

**Baytree Section Nine, Inc**  
**Rules, Regulations and Use Restrictions**  
**Amended: July 2020**

(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 Section Nine, 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.

This document is not a substitute 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.

           **1. Units**

- A unit may be rented to a lessee only after approval by the Board of Directors or their representative.
- No short term rentals.
- 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 purpose.
- Limited to two persons per bedroom.
- May not be divided into smaller units or used for AirB&B.
- Shall remain of like exterior design, shape, color and appearance as other condominium units of same type, including window treatments. Window coverings must be of neutral color to the exterior.
- The unit owner or lessee is responsible for guests following the rules and regulations.
- Owner/lessee shall be liable for all damage to the buildings caused by receiving deliveries, moving or removing furniture or other articles to or from the building.
- Homeowners are advised to carry homeowners insurance on their unit. Lessees are advised to carry renters insurance.
- Owners, lessee or guests must report any leaks or damages of their unit to the Management Company immediately.

## 2. 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, or their representative, prior to occupying the unit.
- All new leases or purchases must go through the screening and approval process.
- Approval will be given within seven days after the application is returned, along with the fee, a background check obtained, Rules and Regulations signed and meeting with the Board and/or their representative.

## 3. Unit Maintenance

- Each unit owner or lessee shall maintain their unit in good repair.
- The unit owner is responsible for upkeep and repair of all windows and screens. No exterior light fixture can be changed.
- 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 assessment.~~
- 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 the windows, balcony or door.
- No portable cooking equipment, heavy storage, boxes, appliances or grills are allowed on the porch.
- The Association shall have a key to fit the front door locks of all units. If an owner wishes additional security, by having a second lock installed, the owner shall deposit a duplicate key to the second lock with the association, for use in emergencies. If a lock is changed, the owner must provide a key to management.

## 4. Common Elements

- The Common Elements including the green areas, sidewalks and driveways are for the enjoyment of the owner / lessee and are NOT to be used as playgrounds including skateboarding, bike riding, ball playing, etc.
- 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, not to exceed 18"x18" in size, may be placed in the unit window.
- No signs may be placed in the Common area.
- No flags other than the American flag or US military flags are allowed. These are not to exceed 4 ½ x 6 '.

- 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 wheeled vehicles can be stored on front porches. A bike rack is provided in the center island.
- No one is permitted on the roof, except licensed, insured contractors.
- There shall be no solicitation by any persons anywhere in the building for any cause, charity or purpose unless specifically authorized by the Board of Directors.

## 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.
- No hard floor surfaces are allowed on the second floor without a properly installed insulated and sound proof sub floor. An ARB form is required with approval before installation.
- 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 in 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 and/or their representative before moving in.
- Each unit may have no more than two pets ( cat / dog ) not to exceed 25 pounds at maturity.
- No aggressive breeds, as listed on the insurance vicious dog list, or exotic animals are allowed. No reptiles, rats or mice are permitted.
- Pets must be on a leash and are not allowed to be walked in front of the units.
- All dog 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, attacks another person or animal, will be asked to remove the pet from the property.



## \_\_\_\_\_ 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 for a one or two bedroom unit. The three bedroom units will be assigned two reserved parking spaces. No more than two vehicles are permitted per unit.
- All pick-up trucks must park in the center island area due to size restrictions. No truck greater than ½ ton is allowed.
- 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 are allowed on the condominium property except for minor repairs such as changing tires, adding oil or coolant.
- Vehicles must be in operating condition, with current tags and with "Baytree 9" parking permit.
- Violation will result in being towed at the owners expense.

## \_\_\_\_\_ 9. Infractions

- Notice will be sent to the owner and / or lessee of any infraction of the Rules and regulations.
- After two notices of the same infraction, and if not remedied, the Board of Directors will consider legal action.

## \_\_\_\_\_ 10. Management

- No resident or guest shall direct, supervise or in any manner attempt to assert control over any vendor of the Association or the Management Company.
- Any complaints, concerns or recommendations shall be directed to the Management Company either in writing, or by email, and signed.
- The Management Company will address the issue or bring it to the Board of Directors.

## \_\_\_\_\_ 11. Rule Changes

- The Board of Directors of the Association reserves the right to change or revoke existing rules and regulations and to make additional rules and regulations as necessary.

By signing below, I declare that I have read the above completely and that I agree to abide by the Baytree Nine, Inc. Rules, Regulations and Use Restrictions.

Signature

Date \_\_\_\_\_

Signature

Date \_\_\_\_\_

Print name

Print name

Address

Address