

Bay Street Village Condominium Association, Inc.

SALE APPLICATION

Unit Address _____ Closing Date: _____

Applicant: _____ Birthdate: _____ Agent Contact Phone: _____

Email Address: _____ Co-Applicant: _____ Birthdate: _____

Driver's License # _____ State: _____ Email Address: _____

Present Address: _____ Driver's License# _____ State: _____

City/State _____ Zip _____ Present Address: _____

Phone Number: _____ City/State _____ Zip _____

Phone Number: _____

Previous Address: _____ Previous Address: _____

City/State _____ Zip _____ City/State _____ Zip _____

Employer: _____ Phone # _____ Employer: _____ Phone # _____

References: Name, Address & Phone # (other than family or Real Estate Agent) Preferably Local:

Vehicle Information: How many: _____

Make: _____ Model: _____ Year: _____ State: _____ License #: _____

Make: _____ Model: _____ Year: _____ State: _____ License #: _____

Names of additional persons to Occupy Premises (give ages if under 18) _____

Pets: Yes ___ No ___ Number of Pets: _____ Breed/Type _____ Weight _____

I have received and read a copy of all Association's governing documents including Rules & Regulations (R&Rs). I understand my responsibilities as a renter/occupant. I agree to abide by the provisions of said document. Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

Return Application and attachments to: Progressive Community Management, 3701 South Osprey Avenue, Sarasota FL 34239

Bay Street Village Condominium Association, Inc.

RULES AND REGULATIONS

September 1, 2025

This edition of the Rules and Regulations has been adopted and published by the Board of Directors of Bay Street Village Condominium Association, Inc. (the "Association").

Bay Street Village (BSV) is a condominium association governed by Florida Statute Chapter 718 – the Florida Condominium Act – which establishes the legal framework for the formation, governance, and operation of condominium associations (the "Statute"). (BSV is not an HOA, which are governed by a different statute and follow a separate regulatory framework that does not apply to BSV.)

The Association operates under a mandated order of priority of legal authority:

1. **Florida Statute Chapter 718** – the primary source of authority and the source of this order;
2. **the Master Declaration and the Condominium Declaration** – recorded in the public records by the original developer in 2014;
3. **the Articles of Incorporation (2013)**;
4. **the By-laws (2014)**; and
5. **these rules and regulations.**

The Statute empowers the Board of Directors (the "Board") to establish reasonable rules governing the use of the Condominium Property. Each rule in this manual is intended to support and be consistent with the governing documents listed above. Where applicable, the source of authority for a rule is cited.

These rules and regulations are designed to:

1. protect every Owner's right to the peaceful use and enjoyment of their Unit and the Common Areas;
2. promote harmonious living within the community;
3. safeguard the Condominium Property and its residents; and
4. support the preservation of property values.

The Board is authorized under the Statute and the Association's governing documents to enforce these rules and regulations. Violations by an Owner – or by their family members, tenants, guests, invitees, agents, or contractors – may result in fines, individual assessments for damages to Common Elements, or other legal remedies as permitted by law.

This edition supersedes all prior versions of the Rules and Regulations (specifically, the original *Rules and Regulations* in Schedule RR of the Condominium By-laws; *Guidelines, Rules and Regulations*, dated October 2020; and *Amendment #1* dated February 2025). However, nothing in this publication conflicts with, takes precedence over, or replaces the governing documents of the Association, nor any applicable local, state or federal laws, ordinances, or codes.

These rules and regulations may be amended from time to time. The current version as well as copies of the governing documents are available on the Association's official website: www.baystreetcondo.org

Resident Communications

Resident communications – including questions and requests – may be submitted by email to Management, who will direct them to the appropriate Board member.

Please remember that Board members are your neighbors and serve the community voluntarily, dedicating their time to uphold the shared interests of BSV. A respectful and civil tone is expected at all times. Hostility, incivility, or personal attacks will not advance any concern and are unacceptable. Constructive, respectful communication helps ensure your concerns are heard and addressed efficiently, fostering a positive and cooperative environment for all.

Prior Approvals

Where prior written approval from the Board is required for any request for modification of a Unit or Limited Common Element under the governing documents or these rules and regulations, Owners must submit an Architectural Review Committee (ARC) application using the form available on the BSV website. The Board may require removal of any item installed without such prior written approval.

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RULES AND REGULATIONS

Definitions

- **Condominium Property** means the lands, leaseholds, and improvements, any personal property, and all easements and rights attached to it, regardless of whether adjacent, which are subjected to condominium ownership (the "Community"). This includes all buildings situated on the land, together with any access easement rights, but excludes public or private utility installations (e.g., cable television) not included in the condominium form of ownership under the Statute.
- **Common Area:** The portions of the Condominium Property not included within any Unit *and designated for the shared use and enjoyment of all Unit Owners*. Common Areas are part of the Common Elements and may include but are not limited to landscaped areas, roads, the clubhouse, pool, and structural components of buildings. Ownership interests in the Common Area are held in undivided shares by the Unit Owners and are managed by the Association on their behalf.
- **Common Elements** means the portions of the Condominium Property not included in the Units. Common Elements are owned collectively by all Unit Owners in undivided shares.
- **Limited Common Elements:** Portions of the Common Elements designated in the Declaration for the exclusive use of specific Units to the exclusion of others, such as a Unit's driveway. Unless expressly stated otherwise or prohibited by context, references to "Common Elements" include Limited Common Elements.
- **Unit:** The portion of the Condominium Property that is individually owned, including the interior space beginning at the interior surfaces of the perimeter walls, floors, and ceilings. Each Unit includes all fixtures and improvements contained within that space.

