

RULES AND REGULATIONS

Bay Shores Yacht and Tennis Club
19451 Gulf Boulevard
Indian Shores, FL 33785

All persons are expected to abide by the rules and regulations as set forth. The management firm, Board of Directors, or their agents will exercise their authority to enforce the rules and regulations. A committee shall be appointed by the Board of Directors for the purpose of rule enforcement.

Some regulations are dictated by Florida Statute. Use of the facilities may be suspended by the Board of Directors at any time.

I. SWIMMING POOL and SPA

ALL PERSONS USING THE POOL AREA DO SO AT THEIR OWN RISK
NO LIFEGUARD ON DUTY

1. OPEN HOURS: 8:30 A.M.-10:00 P.M.
2. YOUTH: under the age of twelve (12) must be supervised and accompanied by an adult. Children in diapers are **NOT PERMITTED** in the spa.
3. SAFETY:
No glass of any kind is permitted in the pool area.
No fence climbing, running, pushing, wrestling or other horseplay is permitted.
No rafts, floats, or the like are permitted into pool or spa. Arm bubbles are permitted.
No furniture is permitted in the pool or spa.
No stones, shells, coins, or the like are permitted to be thrown into the pool or spa.
4. CLEANLINESS: Caution your children to use the toilet facilities provided near the pool. No persons will be allowed in the pool or spa wearing street clothes, including cut off jeans. Bathing suits only. **DISPOSABLE DIAPERS ARE NOT PERMITTED IN THE POOL.** Fouling of the water of the pool or spa with any of the following is strictly prohibited: SUN TAN LOTION, BODY OILS, FOOD, DRINK, CIGARETTES, OR ASH, SOAPY SUBSTANCES or any other substance which may obstruct the filter system of the pool or spa. **SHOWERING BEFORE ENTERING THE POOL OR SPA IS REQUIRED.** Hot showers are located in the saunas.

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5. HEALTH: Admission to the pool or spa will be denied to all persons having infectious diseases. Persons with excessive sunburn, open sores, bandages, or any other ailment which could endanger their well-being or that of others will not be permitted in the pool or spa.
6. SPA: Open hours are the same as stated above (#1). The spa is not a playpen or lounge. It was specifically designed as an extremely hot therapeutic health aid. It is recommended that you limit your use to not more than ten (10) minutes. Persons with health problems such as diabetes, high blood pressure, heart conditions, and the like should not use the spa without permission from their physician. Any person using the spa should be in the company of another individual. The temperature is maintained at approximately 95-104 degrees. It may vary due to weather conditions. ALL PERSONS USING THE SPA DO SO AT THEIR OWN RISK; IT MAY BE HAZARDOUS TO YOUR HEALTH. No more than five (5) persons are permitted at a time.
7. FOOD: Consumption is NOT permitted in the pool area except in the designated areas around the grills, picnic tables or tiki bar. Please dispose of trash properly.
8. INTOXICANTS: Persons under the influence will not be permitted in the pool area.
9. NOISE: With due respect to the close proximity of some units to the pool area. the noise level must be kept to a minimum. Shouting, screaming or other boisterous behavior is not permitted.
10. PARTIES: Use of pool and sauna facilities is restricted to owners, guests, or their lessees. Guests must be accompanied by the party in residence, and no person shall have more than six guests without written permission from the property manager.
11. GUESTS: NO persons shall have more than 6 guests in the pool area without the written permission of the property manager.

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12. **EQUIPMENT AND FURNITURE:** Under no circumstances is any person to play with the pool cleaning equipment. Any person attempting to adjust the temperature of the pool or spa will be charged with tampering with private property, vandalism or like charges. The temperature is controlled by maintenance personnel only. No one is permitted in the pool equipment room. Patio furniture may not be reserved-first come, first served rule prevails.

Anyone removing furniture or equipment from the pool area will be charged the cost of same.

13. **AFTER HOURS:** NO ONE IS PERMITTED IN THE POOL AREA AFTER 10:00 P.M.

No one should enter the pool or spa if they are entirely alone; for their own safety.

II. SAUNA

1. **HOURS-** 8:30 A.M.-10:00 P.M.
Children under the age of twelve (12) are not permitted in the saunas.
2. Adults should not use the sauna unless accompanied or another person knows of your whereabouts. This is for your own health and safety.
3. Saunas should be used with discretion. Persons with health problems such as high blood pressure, diabetes, heart conditions, and the like, should not use the saunas without the permission of their physician. **USE AT YOUR OWN RISK, MAY BE HAZARDOUS TO YOUR HEALTH.** The Association assumes no responsibility for persons using this facility.
4. No food or beverage is allowed in the saunas.
5. Please turn off lights and controls when leaving.

