

# Bayside Key Homeowners Association Inc.

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Dear Resident;

**Subject: Community Information Letter / Rules and Regulations Distribution**

This letter is part of an ongoing effort by the board of directors of the Bayside Key Homeowners Association to communicate with the owner/members and protect both the property values and quality of life in our community. The board would like to be sure all residents are fully informed of both the benefits and responsibilities that come with living in Bayside Key.

The governing documents direct the Association to provide blanket property insurance on all structures. This is included in your monthly assessment. It is important to note however that it is the owners' responsibility to consider interior coverage and/or flood insurance.

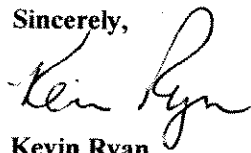
Water and trash disposal are also provided within the assessments, along with subterranean termite protection, building repainting and re-roofing on a scheduled basis, and both street and landscape maintenance. It is important to note, however, that Bayside Key is a homeowners association and not a condominium so the townhome structures are entirely owned by the unit owner and exterior maintenance is provided on a strictly limited basis.

The board of directors has taken on responsibility, and budgeted for, the following areas of repair and maintenance; roof repairs, exterior stucco and caulk repairs, porch light replacement and damage from subterranean termites. Doors, windows, screens and door jams are specifically identified in the governing documents as owner responsibilities, as are air conditioning and all interior plumbing repairs, along with pest control other than subterranean termites.

New owners or tenants need to contact property management to arrange getting their names entered into the gate directory. Replacement gate transmitters are available for sale from the property manager.

The attached document is a synopsis of the rules and regulations that protect both the property values and the quality of life for all Bayside Key residents. If you would like to secure a copy of the entire document package or have any questions on community matters, please contact the property manager at the address below.

Sincerely,



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For The Board of Directors  
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# **BAYSIDE KEY HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

## **SIGNS**

No advertising or third party signs are permitted. One "for sale" or "for rent" sign is permitted.

## **PETS**

Animals must be leashed, their waste cleaned up immediately and restrained from excessive barking or creating a nuisance. Two pets (dogs, cats, birds) are allowed per unit and pets are not allowed in the pool area or the ponds.

## **APPURTENANCES / EXTERIOR ALTERATIONS**

Any and all exterior modifications to the buildings must have the approval of the Architectural Control Committee. One satellite dish per lot is allowed. The dish shall not be attached to the building and should be placed in a landscape bed. Storm doors of white aluminum are permitted and rear porches can be screened or glassed in with white aluminum structural components. One potted plant can be placed on a front porch. No other yard decorations are allowed.

Unapproved exterior alterations may be removed or modified by the Association upon thirty days notice.

## **VEHICLES**

Permitted vehicle parking is allowed in designated parking spots only. Parking spots with no numbers are available on a first come first served basis. With the exception of police vehicles or pick up trucks of less than one ton capacity, commercial or cargo truck parking is not permitted. Trailers of any kind, mobile homes, recreational vehicles, campers and boats are also not permitted to be parked in the community. Permitted vehicles are allowed to have commercial markings as long as they are being used for transportation to and from work. The parking of untagged vehicles is prohibited. On site vehicle repairs are limited to a two hour maximum.

Any vehicle parked in violation of these rules for 24 consecutive hours or 48 non-consecutive hours in a 7 day period will be towed. No owner notification is required.

## **WATERWAYS**

No fishing, swimming or watercraft of any kind is allowed on the ponds.

# **BAYSIDE KEY HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

## **TRASH DISPOSAL**

All trash must be placed in the dumpster/compactor. Please place garbage all the way into the dumpster past the ledge. If an item is small enough to fit in the dumpster door, please put it into the compactor. In the case of an equipment problem, please call the property manager immediately. Trash storage outside is prohibited.

## **TRAFFIC REGULATION**

Both motorized and non-motorized vehicles of any kind (scooter, motorcycle, etc.) are prohibited from all sidewalks and common areas other than streets in the community. The street speed limit is 15 miles per hour.

## **POOL / RECREATION RULES**

The pool and recreation areas are reserved for the use of townhouse owners and their tenants or guests. Guests must be accompanied by an owner. The pool and recreation area hours are dawn to dusk, parties must be approved by the Association. The pool gate must be kept closed at all times, no glass containers are allowed in recreation areas and children under the age of 12 must be accompanied by an adult of at least 18 years old.

## **FLAGS**

One American flag is allowed per lot. Seasonal flags or decorations are permitted with a 15 day time limit (exception, Christmas holiday season – 30 days).

## **STORAGE**

Outside storage of any kind is not permitted.

## **WINDOW TREATMENTS**

No window treatments which obstruct the clear window area of any exterior window shall be of any color other than white or beige.

## **GENERAL ENFORCEMENT PROCEDURES**

1. Initial violation letter with call for action or written response within 14 days
2. Response requesting appeal or consideration guarantees no further action until board or appropriate committee meets.
3. The Association has the option of imposing fines for continuing violations.
4. Parking offenders will be towed. Notification is not required.