- **Unit Owner (or “Owner”)**: The person or entity holding legal title to a Unit, together with the undivided share in the Common Elements associated with that Unit, as recorded in the Official Records department of Sarasota County.
 - **Resident**: An individual lawfully entitled to occupy a Unit and use the Common Elements, whether as an Owner, lessee, or other lawful occupant.
 - **Guest**: A person temporarily visiting a Resident, with the Resident's permission, who does not reside in the Unit.
 - **Invitee**: A person who enters the Condominium Property at the invitation of a Resident or the Association, such as a delivery person, contractor, or service provider.
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1. **Air Conditioners and HVAC Units** *(Also see Rule 20, Occupancy / Vacancy)*

A. **Equipment Restrictions**

- (1) Window air conditioning units are not permitted.
- (2) Exterior HVAC compressors must be kept in good working condition to avoid deterioration and excessive noise that may disturb neighbors.

B. **Continuous Operation Requirement**

To help control humidity and prevent the growth of mold, mildew, fungi, and other mycotoxins, HVAC units must be operated continually by thermostat — even when the unit is unoccupied — to maintain an indoor temperature no higher than 78°F and humidity no higher than 60%.

C. **Drain Line Maintenance**

HVAC drain lines must be routinely inspected and flushed with white vinegar or a biocide solution to prevent clogs, flooding, and system damage.

Recommendation: Unit Owners have found that signing up for a maintenance subscription with one of the many local HVAC servicing companies that offer routine cleaning and tune-ups provides peace of mind regarding the obligations stated in this section.

2. **Antennas, Satellite Dishes, and Cables**

A. **Exterior Installations**

- (1) It is prohibited to attach satellite dishes, TV antennas, Wi-Fi, or other communication devices to the exterior of residential buildings or install them on or in Common Areas. If a service provider recommends installation of a device that is not inside a Unit, the Owner must contact the Board for approval prior to the installation of the device. Submitted plans must comply with FCC rules.
- (2) Cables and wires must not be affixed to or routed through the exterior walls to the interior of residential buildings unless routed through pre-existing pathways. If a service provider seeks to route cables or wires through new pathways, the Owner must contact the Board for approval prior to any infraction to a residential structure.

3. **Children / Parental Supervision** *(Also see Rule 5, Clubhouse, Rule 14, Gym, and Rule 25, Pool)*

A. **Parental Supervision**

Residents who are parents or legal guardians must actively supervise their small children while on Condominium Property. They remain fully responsible for ensuring their children's safety and appropriate behavior in Common Areas.

B. Responsibility for Older Children

Residents that are parents or legal guardians of pre-teenage and teenage children (ages 11 and older) are responsible for ensuring their children adhere to all Association rules, regulations, and restrictions. While direct supervision is not required, parents and legal guardians remain accountable for their children's compliance.

4. Clothes Drying

Residents are not permitted to hang garments on a clothesline or rack to dry in a Unit's lanai, main entry area, or anywhere on Condominium Property.

Note: Owners should periodically inspect and clean their dryers, dryer vent, and vent pipe. The vent pipes of Osprey model ground-floor Units are especially prone to clogging. These Units have a blower booster assembly located above the ceiling of the master walk-in closet that pushes the hot, humid air horizontally through the ceiling of the Unit to exit at the back of the building.

5. Clubhouse

A. Use and Reservations

- (1) Residents may reserve the Clubhouse for private functions. The Clubhouse reservation form is available on the BSV website or may be obtained from Management.
- (2) Reserving the Clubhouse does not confer exclusive access to the pool or to the gym.

B. Conduct and Restrictions

- (1) Pets are not permitted in the Clubhouse.
- (2) Children under the age of 16 must be accompanied by an adult aged 18 years or older at all times when in the Clubhouse.
- (3) Residents and their Guests must not sit on the fabric-upholstered chairs or sofa while wearing wet swimsuits, nor place wet towels on these furnishings. Moisture and pool chemicals not only stain and deteriorate the upholstery but leave the furniture damp and unpleasant for others.
- (4) Using the Clubhouse as a changing room is prohibited. Residents are expected to use the designated restrooms or return to their Units to change in and out of swimwear.

C. Cleanup and Security

- (1) Users must tidy up the Clubhouse after use, which includes wiping table and counters, removing garbage, and moving furniture items back to their original positions.
- (2) Before leaving the Clubhouse, all lights, interior and exterior fans, and the television must be turned off.

6. Deliveries

Unit Owners are responsible for any damages to physical elements of Condominium Property, such as driveway pavers, walls, and sidewalks, resulting from deliveries to their Unit or the moving or removal of furniture or other items.

7. Doors (Entry, Garage, Screen and Storm)

A. Maintenance and Responsibility

Owners are responsible for the repair or replacement of their exterior door. The Association is responsible only for painting the exterior surface of the main entry doors and garage doors. Board approval is required prior to the installation of any new exterior door.

B. Approval and Appearance Standards

Board approval is required prior to the installation of any exterior screen or storm doors. The style and color of a proposed screen or storm door must match any existing screen or storm doors on the same side of the building as closely as possible. Permitted colors are white, brown, or dark green.

8. Driveways and Walkways

A. Parking Protocols

- (1) Vehicles must not be parked in another Unit's assigned driveway without the permission of that Unit's Owner, nor must they encroach upon another Unit's assigned driveway.
- (2) In shared driveways (such as those for Ibis and Heron models), vehicles must be parked centered on their Unit's garage door.

B. Maintenance and Cleanliness *(Also see Condominium Declaration, Section 19.1)*

Owners must use best efforts to keep walkway and driveway pavers free from oil, gas, and other stains. Costs associated with cleaning or replacing pavers stained due to misuse or negligence may be assessed to the Unit Owner.

C. Obstruction and Egress

Paver walkways are considered part of the emergency egress from Units to the street and must remain clear of obstructions at all times in accordance with the Florida Fire Prevention Code.

D. Vehicle Repairs

Vehicle repairs are not permitted in driveways or Community parking spaces, with the exception of minor emergency repairs that are generally within the capabilities of the average driver.

