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Address and Phone Number

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Introduction

The purpose of these rules and regulations is to establish procedures to assure that residents will be able to enjoy their condominium home and the use of North Bay Village facilities in a pleasant and harmonious environment.

Condominium living is becoming increasingly popular and there are distinct differences from single-family homes and rental complex's. Since numerous residents live and relax in close proximity to each other, it is imperative that residents and their guests adjust to these differences from other lifestyles and accept new responsibilities.

Each unit owner, tenant, invitee, relative, or guest, hereinafter referred to as "resident(s)" of the condominium unit, shall be governed by Florida Condominium Statues and by the following rules and regulations, in addition to the obligations and duties set forth in the declaration of Condominium and the Associations By-Laws, Articles of Incorporation and any amendments to these documents. Owner is responsible for tenants, relatives or guests actions within North Bay Villages.

All "Residents" as defined in the foregoing paragraph are expected to become familiar with the Rules and Regulations. The North Bay Village community is comprised of numerous people with various differences in ages, interests, etc. Respecting

the rights of others is essential when many people live closely together.

The Rules and Regulations may appear to be lengthy and detailed. However it is important to read them, as they will be strictly enforced. They are designed to preserve the attractiveness and desirability of North Bay Village. Compliance by all the “Residents” will enhance the over all appeal of our community and also will enable the residents to be proud of where they live.

The Rules and Regulations regarding the condominium property, the common elements, the limited common elements and the condominium units shall be deemed in effect until amended by the Board of Directors and residents at all times shall be responsible to see that they are faithfully observed by their families, guests, lessees and persons over whom they exercise control and supervision. Additional provisions are specified in Article XIII and Article XIV in the North Bay Village Declaration of Condominium.

General

Pursuant to Florida Statutes, the following Rules and Regulations have been duly adopted by the Board of Directors of the North Bay Village Condominium Association, Inc. and shall remain in effect until amended in part, or replaced in whole by the board of Directors.

The Board of Directors reserves the right to amend or add to these rule and regulations without the consent of the members of the Condominium Association. All changes and additions to these Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.

1. All sidewalks, walkways, stairwells, entrances, passageways, Elevators, vestibules and all of the common elements must not be blocked or used for any purpose including planters, hoses or furniture.

2. The personal property of all residents shall be stored within their personal condominium unit or where applicable to assigned storage.

3. Fire exits and walkways shall not be obstructed in any manner

4. No toys, shopping carts, lawn or other furniture, carriages, bicycles, wagons or other similar objects shall be kept on the common elements including halls, walkways, entrances and stairwells.

5. Bicycles shall only be kept and stored within individual units and/or areas approved for them by the Board of Directors.

6. No linens, clothes, rugs, mops, towels, swim suits or laundry of any kind shall be hung or shaken from any window, door, balcony, porch, patio, railing or exposed on any part of the limited common elements or common elements.

7. No plants, shrubbery, flowers, vines or grass shall grow on the common elements by any unit owner or resident without the prior written approval of the Board of Directors. The Board of Directors reserves the right to limit the growth of any plants by individual residents on the outside limited common elements (porches, patios, balconies) if the area is unsightly, detracts from the beauty of the community or creates a possible physical threat to the stability of the common structures and /or common element landscaping. Any landscaping by a resident on common element areas adjacent to their limited common area must follow any guidelines as adopted by the Board of Directors and have prior written approval of such plans. All work will be completed at resident's risk and expense and if deemed to be a nuisance at a later date to be removed at residents expense.

8. All window coverings visible to the outside of a unit must be *neutral earth tone colors*. *No signage, posters, pictures are to be displayed in any window or door which may be observed outside the unit.*

9. No flammable or explosive fluids, combustible chemicals or other substances shall be kept in any unit, garage, balcony, patio or storage area except such as are required for normal household use.

10. No unit owner or resident shall make or permit any disturbing noises by himself, family members, employees, agents, visitors or pets: nor do or permit anything by such persons/animals that will interfere with the rights, comforts or conveniences of other residents. No radio, stereo, television or other sound amplifier shall be operated in such a manner so as to disturb other residents, at any time of day or night. Moreover the volume of the foregoing shall be lowered as of 10:00PM each day.

11. No resident shall play or permit the operation of any musical instrument in a manner that would disturb other residents, nor shall any vocal or instrumental instructions be conducted at any time.

12. All County, State and Condominium occupancy provisions must be strictly adhered to regarding the number of occupants per unit. North Bay Village Condominium Documents limit occupancy to a maximum of two persons per bedroom.

