



Rules & Regulations

Revised and Approved on 06/13/2006

I. RECREATION BUILDINGS

- A. Recreation facilities are restricted to owners, tenants and their guests. All owners, residents and guests must have a pool gate key while using the recreational facilities and must present it upon demand by the Board of Directors, Property Management Company representatives, or other Association members. Guests must identify their hosts when requested.
- B. Children under 12 must be accompanied by an adult.
- C. No wet attire allowed in recreation buildings.
- D. Furniture and kitchen equipment cannot be removed from recreational facilities. Turn out all lights when leaving a facility.

II. PATIO AREA AND SHUFFLEBOARD POOL COURTS

- A. No breakable dishes or glasses are allowed on patio. Skateboards, roller skates, bicycles, etc., are not allowed in patio area or on grass. Bicycles are to be parked in recreation building parking lot.
- B. Do not remove poolside chairs from patio. Please help keep our facilities clean by using the containers provided for trash and cigarettes.

III. SWIMMING POOL HOURS: 8:00 Am to 11:00 PM

- A. No lifeguards; SWIM AT YOUR OWN RISK.
- B. Pool for Baytowne owners/residents only. Proper ID required. Residents must accompany guests.
- C. Children under 12 years must be accompanied by an adult. Babies in diapers must wear rubber pants.
- D. Everyone must shower before entering pool. Those using tanning oil must use soap. Towels required on chairs when using oil.
- E. Swimwear only. No cut-offs or street clothes.
- F. No diving, excessive noise, profanity or rough horseplay.
- G. No rafts, tubes, toys or floats except children's water wings or other child safety floating devices.
- H. No food or drink in pool.
- I. No pets in pool area.
- J. Please be courteous to others using pool, this includes loud music.
- K. Early and late swimmers please remember Safety Harbor has a noise ordinance.

IV. PET CONTROL

- A. All Dogs must be kept on a **LEASH** at all times when taken outside of unit to be walked or exercised
- B. Owners must **PICK UP** after their dog. You could be subject to trespassing for allowing your animal onto the private property of other unit owners
- C. Pets shall be registered, licensed and inoculated as required by law.
- D. If a pet is deemed a problem or nuisance by objectionable noise, endangering the health or safety of residents, or other pets; a warning will be issued from the Board of Directors with a possible final request to have the pet(s) removed from the property

V. RECREATIONAL FACILITIES RENTAL

- A. The large Clubhouse (and only the Clubhouse) may be reserved for private use; the pool can never be reserved or rented. A \$300.00 advance security deposit is required to reserve the large Clubhouse. The rental fee is \$75.00 for Baytowne owners or residents. The fee must be paid in advance of the reservation, and will be refunded only if canceled with at least 48 hours prior to the event. All rental income goes to the Baytowne Property Owners Association

VI. VEHICLES & PARKING

- A. No overnight parking at the Clubhouse unless vehicle is registered with Property Management Company.
- B. No boats, motorcycles, mopeds, commercial vehicles, vehicles with signage (written lettering for advertisement) or oversized vehicles such as RV's
- C. No parking on association streets, cul-de-sacs, **or ANY common or private grass area**. Vehicles can be towed at owner's expense. It shall be the responsibility of resident to inform their visitors of these rules.
- D. All resident vehicles must be disclosed on the Occupancy Registration form for owners and renters.

VII. RENTAL PROPERTIES

- A. Baytowne Rules and Regulations shall be incorporated with all rental lease agreements. All new tenants shall complete the sales/lease/rental registration form. No charges or application fee is required. Owners must notify the Property Management Company before a new tenant moves into a unit to complete registration, as required by state Law.

VIII. GABARGE DUMPSTERS

- A. All garbage must be placed **INSIDE** the dumpster. It is a violation to put items outside or next to dumpster.
- B. Please break down all boxes and compress them along with any bulk items including tree branches into small bundles.
- C. Covers and side doors are to be kept closed at all times. Do NOT overload or pile garbage on top of lid.
- D. Any large item is NOT to be placed outside or along side of dumpsters, as town will not pick these items up.

E. You MUST call the Safety Harbor Public Works Department at 727-7274-1550 for pick up in front of your home.

IX. SPEED LIMITS

A. On all Baytowne Villas common roads the community speed limit is 15 MPH – no exceptions. The common roads do not have sidewalks, and therefore requires caution when driving.

B. Note: Bay Place and Salem St. are city streets with sidewalks and have a 25 MPH speed limit.