9. Fire Safety *(Also see Rule 12, Garages; and Rule 13, Grilling)*

A. General Provisions

- (1) Fire Safety at BSV is governed by the Florida Fire Prevention Code (FFPC), Sarasota County ordinances Chapter 54.116 and Chapter 58, and these rules and regulations.
- (2) Under the FFPC all buildings of more than two dwelling units are classified as apartment buildings. All Units at BSV – including attached garages – are required to comply with FFPC restrictions applicable to apartment buildings.
- (3) Violations of the FFPC or County Fire Ordinances may be reported to the County Fire Marshall's office. Owner may be subject to citations as well as fines from the Association. Owners are also liable for any injuries to others, as well as for damages to others' property or to the Common Elements.

B. Prohibited Conduct

- (1) Modifying, tampering with, or blocking access to any fire alarm, fire prevention or fire suppression equipment located within the Units or within Condominium Property is unlawful.
- (2) Open-flame apparatus, such as those used for heating or cooking, and open-flame candles are not permitted on a Unit's lanai.
- (3) Gas cylinders (propane or otherwise) larger than 2.7 lbs are not permitted anywhere on Condominium Property. This means a typical 20 lb LPG cylinder commonly used for outdoor cooking grills is not allowed to be stored in a building or garage, as its capacity significantly exceeds the fire code's limits. No more than two gas cylinders of up to 2.7 lbs each may be stored in a Unit, including the garage, in compliance with FFPC 69.5.3.5.

C. Incident Response

Anyone who uses one of the many portable fire extinguishers located throughout the Community must promptly report the incident to Management so the Association can arrange for inspection, refilling, and readiness for future emergencies.

Note: Fire sprinklers located on the ceilings throughout the Units are individually activated by the heat of the fire, not by smoke. When activated, a sprinkler will trigger the fire alarm and alert the monitoring station. Owners may qualify for a discount from their condominium homeowner's insurance provider.

10. Fireworks, Firearms, and Drones

A. Fireworks and Pyrotechnics

The use or discharge of consumer fireworks and pyrotechnics is strictly prohibited on Condominium Property due to their explosive and toxic nature, fire risk, and the potential to seriously disturb or frighten individuals and animals.

B. Firearms

The discharge of firearms, pellet guns, or BB guns is strictly prohibited on Condominium Property at all times.

C. Drones

- (1) Recreational drones must not be operated on or over Condominium Property.
- (2) This rule does not apply to licensed commercial drone operators performing authorized tasks (e.g. real estate photography, roof inspections, etc.).

D. Enforcement Authority

The Board may levy fines for violations of this Rule by the authority of Condominium Declaration, Section 17.6, *Nuisances*, and Section 17.7., *Hazardous Use of Condominium Property*.

11. Floor and Stairway Coverings

Installation of interior hard or heavy floor coverings, such as tile, marble, or wood, requires Board approval in advance. Applications must include details of the soundproofing materials to be installed beneath the floor or stairway covering. (See Condominium Declaration, Section 17.11)

12. Garages (Also see Rule 9, Fire Safety)

A. Use Restrictions

- (1) Garage use at BSV is subject to the provisions of the Condominium Declaration, including Sections 3 and 17.5, and by these rules and regulations.
- (2) BSV has three garage sizes, all of which are planned, intended, and designated solely for the parking of motor vehicles and incidental storage. The conversion of a garage to any other use - whether by structural alteration or by setting it up to accommodate – including, but not limited to, any type of living space, workshop, office, or business space is strictly prohibited.
- (3) Occasional personal use of a garage which does not interfere with its purpose of parking a motor vehicle and incidental storage is not prohibited, provided the space is not equipped or furnished as a living space or another unauthorized use.

B. Protection of Utility Infrastructure (Condominium Declaration, Section 9.1)

Garage ceilings and bulkheads contain vital Common Element infrastructure serving the Units, such as plumbing, electrical, and communications systems. Any act that disturbs their surfaces, such as drilling or cutting, is expressly forbidden without prior Board approval, and the Owner will be liable for all resulting damage.

C. Storage Limitations

- (1) "Incidental storage" is defined as storage reasonably related to the residential use of the Unit.
- (2) Storage within garages is to remain at a level that does not prevent the parking of a motor vehicle inside. This is not to be interpreted as a requirement that motor vehicles must be parked in the garage at all times. (*Statute, Section 322.01(29)*)
- (3) Garages must not be used as long-term storage lockers or warehouses.

D. Hazardous or Improper Use (Condominium Declaration, Sections 17.6 and 17.7)

- (1) In cases where improper use of a garage creates a hazard to other occupants of the building, their property, or the Common Elements, the Board reserves the right to impose a fine by the authority granted in Section 17.7 of the Condominium Declaration, *No Improper Uses*.
- (2) Where the improper use of a garage constitutes a nuisance to other occupants of the building, the Board may impose a fine by the authority granted in Section 17.6 of the Condominium Declaration, *Nuisances*.

E. Garage Door Use and Maintenance

- (1) Garage doors must not remain open for more than 30 minutes when unattended.
- (2) During the daytime hours, garage doors may be left partially open (approximately 6 inches) to allow for ventilation and air circulation.
- (3) Owners must maintain the garage door in good working order, including regular lubrication and necessary adjustments. Garage doors that are not properly maintained can transfer noise and vibrations to neighboring Units. The Association's responsibility is limited to painting the exterior of the door.

F. Electric Vehicle Charging Stations

- (1) The installation of electric vehicle charging stations within garages is permitted. The Unit Owner must receive prior written approval from the Board, in compliance with Section 9.1 of the Condominium Declaration.

G. Additional Requirements

- (1) Garages with windows must comply with Rule 30 below, *Windows and Window Coverings*.
- (2) Small exterior garage keypad openers are permitted but must be white in color.

13. Grilling (*Also see Rule 9, Fire Safety*)

A. General Regulations

- (1) Grilling at BSV is regulated by the Florida Fire Prevention Code (FFPC), Sarasota County Ordinances Chapter 54.116 and Chapter 58, and these rules and regulations.
- (2) The Board reserves the right to revoke grilling privileges if these rules are not strictly followed or if grilling becomes a source of conflict among neighbors.
- (3) No more than one grill may be operated at any given time per Unit, regardless of the number of Residents.
- (4) Grills are to be operated and attended at all times by a competent individual who is at least 18 years of age.
- (5) Grilling is permitted from 10:00 a.m. until 9:00 p.m.