III. BOATS AND SLIPS

1. There is no guard specifically assigned to the boat docks. Boat owners use the facilities at their own risk. The Association assumes no responsibility for any boat, its contents, or its safety.

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2. Boat owners shall provide to the property manager a certificate of insurance for their boat.
3. No one is permitted to board a boat without the permission of the boat owner.
4. Children under the age of twelve (12) are not permitted on the docks unless accompanied by an adult.
5. Boats unable to operate under their own power will not be allowed to remain in a slip for more than a reasonable length of time as determined by the mooring authorities
6. In the event the Gulf Coast is threatened by a hurricane, boat owners must remove their boats from the slips.
7. Side boards on slips are not to be used to tie-up boats. Dock cleats are the only approved and safe method for securing boats.
8. Mooring lines are not to be left attached to the slips if your boat is not returning within 48 hours.
9. Boat slips are first come first serve basis. Owners have priority over all others using the slips.
10. No diving or jumping is allowed from the slips or the boats.
11. Only owners, if absent, may leave their boats moored to the slips for up to two weeks. An absentee owner is one who is not in residence while his/her boat is moored at a slip.
12. Owners shall not park boats, boat trailers, personal watercraft and personal watercraft carriers on the property at any time. This rule also applies to renters. Owners who rent their units must inform their renters of this rule and make it a condition of rental that they comply with the rule.
13. The Board of Directors reserves the right to adopt an allocation system should demand for available boat slips exceed the number of slips owned by the Association.
14. A boat cannot be docked that is longer or larger than the Association slips; and boats cannot be docked lengthwise across the end posts of the piers. (N-S)
15. Boat owners will be held responsible for damage done by their boats to the slips, fishing pier, pilings, seawall, and other boats or other persons.

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IV. FISHING PIER

1. Children under the age of twelve (12) should be accompanied by an adult.
2. Persons fishing have priority over spectators.
3. The pier can be a dangerous place when others are fishing. Extreme care should be taken to avoid flying fish hooks and possibly dangerous fish. Spectators should not crowd the pier.
4. The fishing pier should not be used for mooring purposes, except in emergencies, and the boarding of passengers.
5. Diving and jumping from the fishing pier is not permitted.
6. Fishermen must clean up the pier after use. Do not leave bait or equipment on the pier.
7. The Association assumes no responsibility for injuries as a result of being on the pier, or for equipment left on the pier or in the water.

V. TENNIS COURTS

USE OF THE FACILITIES MAY BE SUSPENDED. All persons are expected to abide by the rules and regulations as set forth.

1. OPEN HOURS-9:00 A.M.-10:00 P.M.
2. Children under the age of twelve (12) must be accompanied by an adult. Children shall not interfere with the play on adjoining courts. Courts must not be used as a playground.
3. Proper tennis shoes must be worn on the courts.
4. Tennis courts are designed for tennis only. They must not be used for any other purposes; including skateboarding, roller-skating, baseball, Frisbee or bicycle riding.
5. Play is restricted to owners, their guests, or their lessees. Guests must be accompanied by the party in residence.

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6. If there are waiting players, singles will be limited to one (1) hours, doubles to 1-1/4 hours. Play is limited to ½ hour of practice if not keeping score.
7. The lights are for the exclusive use of night tennis. They are not to be used for any other purpose. They are not to light the putting green or parking area. **ONLY ONE BANK OF LIGHTS PER COURT.** Do not turn on the other sets for additional lighting. Use only the set designated for the court you are playing on. **TURN OFF LIGHTS** when leaving the courts. If you fail to do so, you may be subject to suspensions of privileges.
8. Unit owners will be held responsible for damage done to the nets, courts, lights, or fence; by themselves, family members, guests, or lessee.
9. All players are to avoid unnecessary contact with the nets. Hurdling and pounding nets with racquets is forbidden.
10. Trespassers will be prosecuted to the full extent of the law.
11. Persons not playing tennis or waiting for a court are not permitted inside the court fence. You must wait outside.
12. Chasing a ball from one court to another is a dangerous practice. Wait for the ball to be returned to you by players on that court.
13. Rules of the United States Tennis Association shall prevail at all times on the court unless otherwise agreed upon before play is started.
14. Players must observe proper tennis etiquette and be courteous and flexible in the observance of the above rules.

