

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the Common Elements, the Condominium Units, and the Condominium in general shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey these Rules and Regulations and are responsible for the compliance of their families' guests, invitee, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violations of these Rules and Regulations may subject the Unit Owner to any and all remedies available to the Association and other Unit Owners pursuant to the terms hereof, the Declaration of Condominium, the Articles of Incorporation of the Association, and the Bylaws of the Association. Any waivers, consents, or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent, or approval of identical or similar situations unless notified in writing by the Board of Directors.

These initial Rules and Regulations may be modified, added to or repealed at any time by the Board. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see to it that they are faithfully observed by their families, guests, invitees, servants, lessees and other persons over whom they exercise control and supervision.

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THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. VIOLATIONS.
 - A. Violations should be reported to the Board of Directors, or to the Officers of the Association, or to the General Manager, if any.
 - B. Violations will be called to the attention of the violating owner by the Board of Directors or the General Manager, who will also notify the appropriate committee of the Board of Directors.
 - C. Subject to the requirements of this paragraph 1.C., disagreements concerning violations will be presented to and be judged by the Board of Directors, which will take appropriate action, which may include the levying of fines. No fine may be levied for a violation except after giving reasonable notice (as set forth in paragraph 1.E. hereof) and opportunity for a hearing to the Unit Owner and, if applicable, a licensee or invitee, which hearing shall be held before a committee of other Unit Owners designated by the Board for such purposes. If the committee does not agree with the fine, the fine may not be levied.

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

- D. Unit Owners are completely responsible for compliance by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision.
- E. Subject to the requirements of paragraph 1.C. hereof, the Board of Directors shall have the right to levy penalty fines in the amount of TWENTY DOLLARS (\$20.00) per day against any violator of these Rules and Regulations, the Declaration of the Condominium, or the Bylaws of the Association (not to exceed \$1,000 in the aggregate for each such violation), after notice to the violator by the Board of Directors or their designee, and failure of the violator to take corrective measures within the time period designated in the notice. Such notice shall state which particularity the nature of the violation, the corrective action required, and the time period within which corrective measures must be taken. This fine shall not apply to unpaid maintenance charges, which shall bear interest at 1 ½% per month (18% per annum) if unpaid 10 days subsequent to billing. Pursuant to the Declaration, the Association is entitled to collect from a Unit Owner all reasonable costs and attorneys' fees incurred by the Association to enforce the provisions hereof (if there any) shall be charged to each Unit Owner as a specified item which shall constitute a lien against said Unit with the same force and effect as if the charge were part of the Assessments for Common Expenses. Any such lien shall be subordinated to the lien of any institutional first mortgage on the Unit.

2. GENERAL RULES AND REGULATIONS

- A. The sidewalk, entrances, passages, elevators if applicable, vestibules, stairways, corridors, halls and all of the Common Elements must not be obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises; nor shall any carriages, bicycles, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein. Children shall not play or loiter in halls, stairways, elevators or other public areas. For security purposes, all doors leading from the building to the outside or from the garages into the elevator lobbies or stairways or the Condominium building shall be closed at all times and shall not be blocked open.
- B. Exterior doors must not be blocked or otherwise left open.
- C. The personal property of all Unit Owners shall be stored within their Condominium Units or assigned storage areas.
- D. No garbage cans, supplies or other articles shall be placed in the halls, on the balconies, or on the staircase landings, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

of any kind, or other articles, be shaken or hung from any of the windows, doors or balconies, or exposed on any part of the Common Elements. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.