B. Nuisance and Hazard Prevention

Pursuant to the authority granted under Section 17.6, *Nuisances*, and Section 17.7, *Hazardous Use of Condominium Property* of the Condominium Declaration, the Board may impose a fine on any Owner whose grilling activity results in smoke, soot, embers, ash, or noxious odor to drift to another Unit's windows or lanai, or to affect other Residents' legally parked vehicles.

C. Location and Distance Requirements

- (1) Open-flame grills – including those using gas, charcoal or other solid fuel – are not permitted anywhere on Condominium Property except on a Unit's assigned driveway.
- (2) The following minimum distances must be maintained:
 - (a) 10 feet from the building;
 - (b) 3 feet from walkways, sidewalks and combustible materials (such as vegetation or mulch); and
 - (c) 6 feet from a neighbor's motor vehicle when parked in that Unit's assigned driveway.

D. Grill Types and Sizes

- (1) A grill's cooking surface is not to exceed 400 square inches of grilling surface. (For example, a standard 22-inch kettle-style grill provides 363 square inches.)
- (2) Gas grills connected to gas cylinders larger than 2.7 lbs are not permitted anywhere on Condominium Property. (It is a violation of the FFPC to use and store a standard 20 lb LPG cylinder commonly used for outdoor cooking grills, as its capacity significantly exceeds the fire code's limits.)
- (3) Cylinders must be detached from the grill and capped when not in use.
- (4) Only electric grills with a maximum grilling surface 200 square inches are permitted on lanais.

E. Fuel Storage and Disposal

- (1) Charcoal and other solid fuels are to be stored responsibly inside a Unit's garage, away from heat sources and preferably in a sealed plastic or metal container.

- (2) After cooking, all hot coals, embers, and ashes in the grill must be thoroughly doused with water to extinguish residual heat and initiate the cooling process.
- (3) Ashes and embers must be disposed of safely and responsibly. They must be fully cooled prior to disposal. Safe disposal methods include:
 - placing cooled ashes in a metal container with a tight-fitting lid;
 - dousing the ashes with water before closing the container; and
 - allowing the container to sit undisturbed for several days before discarding the contents in the trash.

F. Unattended Grills and Storage

- (1) No outdoor grill may be left unattended unless it is in the process of cooling per subsection E(2) above and displays a visible warning sign indicating that the surface is hot.
- (2) Grills may not be left outside overnight for the purpose of cooling. Grills must be allowed to cool completely before being stored and must be stored inside the garage.

14. Gym

A. Access and Supervision

Children under the age of 16 are not permitted in the gym unless accompanied by an adult aged 18 or over.

B. Conduct and Courtesy

- (1) Users are to exercise caution when operating gym equipment to avoid damage to the equipment or the facilities.
- (2) Personal music devices must be used with headphones or earbuds to avoid disturbing others.
- (3) Users must clean the equipment they used after each use.
- (4) Before leaving the gym, users must turn off the fans and television. Lights in the gym and washrooms are motion-activated and will turn on and off automatically.
- (5) Damaged or malfunctioning equipment should be reported promptly to Management.

15. Holiday Decorations

A. General Provisions

The Board reserves the right to revoke the privilege of displaying holiday decorations if the rules are not followed or if decorations become a source of conflict among neighbors.

- (1) Decorations must not interfere with landscaping services and are not to be placed on lawns or attached to shrubs or trees.
- (2) The use of screws, nails, or other permanent fasteners on buildings or trees is prohibited. Decorations and lights must not be attached to roofs, gutters or window exteriors.
- (3) Electric decorations must be connected only to outlets belonging to the Unit presenting the display. Extension cords must be suitable for outdoor use and must not be placed across driveways, paver walkways, or lawns.
- (4) Decorations, lights, and artificial Christmas trees are permitted on screened lanais and must comply with these rules. Live Christmas trees are not permitted on lanais due to fire safety concerns, as lanais are not equipped with fire sprinklers.

- (5) Decorations to celebrate events in a Resident's life—such as birthdays, anniversaries, graduations, or similar occasions—are permitted from the day before until the day after the event. Displays must be modest in scale and may include no more than three decorative items, such as balloons, yard signs, or celebratory banners. Decorations must comply with all applicable rules in this section.

B. Permitted Display Periods

- (1) Decorations for Christmas and Hanukkah are permitted from the day after Thanksgiving Day to January 7.
- (2) Decorations for Halloween, Easter and the Fourth of July are permitted for one week before and one week after the respective holiday.
- (3) Decorations for other holidays may be permitted upon written request and with prior approval of the Board.

C. Lighting and Display Limitations

- (1) Holiday lights may be illuminated only between the hours of 5:00 p.m. to 11:00 p.m.
- (2) Tree lighting is limited to the main trunk of trees and must be positioned to avoid shining directly into neighboring windows.
- (3) Lightweight wreaths and small holiday decorations are permitted on exterior garage lights.
- (4) Spotlight decorations are permitted only for garage door displays.
- (5) Inflatable decorations and decorations that emit sound are not permitted.

D. Flag and Entry Items

- (1) A maximum of two ornamental items, such as planters or statuary, may be displayed at the side or front covered entry, including those referenced in Rule 21.
- (2) In accordance with Statute 718.113(4) one portable, removable United States flag may be displayed respectfully. On Armed Forces Day, Memorial Day, Flag Day, Independence Day, Patriot Day, and Veterans Day, additional portable, removable flags representing the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard may be displayed, provided they do not exceed 4.5 feet by 6 feet in size. These flags must not be attached or affixed to the exterior of any building. (See Condominium Declaration, Section 17.9.)

