

SCHEDULE "A" TO BYLAWS
RULES AND REGULATIONS
-of-
BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.
REVISED AT A BOARD MEETING ON SEPTEMBER 10, 2019

In addition to the provision of the Declarations of Condominium of the BAYVIEW VILLAGE CONDOMINIUM (collectively, the "Declarations"), and the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of Bayview at The Township Condominium Association, Inc., the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Administration, shall govern the use of Units, Common Elements and other property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Unit residents, whether Unit Owners, approved lessees, or the guests of Unit Owners or lessees. All defined terms herein shall have the same meaning as in the Declarations, Articles and Bylaws.

- 1) In order to enhance the beauty of the buildings and for safety purposes, the sidewalks, entrances, passages, vestibules, stairways, corridors, hall, and all similar Common Elements and other Association Property, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carts, carriages, chairs, tables, or any other similar objects be stored therein. Bicycles may be stored only in Units or in other specifically designated areas.
- 2) Unit Owners shall store personal property within their respective Units and designated storage areas and not on the Common Elements
- 3) No garbage cans, supplies, milk bottles, or other articles shall be placed on balconies, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any such balconies or patios or part of the Common Elements or Association Property. To provide a healthy environment and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse ONLY in the areas so designated. The Common Elements and Association Property shall be kept free and clear of rubbish, debris, and other unsightly material.
- 4) So as to maintain the cleanliness of the Condominium Property, no Unit Owner shall allow anything whatsoever to fall from the window, balcony, or doors of his Unit, nor shall he sweep or throw therefrom any dirt or other substances upon the grounds.
- 5) No vehicles other than automobiles shall be permitted to park within the Condominium Property or Association Property, except for the purpose of making deliveries or providing repair services to a Unit. ~~For purposes of this rule, "automobile" does not include any type of van, camper, truck, etc.~~ Prohibited vehicles include, but are not limited to, commercial vehicles, trucks, campers, trailers, motor homes, recreational vehicles, boats or any similar types of vehicles. No vehicle, which cannot operate on its own power, shall remain within the Condominium Property or Association Property for more than 24 hours. No vehicles shall be repaired within the Condominium Property or Association Property, except for emergencies.

- 6) **Vehicles must be properly maintained and shall not be in unsightly condition as determined by the Board of Directors.**
- 7) **Damage to the blacktop caused by the vehicles of Unit Owners and/or guests will be paid for by the Unit Owner associated with said vehicle.**
- 8) **All owners, occupants, residents and guest's vehicles must park "NOSE IN" so the license plate is visible from the road.**
- 9) **Unit owners must park their vehicle in their assigned parking space. If there is more than one car per unit, the second vehicle may be parked in a guest space.**
- 10) **A guest pass must be displayed on a vehicle's rear-view mirror of an overnight guest.**
- 11) **Vehicles with expired license tags or that are improperly parked will be towed off Association property at the expense of the Owner of the offending vehicle. Any vehicle in violation of the above rules is subject to being towed without warning. Vehicles will also be towed if parked on the median, lawn or landscaped areas; or if the vehicle is parked on another unit's reserved spot space.**
- 12) In order that labor costs may be kept to a minimum, employees of the Association may not be sent out of the Condominium Property by any Unit Owner at any time for any purpose. No Unit Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.
- 13) Servants and domestic help of the Unit Owners may not gather or lounge in the Common Elements or Association Property.
- 14) In order that all Unit Owners may have the quiet enjoyment of their property, no Unit Owner shall make or permit any disturbing noises on the Condominium Property or Association Property by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Unit Owners. No Unit Owner shall unreasonably play 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 Unit Owners. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.
- 15) No radio or television installation may be permitted in a Unit, which interferes with the television or radio reception of another Unit. No antenna or aerial may be erected or installed on the roof or exterior walls of a Condominium Building without the written consent of the Board of Administration of the Association, except that this prohibition shall not be applicable to television or radio installations permitted or contemplated by the Declaration.
- 16) In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium Property or Association Property without the written consent of the Board.

17) In order to protect the Condominium Property, each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by:

- (a) Removing all furniture, plants and other objects from his porch, terrace, or balcony, where applicable; and
- (b) Designating a responsible firm or individual to care for his Unit should same suffer hurricane damage and furnishing the Board of Administration with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board.

18) In order that the Buildings may maintain an attractive and uniform appearance, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, windows or roof, nor shall a Unit Owner place anything other than porch furniture or plants on the porch or balcony except with the prior written consent of the Board. **Unit Owners are responsible for maintenance of screen doors and screened patios. Screen patches are not permitted.**

19) No fences may be erected upon the Condominium Property or Association Property.