13. No balcony, porch or patio may be screened or enclosed without prior written approval of the Board of Directors. If approved, the enclosure must conform to the style and standards established by the Board of Directors.

14. No awning, canopy, shutter or other projection shall be attached to, or placed upon the outside walls, doors or roof of any building without the prior approval of the Board of Directors, *this includes hurricane window covers*

15. The limited common elements shall be kept free and clear of rubbish and other unsightly material.

No resident shall allow anything to fall or be swept from any window, patio, terrace, balcony or porch onto the common elements or limited common elements; nor store or use old sofas and/or any other furniture that is not meant for outdoor use on any patio, terrace, balcony and any other outdoor limited common element.

16. Refuse and garbage shall only be deposited within the garbage compactor, located across from building 6344 and never left unattended anywhere on North Bay Village common or limited common areas. Contractors are not permitted to dump debris of any kind into or alongside the compactor. Only household trash is to be deposited in the compactor and no articles are to be left outside or alongside the compactor. Residents shall not deposit the following articles in **or alongside** the compactor: refrigerators, stoves, dishwashers, washers, dryers, water heaters, mattresses, carpeting, furniture, car tires, car/boat batteries, toxic/hazardous material, construction debris, toilets, and any other articles that will not fit into the compactor. It is the resident's responsibility to properly dispose of all articles not acceptable in the compactor. Anyone found leaving articles or causing articles to be left outside of the compactor will be

assessed a fee to cover the cost of cleaning up, removal and disposal of articles in addition complaints may be filed with the police and/ or court if circumstances warrant it.

17. No sign, advertisement or other notices (excepting authorized official Association notices) shall be exhibited affixed or displayed to any part of the common elements, including mailboxes, limited common elements, vehicle or any condominium unit in such a manner as to be visible from the outside of the unit, without the prior written approval of the board of Directors. Bulletin boards located in the laundry rooms and mailbox stations are for residents use to exhibit items for sale to other residents. Displays shall be approved by Board of Directors, dated and on 3"X5" cards only.

18. No advertisements, notices or circulars shall be distributed on the condominium property without prior written approval by the Board of Directors. This includes "for sale" or "for rent".

19. Florida state law requires that the Association has the irrevocable right of access to each unit for maintenance or emergency conditions. Every unit owner automatically agrees to be responsible for any damages incurred if forcible entry must be used to gain entrance for an emergency.

20. No unit owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees or vendors of the association.

21. Any unit that will be vacant for one or more consecutive months, or during the months of June thru October (the hurricane season), shall have removed all furniture, plants and other objects from the balcony, porch and/or patio . The Association shall be notified of a responsible firm or individual, if other than the unit owner, to care for the unit in the event of an emergency. Any unit left unoccupied for four weeks or more shall have assigned a person to check condition of unit a minimum of biweekly.

22. Moving in or out of any unit may be done during the hours of 8:00AM and 7:00PM only.

23. Units are for single-family use and for no other purpose. A business for commercial purposes may not be conducted from a North Bay Village unit (garages included).

24. Satellite Dish Antennas cannot be installed on the exterior surfaces of structures (buildings) or on any common exterior grounds of North Bay Village. Any Satellite Dish installation must be approved by the Board of Directors and follow guidelines as approved by the Board of Directors

. (Reference Board Resolution passed at board of director meeting February 19,2001)

Children

1. North Bay Village is a condominium of private homeowners. The Village has no facilities for children, with the exception of the playground area located beyond the tennis courts.

2. Children shall not play or loiter by the North Bay Village entrance, exit or any other common element, streets, parking lots, halls, stairways, elevators, walkways, laundry rooms and those recreational areas (Adult Center) designated as adults only.

3. Resident Adults are responsible legally and financially for the actions of their minor children and their children's guests.

4. Residents may lose privileges from the misbehavior of their minor children and their children's guests.

Pets

1. Dog size is limited to 18" at the shoulder, not to exceed 30 pounds at maturity. (*Effective date November 1, 1989*) Band animals, Akita, American Pit Bull Terrier, American Staffordshire terrier, Catahoula Leopard, Chow, Doberman Pincher, German Shepherd, Presa Canario, Pit Bull, Rottweiler, Staffordshire Bull Terrier or Wolf. (Adopted January 2006)

2. Cats shall not be allowed to roam the property unattended. Loose cats are subject to trapping and being turned over to the Humane Society. (*Effective date November 1, 1989*)

3. No more than two pets will be permitted within any condominium unit.

4. No exotic pets such as but not limited to snakes, raccoons, skunks, ferrets, etc. are permitted.

5. Pets are not allowed within any pool area or recreational clubhouse of the condominium property.

6. Dogs and cats must be kept on a leash at all times when outside the condominium unit. Pets must be held when in elevators.