Rules and Regulations will be enforced by a committee appointed by the Board of Directors, the management firm or their agents.

VI. LAUNDRY ROOM-RULES AND REGULATIONS

1. HOURS-7:00 A.M.-11:00 P.M. Every day of the week.
2. The Association assumes no responsibility for laundry left unattended.

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3. Remove laundry as soon as cycle is complete so as to allow others the use of the machines.
4. Dying of laundry is not permitted.
5. Limit use to no more than two machines at a time.
6. Laundry left in machines at closing time will be locked up over night.
7. The management firm and the Board of Directors reserve the right to close the laundry room without prior notice for maintenance or repairs.

VII. SUN DECK

1. No glass of any kind is permitted on the sun deck.
2. Dispose of cigarettes and trash properly.
3. Beach chairs can be used on the deck but for safety reasons must be removed every evening.
4. Children under the age of twelve (12) should not be on the sun deck without adult supervision.
5. The sun deck is for sunning, relaxing, and observation. Running, pushing, wrestling, skateboarding, rollerblading, or other similar activities, or any horseplay is not permitted on the sundeck.
6. At no time should anyone use the sundeck for access to the roof.

VIII. HOSPITALITY SUITE

1. The hospitality room is for Association functions and private parties by reservation with the property manager; forms can be obtained by contacting the property manager.
2. A damage deposit is required. See the reservation form for specific instructions.

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3. Cleaning instructions are posted in the kitchen of the hospitality room.
4. Reservations are made on a first come first serve basis; please file your request well in advance of the date of your intended gathering.
5. Inform your guests in advance of the location of guest parking.
6. Noise level must be kept to a minimum.
7. Charges for use of the hospitality room are determined by the Board of Directors and administered by the property manager.

IX. ELEVATOR

1. Children under the age of eight (8) should be accompanied by a responsible person.
2. The elevators are hydraulically controlled and are fully automatic. They proceed from floor to floor in accordance with whichever number was pushed first. Their destination can not be altered by continuous pushing of any or all buttons. All this does is jam the controls and cause the elevator to malfunction and possibly stall between floors. If the elevator should stop between floors, do not panic. Push the alarm button and someone will come to release you. There is no danger of the elevator falling to the ground level.
3. The majority of breakdowns are caused by children continually pushing all of the buttons and jamming the circuits. Please instruct your children in the proper use of the elevator.
4. The HOLD button should be used with discretion and only long enough to load or unload your belongings or groceries. Do not hold needlessly awaiting person still in the units; others are waiting for the elevator.
5. Entering the elevators in dripping bathing suits or with sandy feet is not permitted. Footwear should be worn. It is extremely discourteous and inconsiderate to leave puddles and sand in the elevator. Maintenance personnel clean the elevators once daily. They can not clean it several times a day.
6. **NO SMOKING IN THE ELEVATORS.** Please extinguish all smoking material before entering the elevator.
7. **IN CASE OF FIRE, USE THE STAIRS TO EXIT THE BUILDING.**

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X. GENERAL HOUSE-RULES AND REGULATIONS

1. NO PETS are allowed on the property at any time.
2. No flammable, combustible, or explosive fluid, or chemical, or substance shall be kept in any unit or limited common area, except such as required for NORMAL household use.
3. Pinwheels, wind chimes or the like, are not permitted to be hung or attached in common areas, or limited common areas. This includes balconies. (NOTE: Any owner may display one portable removable United States flag in a respectable way on the limited common areas).
4. FEEDING OF BIRDS IS STRICTLY PROHIBITED-Feeding birds encourages nesting on balconies as well as health-related problems.
5. FEEDING RACCOONS IS STRICTLY PROHIBITED-Caution, do not attempt to make “friends” with the raccoons. They are rabies carriers and may attack you. The Association assumes no responsibility for their presence on the property or their actions.
6. No clothes lines or similar devices shall be permitted on any portion of the condominium property, including limited common elements, (including balconies) nor shall clothes, swimsuits, or towels and rugs, or the like be hung from any balcony or railing.
7. No cooking shall be permitted anywhere on the limited common element, or the common elements except in such area designated for cooking. (Located on the East side, near pool-2 gas grills)
8. All owners whose units are occupied, rented, or leased by others, shall relinquish their rights of use of the common amenities to said party residing in the unit until such time as the unit is vacant or occupied by the unit owner.
9. For identification and confirmation of authorized use, all owners renting their units shall file with the property manager, the name of the party, Realtor or representative of the unit, to contact in case of emergency. The property manager is not here to serve the needs of renters with problems inside units or lock-outs.
10. Notice shall be posted in the units of the party to contact in case of emergency.

