

Baytree Village Condominium Association, Inc

Rules, Regulations and Use Restrictions

Buyers and Tenants Version Confirmation Form

Amended on September 16, 2019

(Initial before each number confirming that you have read and agree to abide by the rules and regulations.)

The Declaration of Condominium and Associations Rules, Regulations and Use Restrictions concerning Baytree Village Condominium, Inc shall apply to and are binding upon all unit owners, their lessees and guests. Failure to follow the Associations Rules, Regulations and Use Restrictions will be subject to fees and / or legal action. (Ref-Dccrs, Art. XIV)

This document states various covenants enforced by the Association. It is not a substitution for the legal documents that rule the Association. It is the unit owners responsibility to obtain a copy of the Associations legal documents available from the Management Company. The Baytree Village Condominium Association strictly enforces all covenants and it is the unit owners responsibility to be knowledgeable of the Associations documents.

       1. Units

- A unit may be rented to a lessee only after board approval.
- Each of the units shall be only occupied by persons on application, its temporary guests or approved lessees, as a residence, and for no other purposes.
- Limited to two persons per bedroom.
- May not be divided into smaller units.
- Shall remain of like exterior design, shape, color and appearance as other condominium units of same type, including window treatments.
- No rooms may be rented.
- No owner may lease a unit more than four times in a twelve month period.
- The unit owner or lessee is responsible for guests following the rules and regulations.

## 2. Unit Maintenance

- Each unit owner or lessee shall maintain their unit in good repair.
- The unit owner is responsible for the interior of the unit, including porches, interior walls, floors, ceiling, doors, interior and exterior of windows, water, electric and water systems, the air conditioner and air conditioning systems, sanitary facilities, equipment and lamps. The water and electric systems include items within the unit.
- The unit owner is responsible for upkeep and repair of all screens and must have prior written approval of the Board to replace a screen.
- No antenna or dish, external wiring or cable is allowed to be placed on the exterior of the unit.
- Basic cable and internet is supplied through Spectrum as part of the association dues.
- No storage is permitted outside the unit or under the stairway. Any item found may be removed without notice and discarded.
- No household articles of any kind, are allowed to hang from windows, balcony or door.
- No portable cooking equipment, heavy storage, boxes, appliances or grills are allowed on the porch.

## 3. Unit Sale and Lease

- The Sale or Lease of any unit must have an application obtained from the Management Company and approved by the Board before occupying the unit.
- All new leases or purchases must go through the screening and approval process.
- Approval will be given when the application is returned, along with the fee, a background check obtained, Rules and Regulations signed, and a meeting with Board members completed.

## 4. Common Elements

- The Common Elements are for the enjoyment of the owner/lessee and not to be used as a playground.
- No unlawful use shall be made of any unit or of the condominium property. All municipal ordinances and other zoning ordinances, laws and regulations shall be strictly observed.
- Only "for sale" or "for rent" signs are permitted and they must be placed in the unit window.
- No signs may be placed in the Common area.
- The Board may make changes regarding the Common area usage, provided that copies of any changes be sent to the unit owners.
- Any damages to the Common Elements or Property by residents or guests, shall be repaired or replaced at the owners expense.
- All common sidewalks, driveways, entrances or passageways shall not be obstructed.
- No personal property can be stored or kept on Common Areas.
- No one is permitted on the roof, except licensed, insured contractors.
- Ladders are not to be placed against the gutters.

## \_\_\_\_\_ 5. Nuisances

- Be respectful of your neighbors by keeping noise to a minimum. No excessive noise after 10pm. Carpentry and repairs must be done between the hours of 8am-6pm.
- All parts of the condominium shall be kept in a clean and sanitary condition. No garbage shall be allowed to accumulate nor any fire hazard be allowed to exist.
- All garbage should be disposed of in closed bags and placed into the dumpster container with the dumpster lid closed. No garbage shall be thrown over the dumpster fence or left on the ground.
- All boxes and cartons shall be broken down before placing them in the dumpster.
- It is the responsibility of the owner / lessee to dispose of very large items such as sofas, mattresses and appliances by means other than the Associations Dumpster.
- No items may be left outside the dumpster or elsewhere on Common Property.

## \_\_\_\_\_ 6. Pets

- All pets must be approved by the Board of Directors before moving in.
- Each unit may have no more than two pets ( cat / dog ) not to exceed 25 pounds at maturity.
- No aggressive breeds or exotic animals are allowed.
- All pets must be on a leash if out of the unit.
- All waste must be picked up and disposed of properly.
- The owner of the pet is responsible for any damage to the common area done by the pet.
- A pet who is a nuisance, makes excessive noise, or attacks another person or animal, will be referred to legal action if not remedied.

## \_\_\_\_\_ 7. Liability of personal property

- The Association assumes no liability to loss or damage of personal property.

## \_\_\_\_\_ 8. Vehicles and Parking

- Each unit is assigned one reserved parking space by the Board of Directors.
- Only two vehicles are permitted per unit. The second vehicle may be parked in any guest spot.
- You may not park, leave or store any trailer, boat, recreational vehicle, commercial truck or any vehicle with signage or ladders in the parking lot areas.
- No repairs of any kind are permitted in the parking area.
- Vehicles must be in operating condition, and with current tags.
- Violation will result in vehicle being towed at the owners expense.