- E. No Owner shall allow anything whatsoever to fall from the windows, balcony or doors of the premises; nor shall he sweep or throw from the premises any dirt or other substance into any of the corridors, hall or balconies, elevators, ventilators, or elsewhere in the building or upon the grounds.
- F. Refuse and bagged garbage shall be deposited only in the area provided therefore. In this regard, all refuse must be bagged in sealed garbage bags.
- G. Water closets and other water apparatus and plumbing facilities on the Condominium Property shall not be used for any purpose other than those for which they were constructed. Any damages resulting from misuse of any such items in the Condominium Unit or elsewhere shall be paid for by the Unit Owner in whose Unit it shall have been caused or by the Unit Owner whose family, guest, invitee, servant, lessee or other person who is on the Condominium Property pursuant to the request of the Unit Owner shall have caused such damage.
- H. Employees of the Association shall not be sent out of the building by any Unit Owner at any time for any purpose. No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.
- I. The type, color and design of chairs and other items of furniture and furnishings that may be placed and used, where applicable, on any terrace or balcony may be determined by the Board of Directors of the Association, and a Unit Owner shall not place or use any item, where applicable, upon any terrace or balcony without the approval of the Board of Directors of the Association.
- J. The exterior of the Condominium Units and all other exterior areas appurtenant to a Condominium Unit, including, but not limited to, balcony wall, railing, ceilings or doors, shall not be painted, decorated or modified by a Unit Owner in any manner without the prior consent of the Association.
- K. Nothing, including, but not limited to radio or television aerials or antennas, signs, notices or advertisements, awnings, curtains, shades, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices, or other items shall

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

be attached or affixed to the exterior of any Unit or balcony or exposed on or projected out of any window, door or balcony of any Unit without the prior written consent of the Association. The consent of the Association to all or any of the above may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors of the Association. Notwithstanding the foregoing, any Unit Owners may display one portable, removable United States flag in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard.

- L. No interior of a Condominium Unit shall be altered in any manner as such would have any effect on the structural elements of the building or its electrical, mechanical, plumbing or air conditioning systems or on any of the Common or Limited Common Elements without the prior written consent of the Association.
- M. No Unit Owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors and licensees, not do or permit anything by such persons that will interfere with the rights, comfort or conveniences the Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing after 11:00 p.m. of each day. No Unit Owner shall conduct or permit to be conducted vocal or instrumental instruction at any time.
- N. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Unit or Condominium Property by any Unit Owner or occupant without written permission of the Association.
- O. No awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or doors or roof of the building without the written consent of the Board of Directors of the Association. All window coverings must be such color as the Association determines in its sole discretion.
- P. The Association may retain a pass-key to all Units. In lieu of a pass-key, the Association shall have a duplicate key. In the event the Unit Owner fails to supply either a pass-key or duplicate key, and entry into the Unit by the Association is permitted in accordance with the Declaration, Articles, By-Laws or these Regulations, the Association shall not be responsible for any costs or expenses incidental to a forced entry into the Unit. The agents of the Association and any contractor or workman authorized by the terms of the Declaration of Condominium or By-Laws of the Association. Entry will only be made after pre-arrangement

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

with the respective Unit Owner or the occupant of the Condominium Unit. Nothing herein shall relieve the Association of its duty of ordinary care in carrying out its responsibilities, nor from its negligence or willful activities that caused damage to a Unit Owner's property.

- Q. Complaints regarding the service of the Condominium shall be made in writing to the Association.
- R. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage area, except as are required for normal household use.
- S. Payments of monthly assessments shall be made at the Office of the Association. Payments made in the form of checks shall be made to the order of such party as the Association shall designate. Payments of regular assessments are due on the first (1st) day of each month, and if such payments are ten (10) days or more late, they are subject to charges as provided in the Declaration of Condominium.
- T. No bicycles, scooters, baby carriages, similar vehicles, toys or other personal articles shall be allowed to stand in any driveways, Common Elements or Limited Common Elements. None of the foregoing items shall be conducted in or from any Residential Condominium Unit.
- U. The Residential Condominium Unit shall be used solely for purposes consistent with applicable zoning laws. No trade, business, profession or other type of commercial activity may be conducted in or from any Residential Condominium Unit.
- V. A Unit Owner shall not permit or suffer anything to be done or kept in his Condominium Unit which will increase the insurance rates on his Unit, the Commons Elements or any portion of the Condominium or which will obstruct or interfere with the rights of other Unit Owners of the Association.
- W. Advance arrangements shall be made with the Association before moving furniture or bulky belongings in or out of the building.
- X. No solicitors are to be permitted on the Condominium Property at any time except by individual appointment with residents.
- Y. When in beach attire, all chairs and lounges must be covered with a towel before use.