16. Lanais (screened) *(Also see Rule 15, Holiday Decorations; and Rule 21, Outdoor Decorations)*

A. General Use and Appearance

- (1) The screened lanais are designated as Limited Common Elements. Any modifications to structural or infrastructural elements to these areas require prior approval from the Board.
- (2) Owners are responsible for maintaining the lanai enclosure screening in good condition and ensuring timely repairs or replacements.
- (3) Only patio-type furniture is permitted on lanais. This includes seating and lounging sets, bistro or dining sets, and standard accessories such as potted plants.
- (4) Owners are permitted to replace a screened lanai ceiling light fixture with a weather-appropriate ceiling fan or fan/light combination fixture.
- (5) A sconce-type outdoor light fixture may be installed in a lanai using the pre-wired wall junction box.

B. Furnishings and Decorative Elements

- (1) A roll-up solar shade mounted on the interior of a lanai enclosure, may be considered for approval by the Board upon request. Permitted colors are limited to white, off-white (including various shades of cream, tan, and so forth), grey, and black.
- (2) Professionally installed tile or other suitable outdoor floor may be considered for approval by the Board upon request. The Owner is responsible for the cleaning, maintenance, and the repair or any such floor coverings.
- (3) All decorations and furnishings on lanais must comply with applicable holiday and exterior decor rules.

C. Conduct and Maintenance

When cleaning the second-floor lanais, Residents must take care to prevent water or debris from affecting the lanai below.

17. Landscaping / Additional Plant Materials

A. Authorization and Oversight

- (1) The Board reserves the right to revoke this privilege of planting additional materials in existing mulched beds if these rules are not followed or disputes arise among neighbors.
- (2) Residents must not interfere with contracted landscaping services. If a contractor must return due to interference or unauthorized work initiated by a Resident, the Owner may be assessed individually for any such additional costs.

B. Permitted Plantings

- (1) Any additional plantings must be limited to annuals and must be located within existing mulched beds at the front of residential buildings and along rear Unit walls.
- (2) Annuals planted along the rear of Units must not exceed 30 inches in height at maturity.
- (3) Vegetables, herbs and edible plants of any type are not permitted within mulched beds due to the routine use of pesticides by the contracted landscapers.
- (4) Trellises are not permitted, and plants or vines are not to climb buildings or trees.
- (5) Existing plant material in existing beds must not be removed. A Resident is urged to report any dying or dead plant material to the Board for consultation with the Landscaping Committee.

C. Owner Responsibilities

- (1) Owners are responsible for the maintenance and upkeep of all additional plant material they install. The Association reserves the right to require the removal of any plant material that is not maintained in a neat, clean, and attractive condition, or that causes damage, obstruction, or other problems. Owners are responsible for any damage to the irrigation system or existing landscaping resulting from such plantings.
- (2) Plants installed in mulched beds by Owners should be watered using the landscaping irrigation system, which draws untreated water from BSV's stormwater retention ponds. While not prohibited, using treated domestic water for this purpose is discouraged as it increases shared costs and is intended primarily for indoor use.

18. Leasing / Lease Approval

A. Governing Authority

Leasing is regulated by Florida Statute 718; Sarasota County UDC, Chapter 124, Section 131; the BSV Master Declaration, Article XIII; the BSV Condominium Declaration, Section 18.2; and these rules and regulations.

B. Leasing Requirements

- (1) A Unit must be leased in its entirety. Partial leasing of a Unit is not permitted.
- (2) Soliciting, advertising, or renting for fewer than thirty days is prohibited. Violations may be reported to the County Code Enforcement Division.
- (3) Units may not be leased more than four times per calendar year, except for renewals with the original applicant(s).
- (4) For rentals shorter than six months, the Owner bears full responsibility for collecting and remitting all required taxes to the appropriate county and/or state taxing authorities.
- (5) A fully completed lease application form, applicable fee, and a copy of the proposed lease agreement must be submitted to the Board for review at least ten days prior to the anticipated start of any lease or renewal.
- (6) Lease applications are subject to an application fee as stated on the most current BSV Lease Application Form. Renewals with the original applicant(s) are exempt from this fee.
- (7) All leases and applicants are subject to Board review and approval before any lease is executed, including renewals.

C. Occupancy and Enforcement

- (1) Upon approval of the lease application by the Board, only the named applicant(s) and named additional occupants are permitted to reside in the Unit. If a tenant wants to add additional occupants to the lease, the Owner is required to resubmit the lease with a modification of the occupants to the Board for review for which an application fee will be charged.
- (2) All leases must include a provision requiring tenants, upon written demand from the Association, to remit lease payments directly to the Association if the Owner is delinquent on any monetary obligation to the Association until the delinquency is resolved in full or the tenant vacates the Unit, in accordance with Section 718.116(11) of the Statute and Section 18.2 of the Condominium Declaration.

D. Grounds for Disapproval

- (1) A lease application will be denied if:
 - (a) the Owner is delinquent in any monetary obligation to the Association. (Statute 718.116(4));
 - (b) the applicant refuses to undergo or fails a criminal background check;
 - (c) the applicant has provided materially false or misleading information in the application screening process; or
 - (d) in the case of a renewal application, the tenant committed a rule violation within the prior six months that resulted in a fine imposed upon the Owner or a fine pending a hearing by the Compliance Committee.

19. Nuisances

A. Governing Authority

Nuisance conduct is governed by Sarasota County Ordinance Chapter 54, Article VI, Noise, the Master Declaration, Article IX, Section 3, the Condominium Declaration, Section 17.6, and these rules and regulations.

B. Noise and Disruptions

- (1) Quiet hours are observed daily at BSV from 10:00 p.m. to 7:00 a.m.
- (2) Repairs, construction, decorating, or remodeling are permitted to take place on Monday through Saturday between 8:00 a.m. and 5:00 p.m., except in case of emergency repairs with notice from the Owner to the Board.
- (3) Radios, televisions, musical instruments, and other sound-producing including amplifying devices must only be used at appropriate times and at volumes that do not disturb other Residents.
- (4) Residents must avoid making loud, wanton, and disruptive noises. Violations may be reported as noise disturbance to the Sarasota County Sheriff's Office. Activities considered noise disturbances include, but are not limited to:
 - (a) loud music, television, or parties;
 - (b) the unnecessary sounding of horns, whistles, or similar noise-making devices; except as a danger warning;
 - (c) yelling, shouting, or similar vocal expressions that exceed normal conversational volume;
 - (d) persistent noise from any pet;
 - (e) loud outdoor activity after 10:00 p.m.; and
 - (f) operating a motor vehicle on the streets of BSV without a muffler in proper working order, or a modified exhaust system including straight pipes.
- (5) Yard sales and garage sales are not permitted unless part of a coordinated community event approved by the Board.
- (6) Solicitation is not permitted by anyone anywhere on the Condominium Property for any cause, charity or any purpose whatsoever, unless specifically authorized by the Board.