7. When walking your pet, according to Hillsborough County Law effective January 2001, owners **must pick up all droppings.**

8. Any resident who permits their pet to be a continual disturbance to other residents or habitually fails to abide by these Rules and Regulations may be asked to permanently remove such pet from the condominium property.

9. Pets residing in Hillsborough County are required to be licensed by Hillsborough County Animal Control Center. North Bay Village pet owners must also register their dogs and cats with the Association, providing a copy of current license and proof of required shots. Pets when outside the condominium unit must wear the license tag of Hillsborough County.

Vehicles and Parking

1. Each condominium unit is assigned the exclusive use of one parking space. All such reserved spaces bear white bumpers with a number. All spaces not reserved bear yellow bumpers labeled "visitors"

and are available for residents and guests on a first come first serve basis.

2. Any vehicle improperly parked or parked in another units reserved space may be towed without notice at the expense of the vehicle owner. Residents must initiate the towing of any vehicle in their space by contacting the office, board of director or security. Other cases of improperly parked vehicles are: fire zones, on street parking, blocking compactor access, parking in entrance circle, etc. and are subject to immediate towing by the Association.

3. **NO** commercial vehicle shall be left, stored or parked (excluding garages) overnight on the condominium property. A commercial vehicle is any car, van or truck with any commercial sign painted or otherwise affixed to the vehicle. No commercial vehicle may be left on the property with visible work equipment (racks, ladders, etc.). No commercial vehicle may enter the North Bay Village premises after 7:00PM any day of the week except for emergencies.

4. No recreational vehicle or trailer (excluding registered and authorized boat trailers which are parked in authorized area for such) shall be left stored or parked over night overnight on the condominium property without prior permission from the Board of Directors

5. No vehicle without a currant license tag or which visibly cannot be operated or move on its own power shall remain on the condominium property.

Such vehicles will be towed at owner's expense. This includes vehicles with flat tires.

6. No vehicle repairs shall be made on the condominium property. However, owners must, nevertheless immediately correct oil, gas and antifreeze leaks. Owners will be held personally responsible for the cost of repairing asphalt damage due to such leaks

7. Vehicles shall only be washed at car wash area located near buildings 6326/28

8. Motorcycles, mopeds and motorbikes shall only be parked in regular parking spaces and shall not be stored or operated on any sidewalk, walkway, patio or lawn area.

9. Any owner of a condominium unit at North Bay Village who is not a resident at North Bay Village, but rents or leases the unit, shall by nature of the rental or lease agreement have surrendered his assigned parking space to the tenant who occupies the unit.

10. Bicycles May not be ridden on any of the association's sidewalks, walkways or lawn areas. To transport on sidewalks, walkways or lawn areas, bicycles must be guided by hand with no mounted rider.

11. All vehicles owned, leased, rented or operated by residents shall be registered with the Association and shall display such tags or permits as may be assigned. Unregistered vehicles will be towed at their owner's expense.

12. All streets within the condominium area are one-way. Speed limit is 15 Miles per Hour.

13. The entry gate may be operated by remote control or by the phone panel located at the circle for visitor use. Visitors must use phone panel to call a resident and that resident may then open the gate by first pushing # then 9 on their phone. The Board of Directors may determine charges for remote controls.

14. Only one car at a time should proceed thru the entrance gate. Tailgating is not allowed and may cause damage to a vehicle. The management assumes no responsibility for any damage caused by improper use of the gate system. Damage to the mechanical gate and or systems from improper use will be considered criminal vandalism and subject to a minimum fine of \$125.00 plus repair costs.

Recreation Area Designation & Rules

Recreation Area #1

This is the pool and deck area located immediately behind building 6332. The hours of admittance are from dawn to dusk.

Recreation Area #2

Also referred to, as Peanut pool #2, is the pool and deck area located behind and between buildings 6319 and 6321. The hours of admittance are from dawn to dusk.

Recreation Area #3

The “Adult Center” is located between buildings 6311 and 6315.

Recreation Area #4

The “Family Center” which includes a pool, deck and Clubhouse (Association office is also located in the clubhouse) is in the center of buildings 6306, 6308, 6340, and 6342. This pool is open to all residents and their supervised guests from dawn to dusk.