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11. Units owners, guests, family and renters must respect the rights and privileges of other unit owners and renters by refraining from disturbances, loud & excessive noises, or other rowdiness that would require police attention. After 10:00 p.m. quiet is in effect for outdoor common areas.
12. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed in any or on any part of the limited common element, or common elements, which includes the doors and windows, without the written permission of the property manager.
13. No unit owner or lessee shall install radio, television, telephone or other wiring anywhere upon the common elements, or limited common elements, including the roof, without the permission of the Board of Directors, in writing.
14. All vehicles must be properly parked only in the space assigned to your unit. Guests must use the visitors parking. No washing of vehicles on the condominium property. No vehicles or bicycles shall be driven across, parked on the lawns or walkways. Parking in front of the elevators is for unloading ONLY. Damage resulting from the violation of the regulations shall be at the expense of the owner of the vehicle, or the unit owner. The speed limit is 5mph. Watch out for children playing. No repairs shall be made on the property except those of a minor nature such as battery charge, flat tire.
Property owners, if absent, may keep their own vehicles on the property in assigned spot for up to one (1) year. The property manager must have knowledge of or access to keys in the event the vehicle must be moved in an emergency.
15. Bicycles are permitted only on the driveways, and shall not be stored anywhere on the condominium property; except in the bike rack located in the parking garage or the bicycle storage room (4th floor). Bicycles are not permitted on the walkways, docks, fishing pier, putting greens, or on the grass. Association assumes no responsibility for bicycles on the property. Bicycles shall yield to pedestrians, and at all times ride with extreme care on the roadways. Roller skates, skateboards, etc. are not allowed on the premises.
16. Walkways, and all common elements, must not be obstructed or encumbered or used for any other purpose except ingress and egress to and from units or premises, nor shall any carts, tables, benches, chairs or any other personal items be left unattended.
17. No unit owner or lessee shall allow anything whatsoever to fall from the windows, decks, balconies, corridors, roof, or sun deck; nor shall they sweep or throw any substance outside their unit on the common element or limited common elements.

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18. Refuse and garbage shall be deposited only in the areas provided therefor. It shall be disposed of in plastic bags. Furniture, bedding, or other household goods may not be disposed of on the property or in the trash bins. You must haul it away yourself or make arrangements to have it removed.
19. The gas grills are propane only. Do not add charcoal or lighter fluid. Clean up after use. Be considerate of others waiting to use the grills. Do not leave grills unattended during use. Turn off after use.
20. No one is permitted on the roof without authorization. Instruct repairmen to contact the property manager for authorization to access the roof.
21. All owners planning on moving in or out of their units must notify the property manager 24 hours before moving so that blankets will be in place in the elevators for protection of elevator walls, etc.
22. PARENTS MUST SUPERVISE THEIR CHILDREN AT ALL TIMES AND WILL BE HELD RESPONSIBLE FOR DAMAGES TO ANY LANDSCAPING OR PHYSICAL PROPERTY CAUSED BY THEIR CHILDREN. CHILDREN UNDER THE AGE OF EIGHT (8) MUST BE SUPERVISED BY A RESPONSIBLE PERSON.
23. The minimum condominium rental period shall be one week (7 days).

The Board of Directors may, from time to time, in accordance with the Declaration of Condominium and By-Laws, alter, amend, revoke, or add to these rules and regulations for the preservation of safety and order therein, for its care and cleanliness, or for the protection of the reputation thereof. When notice of any such alteration, amendment, revocation, or addition is given to any person, it shall be in force and effect as if originally made part of the rules and regulations.

The unit owner shall at all times, obey rules and regulations and shall use their best effort to see that they are faithfully observed by their families, guests, invitees, servants, or lessees.

Rules and Regulations will be enforced by committees appointed by the Board of Directors, the management firm, or their agents.

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THESE RULES AND REGULATIONS SUPERSEDE ALL PREVIOUS RULES AND REGULATIONS AND ARE IN ADDITION TO THOSE IN THE DECLARATION OF CONDOMINIUM AND BY-LAWS. EVERY UNIT OWNER HAS THE RESPONSIBILITY TO ACQUAINT THEMSELVES WITH THE RULES AND REGULATIONS; AND THE DECLARATION OF CONDOMINIUM AND BY-LAWS OF THE ASSOCIATION.

Approved by the Board of Directors: April 5, 2013.