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

- Z. Unit Owners are responsible for any damages to the Common Elements or Limited Common Elements caused by themselves, their family, guests, invitees, servants, lessees and persons who are on the Condominium Property because of the Unit Owner.
- AA. Food and beverages may not be consumed outside of a Unit, except in such areas designated by the Board of Directors of the Association.
- BB. Provisions in the nature of Rules and Regulations are specific in the Declaration of Condominium.
- CC. The Board of Directors of the Association reserves the right to make additional Rules and Regulations as may be required from time to time. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.
- DD. Rules and Regulations as to the use of the recreational facilities shall be posted, and each Unit Owner, as well as his family, guests and invitees, shall observe all Rules and Regulations.
- EE. In the event any Rule or Regulation heretofore set forth or hereinafter promulgated, or any sentence, clause, paragraph, phrase or word thereof is determined to be invalid or unenforceable, all remaining provisions or portions thereof shall be and shall remain in full force and effect.
- FF. No recreational vehicles, campers, boats, trailers, nonfunctioning vehicles, commercial vehicles or any vehicle with commercial markings will be allowed in the parking area and/or on the Condominium Property, except in a covered garage.
- GG. Children shall be permitted to be occupants of Units, but are restricted in certain activities. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with the Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
- HH. Cats, dogs and fish shall be the only types of pets permitted on the Condominium Property. A maximum of two (2) pets are permitted per unit. All pets shall be collared and currently licensed and shall be kept under control of at all times. Pets shall be on a leash at all times when out of doors and out of the Units. Pets shall not be left tied outdoors nor left unattended on balconies and/or any other portions of the Condominium Property. The total weight of all pets belonging to a Unit Owner shall not exceed fifty (50) pounds. At no times

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

shall pets be allowed to create a disturbance to other Unit Owners, their tenants and guests. Pets must be walked outside of the Association's gated community grounds. Pets are not allowed to use common areas for bathroom purposes. Unit Owners are responsible for immediately cleaning up any "accidents" anywhere on the Condominium Property, (including within the Unit Owner's Unit). Pets are not permitted in the pool area or Marina. Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association, if any from time to time for such purposes. Neither the Board of Directors nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing, and any occupant of a Unit committing such violation shall fully indemnify and hold harmless the Board of Directors, each Unit Owner and the Association in such regard. In addition to other rights and remedies of the Association in the Condominium Documents, a violation of the provisions of this subsection shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and/or require any pet to be permanently removed from the Condominium Property. In no event shall any pit bulls or Doberman pinchers be allowed. The Association has the right to make additional rules and regulations regarding pets.

- II. Each Owner agrees that sound transmission in a multi-story building, such as the Condominium, is very difficult to control and that noises from the adjoining or nearby Units and or mechanical equipment can often be heard in another Unit. The Developer does not make any representation or warranty as to the level of sound transmission between and among Units and the other portions of the Condominium Property, and each Owner shall be deemed to waive and expressly release any such warranty and claim for loss or damages resulting from sound transmission. The Board of Directors has the authority to adopt rules and regulations regarding sound insulation within the Units, provided however, that such rules shall not apply to any Units owned by the Developer or to any modifications to Units made by the Developer.
- JJ. The Board of Directors shall, from time to time, establish hurricane shutter specifications which comply with the applicable building code and establish permitted colors, styles and material for hurricane shutters. The Association shall approve the installation or replacement of hurricane shutters conforming to the Board's specifications. The Board may, with the approval of a majority of voting interests in the Condominium, install hurricane shutters and may (without requiring approval of the membership) maintain, repair and replace such approved shutters, whether on or within the Common Elements, the Limited Common Elements, Units or Condominium Property; provided, however, that if laminated glass, in accordance with all applicable building codes and standards, architecturally designed to serve as hurricane protection, is installed, the Board may not install hurricane shutters in

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

accordance with this provisional. All shutters shall remain open unless and until a storm watch or storm warning is announced by the National Weather Center or other recognized weather forecaster. A Unit Owner or occupant who plans to be absent during all or any portion of the hurricane season must prepare his or her Unit prior to his or her departure by designating a reasonable firm or individual to care for his or her Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage and furnish the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