Recreation Area #5

Also referred to as, Peanut pool #1, is located behind and between buildings 6305 and 6309. The hours of admittance are dawn to dusk.

Recreation Area #6

Tennis Courts at Longboat and Hillsborough Avenue directly across from entrance to North Bay Village. Access key may be acquired by application to Master Association at Guard Gate.

Recreation Area #7

Fenced in playground and basketball court located directly west of the tennis courts.

Rules for Recreation Areas

1. Recreation areas 1-5 are for the exclusive use of North Bay Village residents and their guests.
2. Recreation areas 6-7 are for the exclusive use of North Bay Village residents, their guest and Bay Port Colony Homeowners.
3. The Association reserves the right to limit the number of guests as may be necessitated from time to time.

4. Any owner of a condominium unit at North Bay Village who leases said unit and is not a resident of North Bay Village shall not be allowed the use of the condominium recreational areas and facilities.

5. Use of any pool at North Bay Village is at the sole risk of the user, North Bay Village Condominium Association, Inc. assumes no liability for the use or misuse thereof. The following rules apply to ALL pools: NO Pets, No Glass, No running or Horseplay, No Bicycles or Skateboards, No Loud radios or recorders, No Intoxicated Persons allowed, No children under 13 without Adult Supervision, and No admittance before or after pool hours.

6. *The adult center* is limited to residents and accompanied guests age 21 and over except in the case of special occasions for which exceptions may be made and granted in writing by the Board of Directors.

7. All persons utilizing the facilities at any recreation area shall observe posted and written rules at all times. Adult condominium residents shall be held responsible for the behavior, actions and / or damages caused by Guests and minor family members.

8. All Children 13 years of age and under within any recreation area must be under the direct supervision of a parent/adult North Bay Village resident. All pools are unsupervised and the Association employs **no lifeguards**.

9. Persons under the influence of alcohol or a controlled substance are NOT permitted in Recreation Areas.

10. Pool and patio furniture shall not be removed from the recreation areas.

11. All trash must be placed in the garbage cans provided.

12. Use of the Recreational areas at North Bay Village is a privilege and is conditional on the observance of the rules and Regulations established. Persons failing to abide by the Rules and Regulations shall be subject to such penalties and/or fines as may be deemed advisable by the Board of Directors, including, but not limited to, temporary or permanent suspension of rights of usage.

Clubhouses

1) Hours of operation of the two Clubhouses' shall be established by the Board of Directors from time to time and posted and/ or published in the Newsletter.

2) The clubhouses may be reserved only by resident owners or owners for resident lessees for private parties. The Board of Directors reserves the right to limit availability, limit attendance and review proposed use. The owner reserving the facility shall assume responsibility for damages and clean up. Fees for private rental of facilities will be set by the Board of Directors.

Barbecues

Safety is of primary concern wherever any fire, open flames or outdoor cooking is involved. For your protection please observe the following rules which are based on the structural material of buildings and in consideration of all residents.

1. Agreeable to Hillsborough County Law all grills must be at least ten feet from any exterior wall. There is no grilling of any kind allowed on any patio, balcony or porch. No grill shall be stored on any balcony as by definition of rule it cannot be used. No outdoor fireplaces of any type or style are allowed at any time.

2. All flames must be properly extinguished upon completion of cooking.

3. An approved home fire extinguisher must be kept nearby while grill is in use.

4. Group barbecues or parties may be allowed without prior approval of the Board of Directors.

Boats and all Watercraft

1. All boat owners shall register their boat registration number and trailer license number (if applicable) with the North Bay Village Condominium Association if parking space (as designated by blue bumpers) is requested and available. Space is limited and is on "first come, first serve" basis. Boat and/or

trailer parking in any other space is strictly prohibited. In the event that all available boat/trailer spaces are all ready assigned to North Bay Village residents, arrangements must be made to store boat and/or trailers off premises by owner and at owner's expense.

2. All boats and trailers assigned spaces in the boat parking area will be required to display a valid North Bay Village parking decal as is required by of all other vehicles. **Boats in North Bay Village Wet docks** shall be required to display a valid decal as provided by the Master Association. Boat trailers will display the decal at a visible location near the ball hitch on the frame. Boats will display the decal at location as designated by the Bay Port Colony Association (presently on port side window). Decals will be numbered and assigned only to boats and trailers owned and properly registered to a legal resident of North Bay Village. Board of Directors shall determine cost of sticker.

