property without written consent of the Association. For Sale/Lease signs are not permitted and may not be displayed in a manner that will be visible from the exterior of the condominium.
12. Awnings, window guards, light reflective materials, hurricane shutters, replacement windows, ventilators, fans, wall/window unit air conditioners, or skylights shall not be installed unless plans are presented in writing and approved by the Association. Approval may be withheld for aesthetic reasons at the discretion of the Association Board of Directors.

DOMESTIC ANIMALS

1. Pets are permitted to be kept in or on Association property so long as they adhere to the terms and conditions outlined below.
2. Unit owners are permitted a maximum of two pets, domestic (indoor cats) or dogs. The maximum allowable combined weight may not exceed 50lbs.
3. Each owner shall promptly remove and dispose of all waste materials deposited by their pet on any part of the property.
4. All pet owners must adhere to all local, state and federal laws, statutes and health codes
5. No pet shall be allowed to constitute a continuous nuisance. A nuisance is defined as incessant barking, unleashed, unsanitary conditions, biting, intimidating people or other animals. If a pet is deemed to be a continuous nuisance or a threat to safety, the Board of Directors may deem that the pet be permanently removed from the property.
6. Pets found roaming on Association property and not in control by a responsible adult can be removed with the authority of the Board of Directors by a Pinellas County Animal Control Officer. Recovery of removed pet will be at the owner's expense.
7. Pets shall be leashed at all times and under the control of a responsible adult when on common areas of the property. Pets may not be tied up and/or unattended on common areas of the property at any time.
8. Owners may not use their property for breeding, whelping or weaning purposes at any time.

9. All dogs can be potentially dangerous. Various types of breeds can be considerably stronger and/or larger than a person of average size. Training, socialization and proper care can make a significant impact; however some dogs are by years of breeding, more aggressive. After researching and analyzing the studies performed by the American Veterinary Medical Association, the CDC, and the Humane Society of the United States, we have compiled a list of canine breeds that have a higher risk of being dangerous. The following breeds will not be permitted on Bay Pointe property: Dalmations, Boxers, Presa Canarios, Chow Chows, Doberman Pinschers, Alaskan Malamutes, Huskies, German Shepherds, Rottweilers, Pit Bull Terriers, Great Danes, St. Bernards, Akitas and Bull Mastiffs.

POOL AREA

1. No person shall use the pool and deck area unless they are residents or guests of Bay Pointe Villas. **Maximum of 10 persons allowed in pool area.**
2. There is no life guard on duty. Swimming shall be at one's own risk.
3. Children 12 years of age and under must be supervised at all times by a parent or a responsible adult who is at least 16 years of age.
4. Persons using the pool must shower prior to entering the pool.
5. Bicycles of any kind, big wheels, skates and skateboards are not allowed in the pool area. **No food, drink, glass or animals in pool or on deck.**
6. Running and horseplay is not permitted in the pool area.
7. Diving is **NOT** permitted under any circumstance.
8. Glass or other breakable containers or dishes are not permitted.
9. Smoking is **NOT** permitted in the pool area.
10. All trash and personal belongings must be collected and removed before leaving the pool area.
11. The pool gate must be locked when the pool is unattended.
12. Persons with open sores, wounds or with a communicable **illnesses** are not permitted in the pool.
13. Furniture or equipment may not be removed from the pool area.
14. Audio equipment must be kept at low volume.
15. Children wearing diapers are not permitted in the pool.
16. Only swimwear is permitted in the pool.

17.Pool hours and regulations are posted and must be followed.

18.The pool hours are from Dawn to Dusk.

GENERAL INFORMATION

1. Residents may not make or allow any disturbing noises in the buildings or on the common elements of the property that may interfere with the comfort or convenience of other residents.
2. In case of an emergency originating within or threatening any condominium, a Board Member or any person authorized by the Board, has the right to immediately enter the unit for the purpose of remedying the emergency, whether or not the unit resident is present at the time of the emergency. The Board Member or authorized representative may use reasonable force to enter the unit without liability when danger is present. For this reason, the Board requests that each Owner provide the Association with a key to their condominium and garage, which will be secured in a lock box with a Board Member or the Management Company for emergency use.
3. Residents are responsible for the behavior of all persons residing or visiting within their condominium and financially for any damages to any of the common areas of the Association that may occur.
4. Residents leaving their property unattended for more than 30 days must notify their intent do so in writing with the Management Company. You must include your expected departure and return dates. During your absence, you must advise the Management Company the identity of any person or persons who intend to occupy your condominium during your absence, including their expected dates of arrival and departure.
5. The Pinellas County Fire Code prohibits the use of BBQ grills that use gas or charcoal to be used within 10 feet of any condominium building. Containers commonly used to fuel gas grills cannot be stored inside of or within 10 feet of any condominium building at any time. Electric grills are exempt from the county fire code. Our Association can be fined up to \$250.00 or more for each offense. These fines will be assessed upon noncompliant residents.
6. Each unit must adhere to the Pinellas County Fire Code and keep an approved and working fire extinguisher on the premises at all

times. These are subject to inspection by the Fire Marshall and residents risk fines for noncompliance.

7. No unlawful use shall be made of the *Property, Common Areas* or *Condominium*. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction shall be observed.
8. Except as may be otherwise required by the official documents of the Association and this Code, all official notices of the Association shall be mailed to each member at the address on file with the Management Company. No member shall make or permit to be made, any written, or printed notices of any kind or post the same on any bulletin board, mail or otherwise circulate to other members, which propose to represent any official act or notice of the Association or its Management Company.

SELLING OR LEASING OF A CONDOMINIUM

1. Each owner has the right to sell or lease their condominium provided that the proposed purchaser or tenant is first approved by the Board of Directors and the Management Company. An application fee is required.
2. An application fee/security deposit of \$250.00 is required of each prospective tenant. The cost of a criminal background check, credit worthiness verification and a \$25.00 application fee will be deducted from the deposit and the *balance* will be held in escrow by the Management Company until the termination of the lease. The balance will be refunded within 10 business days minus any damage deductions. If the proposed tenant is rejected by the Board of Directors, the *balance* will be refunded within 10 business days from the date of rejection.
3. Each new owner or tenant shall be bound by the provisions of the Condominium Declaration and The Community Code. Condominium owners are responsible for providing a copy of these regulations to their tenants and are responsible for tenant compliance.

HURRICANE PREPAREDNESS

1. Each resident who plans to be absent during any part of the established hurricane season, must prepare their condominium prior to departure by removing all furniture, plants and other objects from balconies and porches.
2. Owners should consider designating a responsible individual or company to handle hurricane preparedness in their absence.
3. Hurricane shutters may only be deployed within 72 hours of a hurricane watch or warning and must be reopened within 72 hours after the hurricane watch or warning has expired.
4. Pursuant to the Pinellas County Evacuation and Shelters Map, we are located in Zone 3. In case of mandatory evacuation, our emergency shelter is the Bauder Elementary School located at 12755 86th Ave. N., Seminole, FL. For more information you may call:

**Pinellas County Emergency Management Division
727-464-3800**

Or go online to www.pinellasecounty.org/emergency



All residents of Bay Pointe Villas are directed to contact our Property Management Company with questions or concerns regarding the Community Code. The Property Manager or designate may contact The Board of Directors, for guidance or clarification of the Community Code.

Property Management Company

**Ameri- Tech Community Management, Inc.
24701 US Highway 19 N, Suite 102
Clearwater, FL 33763**

Jenny Kid, LCAM

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