- KK. To the extent that the Association determines to provide hurricane shutters for any portion of the Condominium Property, the Association shall be solely responsible for the installation of any hurricane shutters from time to time and the costs associated therewith shall be deemed as part of the Common Expenses of the Condominium that are included in the assessment's payable by the Unit Owners. The obligations of the Association assumed thereby shall include, without limitation, development of appropriate plans to allow for the timely installation of the shutters and all obligations with respect to the repair, replacement and/or upgrade of the shutters.
- LL. No Owner shall make any additions, alterations or improvements to the Life Safety Systems and/or to any other portion of the Condominium Property which may alter or impair the Life Safety Systems or access to the Life Safety Systems, without first receiving the prior written approval of the Board. In that regard, no lock, chain, other device or combination thereof shall be installed or maintained at any time on or in connection with any door on which panic hardware or fire exit hardware is required. Stairwell identification and emergency signage shall not be altered or removed whatsoever by any Unit Owner. No barrier, including, but not limited to, personality, shall impede the free movement of ingress and egress to and from the emergency ingress and egress passageways.
- MM. Each Unit Owner, by acceptance of a deed or other conveyance of a Unit, understands and agrees that the City may require with a time certain all buildings (including the Condominium) regardless of age, will be required to install a sprinkler and other Life Safety Systems. The cost of any such installation, and subsequent maintenance, repair, replacement and operation of same (including without limitation, the cost of utilities serving same) shall be deemed Common Expenses. Further, an easement is hereby reserved throughout the Condominium Property (and each Unit) for the installation, maintenance, repair, replacement and operation of any such systems. The Association may, but shall not be obligated to establish a reserve to cover such future costs.
- NN. The parking facilities shall be used in accordance with the regulations therefore adopted from time to time.

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

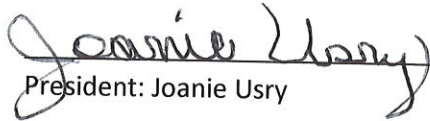
- OO. With respect to repairs or renovations within a Unit that are otherwise permitted hereunder, if a permit is required, the Unit Owner must obtain the permit and provide a copy of the permit to the Association prior to commencing any work. The Unit Owner must also provide proof of insurance to the Association naming the Association as an additional insured in such amount as the Association may reasonably require.
3. OCCUPANCY. Each Unit may be occupied by one (1) family which shall be defined as a husband and wife and their immediate, "at-home", dependent children. All others shall be regarded as guests or visitors. Families with a total of more than six (6) members must first be approved by the Board of Directors. .
4. GUESTS:
- A. The facilities of the Condominium are primarily for the use and enjoyment of the Unit Owners and thus the use of such facilities by Unit Owner's guests should be reasonably limited. The number of guests and invitees over and above the Unit Owner's immediate family shall be limited to four (4) persons per day. Guests shall always be accompanied by the host Unit Owner when making use of the Condominium facilities. Guests, invitees, and lessees are entirely the responsibility of the host Unit Owner, and all guests, invitees, and lessees are subject to the requirements and regulations of the Condominium. Guests and invitees are not permitted on the Condominium Property without the Unit Owner's presence.
- B. Guests, invitees, tenants, and lessees shall only be allowed use of the recreational facilities in the presence of a Unit Owner except for special occasions by prior arrangement with the Board of Directors or the General Manager.
5. MOTOR VEHICLES.
- A. There shall be no crippled, disabled, or otherwise unsightly vehicles of any kind, including, but not limited to, boats and boat trailers, permitted either on the Units or other Condominium Property. No commercial vehicles may be parked in, on, or about the Condominium Property except for delivery and service vehicles. No maintenance or major repair of motor vehicles is permitted on Condominium Property.
- B. The speed of motor vehicles within the Condominium Property shall be regulated, and all Unit Owners and their guests and invitees shall observe the posted speed limits. In the event a Unit Owner or guest shall fail to observe the speed limits, the Association

BAY STREET CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS 2022

may prohibit such individual from operating a motor vehicle within the Condominium Property.

6. POOL.

- A. All children under the age of 16 years of age must at all times be accompanied and supervised by an adult.
- B. No bottles, or glass of any kind, shall be permitted inside the fenced pool area.
- C. Children who are not "potty-trained" are prohibited from using the pool.
- D. All pool users shall obey any rules and regulations that are posted at the pool.


President: Joanie Usry

2-27-22
Date


Vice President: Boyd Worsham

2-27-2022
Date