3. All boat-docking slips along waterfront seawall are *assigned and registered to owners of residential units of North Bay Village for their exclusive use. Registered assignee may transfer assignment to another owner of their choice. Any space deemed abandoned for any reason shall revert back to the association to be reassigned.*

4. No boat shall be kept moored at a docking space when the boat owners unit will be vacant more than 14 consecutive days unless another responsible

resident has been registered with North Bay Village to be contacted in case of emergencies.

5. All boats kept or moored at a docking space shall be kept in good working order and not allowed to deteriorate or detract from the property in any way. No major boat repairs shall be made while the boat is moored at a docking space of the condominium or parked on condominium property.

6. The Association assumes no responsibility, obligation or liability whatsoever with respect to the docking or mooring of a boat at the docking spaces of this condominium. However, the boat owner bears the responsibility for repairs of any damage to the seawall resulting from use of said boat space.

7. Use of the common waterways is limited by the restriction and use permit of Bay Port Colony Association.

Boat Lift Key Policy

1. Boatlift keys will be provided to resident owners or resident lessees, by Bay Port Colony Association, whom want to keep their registered boats on the water. In order to be provided a key they must apply to Master Association and pay any required deposits to Master Association. To receive key they must also be current in their maintenance fees, own or rent a docking space assignment and have registered their boat and space with North Bay Village. The Master Association (Bay Port Colony

Association) has full control over issuance of boatlift keys and instruction in use of boatlift.

Rentals, Leases and Sales

1. Any unit owner desiring to rent, lease or sell his unit is required to submit an application package to the Board of Directors, providing such information as may be required, prior to any rental, lease or sale. These requirements not only apply to the original lessees, but to any additional individuals whom intend to reside at North Bay Village.

2. The Board of Directors shall act within ten (10) business days to approve or disapprove the proposed rental, lease or sale once a fully complete application is submitted. The approved application for lease or transfer package consists of:

- a) North Bay Village application for residency with all required documentation.
- b) Lease executed by owner
- c) Application Fee of \$100.00

The approved application for sale of unit package, when approved by the Board of Directors, consists of:

- a) North Bay Application for residency
- b) Copy of purchase and Sale agreement

c) Application fee of \$100.00

3. No application for lease will be considered if the unit owner is delinquent in his/her maintenance fees unless Board of Directors approves with conditions to insure the collections of said fees.

4. No individual or family shall move into North Bay Village Condominium Association, Inc. without prior approval of the Board of Directors. Any unit owner who allows a tenant to reside in their unit without first complying with the required application and approval process will be subject to \$100.00 fine per occurrence. (Occurrence is monthly per person)

1. Application fees must be paid at time of application, as no application will be process without all fees paid and paperwork completed.

2. North Bay Village Condominium Association, Inc. reserves the right to require the use of a standard lease form approved by the Board of Directors.

3. Applications and copies of the Rules and Regulations may be obtained at Association office or the Associations management company.

4. Additional description of the rights and obligations of unit owners and Association in regard to leases and sales of these condominium units is contained in the Declaration of Condominium and By-Laws of North Bay Village.

5. The Board of Directors requires a personal orientation with all applicants at a time and place selected by the Board of Directors. Failure to attend said interview without just cause shall give the Association the authority to extend the ten working

day time frame to a given date future at the Boards discretion.

6. The Association has the right to inspect a unit prior to sale or lease to determine, if damages or alterations exist which might affect neighboring units and/or the common structure.

Rule Enforcement Policy

It is the responsibility of all unit owners at North Bay Village to abide by these Rules and Regulations along with the Declaration of Condominium and By-Laws of North Bay Village and to insure compliance by their guests and residents. When a violation to these Rules and Regulations is observed, it must be reported in the following manner:

Report in writing to the Management Company or office manager a report contain where possible, names, unit number, license numbers, dates, times, places and violation observed.

The management company or office manager will follow up on all violations and report to the Board of Directors on repeated or serious violations. In the case of rule violations, the Board of Directors shall have several avenues available including, but not limited to, suspension of privileges at the condominium recreation facilities and/or possible legal action. When rule violations are documented and compliance has been requested but not achieved, the Board of Directors on behalf of the Association may sue the unit owner or tenant involved. Where such

action results in a judgment in favor of the Association, the unit owner involved shall be responsible for all court costs and Association legal fees. Fines may be assessed after a Fine committee has conducted a reviewed of said violation and violator has had due time to respond.

NOTES