20. Occupancy and Vacancy

A. Residential Use

- (1) Units are to be used exclusively as residences and for no other purpose. A Resident may use a room within a Unit as an office for conducting personal business, provided the business does not involve customers or clients visiting the Unit and does not dominate the residential character of the Unit. The office may not be located in the garage.
- (2) Operation of daycare centers or similar facilities within a Unit is prohibited.

B. Maintenance Responsibilities

Owners are responsible for keeping the Unit in a clean, dry, and well-ventilated condition, free of contamination. Responsibilities related to dampness and humidity mitigation, as well as prompt and regular remediation of mold, mildew and other mycotoxins, are detailed at Condominium Declaration, Section 17.12.

C. **Improvements Affecting Building Systems** (*Condominium Declaration, Section 9.1*)

- (1) Any improvement or change to a Unit that could in any way affect the structural, electrical, plumbing, or mechanical systems of any portion of Condominium Property requires prior written approval from the Board. This includes any work involving walls, ceilings, floors, or utility connections. Routine interior decorating does not require prior Board approval.
- (2) Owners are reminded that the Association's review and approval process is intended solely to protect the integrity of the Condominium Property and does not constitute a review for code compliance, workmanship, or safety.

D. **Outdoor Storage Prohibited** (*Master Declaration, Article IX, Section 7*)

All personal property of Residents must be stored inside the Unit, except for items expressly permitted under Rules 15, 16, and 21. The Association may require the removal of any item stored or displayed outside a Unit that does not comply with these rules.

E. **Signage**

"For Sale" or "For Rent" signs, or any other signs, notices, or advertisements, are not permitted to be placed on the exterior of a Unit or in any location where such signage would be visible to the general public.

F. **Vacancy Protocols**

- (1) When a Unit remains vacant or unoccupied for more than 14 days, the following requirements apply:
 - (a) The water must be turned off at the main valve in the garage.
 - (b) The HVAC system must be left on to run continually by thermostat to maintain the Unit temperature of no more than 78°F to minimize humidity.
 - (c) A walk-through inspection of the Unit must be conducted at least every two weeks and as soon as safely possible following a hurricane or other major storm. Inspections should address leaks, water intrusion, mold or mycotoxins, pests or vermin, HVAC operation, and other relevant concerns. Failure to comply or to promptly report any issues to the Association that may impact Common Elements or other Units will be considered negligence.
 - (d) Owners are strongly encouraged to leave a key locally and provide contact information to Management.

G. **Association Right of Access** (*Statute 718.111(5); Condominium Declaration, Section 11.1(a)*)

The Association retains the irrevocable right of access to each Unit at any time – and if necessary, using force – to conduct emergency repairs or prevent damage to the Common Elements or other Units. (See subsection (1)(d) under *Vacancy Protocols*, above.)

H. **Hurricane Season Preparation**

Owners who will be away from their Unit for seven consecutive days or more during hurricane season (June 1 to November 30) must remove all furniture, planters, and other items from lanais, Unit entries, and outdoor areas – including decorations permitted under Rules 15, 16, and 21 – and store them inside the Unit.

21. Outdoor Decorations

The Board reserves the right to revoke this privilege if compliance issues arise or if it becomes a source of ongoing conflict among neighbors.

A. Permitted Items

- (1) A doormat may be placed before the main entry door.
- (2) A maximum of two items – either ornamental planters or statuary – may be displayed at a main entry.
- (3) Space permitting, one ornamental planter may be positioned against the wall on one side of the garage door. Planters must not be placed on assigned driveways. This planter counts as one of the two allowed items noted above.
- (4) All decorations must be arranged so as not to block or obstruct fire alarm pull-downs, fire extinguisher cabinets, or walkways leading to main entry doors, consistent with the FFPC.
- (5) Townhome Units (Spoonbill model) are permitted to place a bench and/or chairs at their front covered entry in addition to the two items permitted above.
- (6) One portable, removable American flag, not larger than 4.5 feet by 6 feet, may be displayed in a respectful manner. The flag must not be attached or affixed to the exterior of any building. (See Condominium Declaration, Section 17.9.)
- (7) One small, removeable garden-themed banner (not to exceed 18" x 18") may be placed in a mulched bed near the Unit's main entry.
- (8) One miniature stick flag representing the American flag listed at 21.A.(6), or one of the official flags listed in Rule 15 D(2) may also be placed in a mulched bed near the Unit's main entry. Flags permitted under Rule 15D(2) are only allowed to be displayed on the days specified in that rule.
- (9) Side and front covered entries are Limited Common Elements assigned to specific Units. Decorations and flags must not encroach on another Unit's Limited Common Element.

B. Prohibited Items and Practices

- (1) Decorations that emit sound are not permitted.
- (2) Landscape lighting or solar landscape lights installed by Residents are not permitted.
- (3) Items may not be hung in trees.
- (4) Feeding wildlife, including placing bird feeders for common backyard birds, is prohibited to prevent attracting vermin and other wildlife.

22. Parking *(Also see Rule 29, Vehicles)*

A. Governing Authority

Parking within the Community is governed by the Master Declaration, Article IX, Section 8, the Condominium Declaration, and these rules and regulations.

B. Prohibited Locations

- (1) On-street parking is not permitted at any time, except for brief periods to load or unload passengers, groceries, or other materials. This restriction does not apply to commercial vehicles that are present to perform maintenance or delivery services for a Unit or the Association.
- (2) Parking on sidewalks, or in any manner that blocks a sidewalk, is not permitted at any time.
- (3) Parking on lawns, mulched beds, or other landscaped Common Areas is prohibited at any time. Any damage to Common Areas resulting from such parking may be assessed individually to the responsible Owner.

