

RULES AND REGULATIONS

BAYSHORE GARDENS CONDO UNIT ONE
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The following restrictions shall apply to and bind the residents of Bayshore Gardens Condominium Unit One, condominium property, units and parcels.

The rules and regulations outlined in this document are contained within our official Declaration of Condominium (1986) and our Bylaws (2019) documents which are registered with Manatee County.

- 1) All condominium units shall be and remain of like exterior design, shape, color and appearance as other condominium units of same class or type. *Declaration of Condominium 1986. Chapter 12 (a)*
- 2) Occupants of the condominium shall not permit, suffer or maintain in their premises, loud noises, obnoxious odors or pets other than birds. *Declaration of condominium 1986. Chapter 12 (b) (q)* Service animals are permitted upon presentation of certification as per the Federal Disabilities Act to the Board Office.
- 3) Each condominium unit shall be used exclusively as a one family residential dwelling and no business or trade shall be permitted to be conducted there in except for on-premise doctor, dentistor nursing services. *Declaration of condominium 1986. Chapter 12 (c)*
- 4) No parcel or unit shall be sold or rented to any person, party or corporation without the owner first procuring the consent of the Board, said consent shall be given or withheld, based upon the Board's determination of the proposed renters or grantee to meet the financial obligations of the unit. - *FL Statute 718.303*
- 5) The condominium designated as 55 year and older, one resident must be 55 years or older. *Bylaw XIV*
- 6) Unit owners taking title to their unit(s) on or after February 21, 2017 shall not be permitted to lease their unit(s) during the first three (3) years of ownership. *By Law XIV*
- 7) A unit shall not be leased more than once in any twelve (12) consecutive month period. *By Law XIV*
- 8) No lease shall be for a term of less than three (3) consecutive months nor more than (6) consecutive months. *By Law XIV*
- 9) Each lease must be in writing, and shall provide that the tenant must comply with all of the provisions of the Declaration of Condominium and all rules and regulations. *By Law XV*
- 10) An owner intending to lease their unit must provide to the association a written notice and compliance certificate at least twenty (20) days prior to start date of the proposed lease. *By Law XV*
- 11) Visitors must be registered with the Association prior to or upon their arrival. Owners should

acquaint visitors with all rules and regulations. (Declaration of Condominium Section 7) & FL Statute 718.303

- 12) Occupants and owners of each unit shall keep and obey all laws and of all governmental bodies in so far as the same pertain to the control or use of such unit. *(Declaration of Condominium section 12 e & n)*
- 13) No condominium unit shall be partitioned, divided or sub-divided and no structural alterations or changes shall be made within said unit without prior approval of the board of directors of the association. *(Declaration of Condominium Section 12 a & f)*
- 14) That each unit owner, lessee or occupant, shall maintain at all times in good condition and repair, the interior of such unit including porches, doors, windows, interior walls, floor coverings, ceiling, water, electric and plumbing systems, including hot water heater parts, components thereof, sanitary facilities, fixtures, equipment and lamps. *(Declaration of Condominium Section 12 g)*
- 15) No wires, tv antennas, air conditioners, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of any building except for those items or structures which form a part of the original building and their replacement. *(Declaration of Condominium Section 12 h)*
- 16) No clothes lines, hangers, or drying facilities shall be permitted or maintained on the exterior of any unit or on any part of the common elements, except by the association and no clothes, rug, drapes, spreads or household articles or goods of any sort shall be dried, aired, cleaned or dusted by hanging or extending same from any window, door or railing.
(Declaration of Condominium Section 12 i)
- 17) All common stairways, walkways, driveways or passage areas shall be kept at all times free from blockage or obstruction. *(Declaration of Condominium Section 12 l)*
- 18) Guests must have identification tags when they use the swimming pool. *(Declaration of Condominium Section 12 P)* Please obtain at Board Office.
- 19) Each owner has one assigned parking spot. Residents with two drivers can have a second vehicle parked in the guest parking area. *(Declaration of Condominium Part 3)* All owner vehicles must display parking pass and guests must obtain a visitor's parking pass to be displayed prominently in vehicle.
- 20) No unit owner unit owner, lessee or occupant shall make, permit, or cause to be made any addition, decoration, repair, replacement or alteration to the common elements or to the exterior portion of the building or to his their unit; or remove any addition, improvement or fixture from the building without prior consent of the board of directors.
(Declaration of Condominium Section 12 a)
- 21) The association may levy reasonable fines against a unit for the failure of the owner, lessee or guest to comply with any provision of regulations contained with official association documents. Fines of up to \$100 per violation to a maximum of \$1000.00 may be levied. *(By Law article XI 2 & Florida Statute 718)*