20) **Bayview is a no pet community.** ~~Pets~~ Service animals or emotional support animals (“ESAs”) belonging to Unit Owners who have ~~signed a pet permission agreement (as formulated from time to time by the Board) and which pets have~~ been approved by the Board will be allowed within the Condominium Property and Association Property subject to the following restrictions:

- (a) ~~No animal other than household, domestic animals (dogs, cats, and small birds) shall be permitted upon the Condominium Property or Association Property at any time.~~
- (b) No animal may be kept, bred or maintained for any commercial purpose.
- (c) ~~No animal weighing in excess of twenty (20) pounds may be brought or kept upon the Condominium Property or Association Property.~~ **A letter from a licensed healthcare provider must be submitted to the Board of Directors for emotional support animal approval before allowing the animal on the property. Owners of service animals must affirm that the service animal is required because of a disability and explain what task the animal has been trained to do.**
- (d) Each animal brought or kept upon the Condominium Property or Association Property shall be at all times **on a leash and** under the control of its Unit Owner.
- (e) Each Unit Owner shall promptly remove and properly dispose of all waste matter deposited by his animal upon the Condominium Property or Association Property.
- (f) No animal shall be allowed to constitute a nuisance.

- (g) ~~No pet, which dies or is disposed of, may be replaced. It is the intent of this rule that although a pet owned by a Unit Owner at the time such Unit Owner purchases his Unit may be approved so as not to require Unit Owners to choose between purchasing a Unit and giving up their pet, no new or additional pets may be acquired after a Unit is purchased.~~

21) In case of any emergency originating in, or threatening any Unit, the Board or any other person authorized by it shall have the immediate right to enter such Unit for the purpose of remedying or abating the cause of such emergency, notwithstanding that the Unit Owner of such Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Board shall have a master key to fit the door locks to all Units. If a Unit Owner wants to change a lock or to have a second lock installed as additional security, said Unit Owner shall deposit with the Board (at such Unit Owner's expense) a duplicate key for each such lock.

22) No one other than persons authorized by the Board shall be permitted at any time on the roof of the Condominium Building.

23) There shall be no solicitation by any person anywhere in the Buildings for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board.

24) **The use of barbecue grills (gas, electric, charcoal or other) is prohibited.** ~~No fires, cooking devices or other devices, which emit smoke or dust, other than any which may be installed by the Developer, shall be allowed on any balcony or patio, except same shall be permitted on patios or balconies of one-story buildings.~~

25) In addition to the various lake restrictions set forth in the Declaration of Class "B" Residential Covenants, Conditions and Restriction of The Township, swimming in lakes is prohibited.

26) Unit Owners must be present during the period of time visitors are residing in their Unit. **No more than 30 days are allowed per visit, unless previously authorized by the Board of Directors.** Immediate family members (mother, father, grandparents, brother, sister and children) may reside in the Unit in the absence of the Unit Owner, provided the Board has been notified prior to their stay. Validation of relationship must be produced in the form of legal documentation and presented to the Board upon request.

27) **Gasoline, Propane or any volatile gas propelled motorcycle, moped, or bicycle is not permitted at any time in the parking areas or stored inside a unit.**

28) **Pool and Club House area:**

- a. **Breakable containers shall not be allowed at the pool.**
- b. **No alcoholic beverages shall be permitted.**
- c. **After use, tables and chairs must be returned to their original positions.**
- d. **Persons under 16 years of age are not allowed in pool area without an adult.**

- e. No one is permitted in the pool or pool area from dusk to dawn.
- f. No person in diapers, unless diapers are specifically those for use in swimming pools, shall be permitted in the pool.
- g. Bathing suits and/or other swimming clothing must be worn in the pool area at all times.
- h. All persons shall obey the rules posted on signs in the pool area.
- i. The pool gate must remain locked at all times except when entering or exiting the pool area.
- j. Reserved parking spots may only be used by residents while enjoying the pool and clubhouse. Those parking spaces may be used during the hours of 8PM and 7AM only if no more guest spots are available. Any vehicle parked in violation of these rules will be given one warning before being towed at the expense of the vehicle's owner
- k. Cars can be washed only at the 2 approved parking spots. No unit owner may use those spots for other purpose than washing their car.

29) Unless expressly permitted in writing by the Board of Directors, the installation of any floor covering other than padded carpeting is prohibited. Materials must be approved by the Board of Directors in writing prior to installation, and an architectural request form is required. The Association shall be entitled to inspect the progress of the installation to confirm that such installation is compliant.

30) Feeding wildlife is prohibited.

31) CONSERVE WATER. Check your Unit for leaks and turn off the outside water after washing a vehicle

32) For the safety of all our residents and guests, please obey all stop signs and speed limits and slow down for speed humps

33) Unit Owners must contact the Management Company to obtain instructions to proceed with application for sale, transfer, quitclaim deeds of a unit

34) Unit Owners are not permitted to remove trees, plants or bushes from Common Grounds. Unit owners wishing to add trees, plants or bushes must receive approval from the Board of Directors prior to any planting to conform with city approved plants and bushes. Any landscaping planted on Common Grounds by any Unit Owner shall be the property of the Association and managed accordingly

35) Large items shall be placed beside the dumpsters only after 5PM of the day before bulk pickup

36) All cardboard boxes MUST be broken down and placed on the recycling bin

37) Coconut Creek Recycling policy must be followed

38) Fines may be levied for infractions of these Rules & Regulations