- (4) Parking in the spaces in front of the mailboxes is not permitted, except for brief stops to pick up or deposit mail.

C. Use of Parking Spaces

All unassigned parking spaces in the Community are part of the Common Elements. While they are available for shared use by all Residents, those with access to a Unit's assigned driveway are expected to use it when reasonably available so that shared spaces remain accessible to the broader community.

23. Pets (Also see *Rule 19, Nuisances*)

The keeping of pets at BSV is subject to applicable laws, including Sarasota County ordinances (e.g. vaccination, licensing, animals at large, and dangerous or vicious dogs), the Master Declaration, Article IX, Section 4, the Condominium Declaration, Section 17.2, and these rules and regulations.

A. Permitted Pets

- (1) No more than two domestic pets – limited to dogs, cats, or other common household animals – may be kept in any Unit.
- (2) It is prohibited to keep, breed, or raise animals for commercial purposes.

B. Liability and Insurance

- (1) Any person bringing or keeping a pet within the Community is fully liable for any injury to individuals or damage to property caused by their pet. This liability extends to the Resident, even if the pet is in the care of another party.
- (2) Owners and tenants are required to maintain appropriate liability insurance coverage for all pets kept within their Unit. The Association reserves the right to request proof of insurance annually.

C. Restricted Breeds and Safety Concerns

- (1) Traditionally aggressive breeds of dogs that the Board of Directors reasonably determines pose a threat to the health, safety, or welfare of the community will not be permitted. Residents are advised to consult with the Board before adopting or assuming the responsibility of a dog.
- (2) The Board reserves the right to evaluate individual situations and may require the permanent removal of any dog that is determined to be dangerous or disruptive.

D. Behavior Expectations

- (1) Pets must not create a nuisance or cause annoyance to neighbors, including through noise, aggression, or unsanitary behavior.
- (2) Pets must not be kept on a lanai. However, a pet may be left unattended on a lanai if the door between the lanai and the interior of the Unit remains open, and a Resident of the Unit is present at home. Pet owners remain fully responsible for the behavior and condition of any pet left unattended under these conditions.
- (3) When outside the Unit, all pets – including cats – must be kept on a leash held by a person capable of managing the animal at all times.
- (4) Pets roaming free without the pet owner present will be reported to the Sarasota County Sheriff's Office.

E. Clean-Up Requirements

- (1) Pet owners must promptly clean up after their pets and properly dispose of solid waste.

- (2) Pet waste receptacles or disposal containers are not permitted outside of Units.

F. Enforcement and Removal

Any violation of this section, or of other pet-related rules in the governing documents, may result in a directive by the Board requiring the permanent removal of the pet from the Community.

G. Indemnification for Rule Violations

The Board, the Association, and Unit Owners will not be liable for any personal injury, death, or property damage resulting from a violation of Rule 23 or any of its subsections. Any occupant of a Unit who commits such violation must fully indemnify and hold harmless the Board, the Association, and each Unit Owner for any and all claims brought by third parties arising out of the violation.

24. Ponds

A. Prohibited Activities

The ponds within the Community are permitted by the South Florida Water Management District for stormwater management purposes and are not intended for recreational use – including but not limited to, boating, swimming, and fishing – which are strictly prohibited.

B. Safety Considerations

Because alligators may be present at any time in and around all ponds at BSV, children and pets must be kept away from the banks of ponds at all times.

C. Conduct and Maintenance

- (1) Feeding wild alligators in Florida is illegal and extremely dangerous to the community. Violators may be reported to the Fish and Wildlife Conservation Commission (FWC) through their Wildlife Alert Hotline or online via their website.
- (2) No trash or other items may be deposited in the ponds or allowed to migrate into them.

D. Access and Use of Pond Areas

The areas surrounding the ponds are part of the Common Elements and may be accessed and enjoyed by all Residents. However, Residents are expected to use these areas responsibly and in accordance with the prohibitions and safety expectations outlined above.

25. Pool and Pool Enclosure

The operation and use of the BSV public swimming pool is regulated by Florida Administrative Order Code 64-E-9 (Department of Health) and these rules and regulations.

A. Oversight and Maintenance

- (1) The BSV pool is serviced regularly in accordance with Code 64-E-9. Routine inspections may be conducted by the Department of Health to ensure safety and water quality. Residents must not interfere with service providers or inspectors during maintenance and inspection activities.
- (2) Per Code 64-E-9, the wet deck area – defined as the unobstructed four-foot-wide pool deck area surrounding the pool perimeter – must remain clear of obstructions at all times.

B. Pool Hours and Supervision

- (1) The BSV pool is unsupervised. No lifeguard is on duty, and all swimmers use the pool at their own risk.

- (2) Swimming is allowed from dawn until dusk. The BSV pool is not designed or permitted for use after dark.
- (3) Children under 16 years of age must be accompanied by an adult who is at least 18 years old.

C. Hygiene and Safety Standards

- (1) Proper pool hygiene is essential, as decontaminating and disinfecting a public pool is costly and avoidable. The following rules apply:
 - (a) Infants and toddlers who are not toilet trained must wear swim diapers while in the pool.
 - (b) Animals are prohibited in the pool and within the pool enclosure.
 - (c) Glass containers are strictly prohibited in the pool and within the pool enclosure.
 - (d) Food and drinks are not permitted in the pool or on the wet deck area, with the sole exception of commercially bottled water in non-glass or plastic containers.
- (2) Soiled diapers and degradable food waste must not be disposed of in the washroom trash bins or in the trash cart on the pool deck, as the pool area amenities are not cleaned or serviced on a daily basis.
- (3) Smoking and vaping are prohibited within the pool enclosure.
- (4) Diving is not permitted.

D. Courtesy and Conduct

- (1) Loud music is prohibited at all times.
- (2) Residents and guests must keep phone conversations at a low volume.
- (3) During quiet hours, (10:00 p.m. – 7:00 a.m.), noise must be kept to a minimum within the pool enclosure.
- (4) Umbrellas must be closed when not in use to prevent storm and wind damage.
- (5) Residents and guests are encouraged to place a towel over the chairs and loungers. Sunscreen can stain and prematurely deteriorate the plastic strapping, leading to unnecessary replacement costs.

E. Temporary Closures

The pool may be closed from time to time for maintenance, repairs, health concerns, hurricane preparation or recovery, or other circumstances beyond the Association's control. Residents must comply with all instructions from the Board or Management during such times.

26. Security

The following rules are intended to protect the safety and privacy of all Residents.

- (1) Access control devices (fobs) must not be shared with non-residents.
- (2) Guests, visitors, vendors, and service providers must enter the Community through the main gate using the call box. Instructions for using the call box are available on the Association's website.
- (3) Gate codes must not be shared with unauthorized individuals.
- (4) Pedestrian gates must be securely closed and locked after entering and exiting the Community or pool enclosure.

- (5) Home security systems, electronic door locks, smart locks, and video doorbells are permitted. One sign indicating the presence of a security system may be posted near the Unit's main entry.

27. Smoking and Vaping Outside the Unit

The Board reserves the right to revoke this privilege if rules are not strictly followed or if it becomes a source of conflict between neighbors.

- (1) Smoking and vaping are permitted on a Unit's lanai, covered entry, or front porch, as well as in outdoor areas of the Condominium Property, except where expressly prohibited.
- (2) Smoking and vaping are not permitted in any of the BSV amenities, including the Clubhouse, gym, or pool enclosure.
- (3) Residents must take appropriate steps to be considerate of neighbors and prevent smoke and odors from entering the neighbors Units or designated outdoor spaces.
- (4) Littering is strictly prohibited. Cigarette butts and other smoking-related waste must be fully extinguished and disposed of properly.
- (5) Ashtrays, fire-proof receptacles, and similar items must not be kept outside the Unit.

28. Trash and Recycling

Trash and recycling collection services are provided directly to Owners by Sarasota County. For complete information, visit Sarasota County's website.

- (1) All trash and recyclables must be placed inside the carts provided by the County for collection. Items placed outside the carts will not be collected. (Additional carts may be purchased from the County's service provider if needed.)
- (2) Trash and recycling carts must be stored in the garage.
- (3) Trash and recycling carts may not be placed outside sooner than 3:00 p.m. one day before the scheduled collection.
- (4) Trash and recycling carts must be brought back inside no later than 6:00 a.m. on the day following collection.
- (5) Residents are entitled to four free bulk trash pick-ups per calendar year. Arrangements must be made in advance with the service provider. Items for bulk pick-up may only be placed outside the Unit on the scheduled collection day. If collection is delayed, all items must be brought back inside until a new collection date is confirmed. (Additional disposal options for bulk trash can be found on the Sarasota County website.)

29. Vehicles (Also see Rule 8, Driveways and Walkways, and Rule 22, Parking)

Motor vehicles within BSV's residential community are subject to Sarasota County Ordinance 54-473, the Master Declaration, the Condominium Declaration, and these rules and regulations.

A. Registration Compliance and Traffic Safety

- (1) Unit Owners are required to register with the Association any motor vehicles that are owned by and state-registered to Residents of their Unit and located within the Community. Vehicle information must be kept current.
- (2) Drivers must observe the posted 25 mph speed limit throughout the Community and obey all traffic signs. The Board may impose fines for unsafe or improper operation of vehicles on Condominium Property in accordance with Condominium Declaration, Section 17.7.

B. Inoperable and Unregistered Vehicles

- (1) Motor vehicles without current license tags or those not operational under their own power must be parked inside a garage with the door fully closed or removed from the Community within 24 hours. Violations may also be reported to County Code Enforcement.
- (2) Storing vehicles on blocks is prohibited.
- (3) The use of car covers or tarpaulins on motor vehicles parked outdoors is not permitted.

C. Prohibited Vehicles and Storage Requirements

- (1) Off-road vehicles and other vehicles that are not authorized for unrestricted use on public roads under Florida law, such as ATVs, golf carts, scooters, and mini motorcycles, are not permitted and must not be operated on any street within the Community.
- (2) Boats, canoes, kayaks, and other watercraft – or any trailer used to transport them – are not permitted in the Community unless parked inside a garage.
- (3) Commercial vehicles, recreational vehicles (RVs), and campers, mobile homes, and trailers (including utility trailers), and personal or family vehicles bearing commercial advertising that are in the custody of residents are not permitted within the Community unless parked inside a garage.
- (4) Motorcycles may be parked outside while in active use. They must be stored inside a garage when not in regular, ongoing use.
- (5) Garage doors must be able to close completely and must not be obstructed by vehicles or stored items.
- (6) A "for sale" sign, not exceeding 8.5" x 11" may be displayed inside or outside a motor vehicle provided it is parked in the Unit's assigned driveway. Vehicles displaying "for sale" signs may not be parked in Community parking spaces.
- (7) Residents are permitted to wash their personal vehicles in their assigned driveway. Hoses, if used, must be fitted with a flow-control nozzle. Care must be taken to avoid spraying neighboring vehicles that are parked nearby.

30. Windows and Window Coverings

Windows and window coverings are subject to Master Declaration, Article IX, Section 11, Condominium Declaration, Section 17.3, and these rules and regulations.

- (1) Windows and their screens are part of the Unit and are the Owner's responsibility for repairs and replacement. Replacement of any window requires prior written approval from the Board.
- (2) Acceptable coverings include curtains, drapes, blinds, shutters, or other traditional window treatments. Flags, sheets, newspaper, aluminum foil, bags, or similar materials may not be used as window coverings.
- (3) The exterior-facing side of window coverings (or their linings) must be white or off-white in color and may be subject to disapproval by the Association.
- (4) Broken or damaged window coverings, including blinds, must be replaced in a timely manner to maintain uniform appearance and property standards.