

BAYWOOD COLONY VILLAS, INC. PRIORITY RULES AND REGULATIONS

1. Welcome to Baywood. For many purchasers, owning in a condominium may be a new experience. Condominium living differs from individual home ownership. A purchaser owns a unit and an equal share of the common element. Additionally, in a condominium, rules and restrictions have been created as a means of protecting the property values and improving the quality of life. Baywood Colony Villas Association is the corporation that administers Baywood Colony Villas I & II. Florida requires that a seller make available, to the purchaser, the Association's governing documents prior to taking possession.
2. The Declaration of Condominium for each Section defines the units and lists the uses and restrictions. Owners and lessees are expected to become aware of these regulations and be guided by them and the By-Laws. Our documents include: The Declaration of Condominium, Articles of Incorporation, By-Laws, and the Promulgated Rules of the Association. The Resident Handbook is a reference guide to help understand daily living in our community.
3. Our Association consists of 84 units, a Recreation Center, and approximately 22 acres of Common Element. The Board of Directors and the Property Management Company oversee the administration of the Association. Our community works best when owners are involved. There are numerous opportunities to socialize and to contribute by joining committees that assist the Association in such areas as: Finance, Grounds, Architectural, Operations, Membership, Clubhouse and Hospitality.
4. The following list of owner responsibilities summarizes the basic requirements that help everyone enjoy our community. Each owner/occupant please initial each responsibility to signify understanding.

_____ ALL external changes and /or additions to the appearance of a unit must have the prior written approval of the Association. Application for any change must be made to the Architectural Review Committee. (ARC form is on the website).

_____ Structural changes WITHIN a unit may be made only with the prior written approval of the Association. Application for any change must be made to the Architectural Review Committee. (ARC form is on the website).

_____ There is a 3-foot planting area around each unit. No landscaping may be done without the prior written approval of the Board. (A Landscape Request form shall be submitted to the Property Manager-see website).

_____ Generally, the plumbing and electrical systems of a unit are owner responsibility. Roofs, carports, windows, and doors are also owner Responsibility. Exterior surfaces of unit walls and sloping roofs are the responsibility of the Association. (A complete unit description is found in the Declaration of Condominium).

_____ Storage is limited in a condominium. Storage of personal items is not permitted in carports, around the perimeters of units, or in the common element.

_____ Each unit owner is entitled to the "Quiet Enjoyment" of their unit. Loud noises or music, a barking dog, clotheslines, yard signs, clutter and untidiness can disturb the "Quiet Enjoyment" of one's neighbors.

_____ Trash is picked up by Sarasota County on Wednesdays. Trash containers and recycle bins should be kept in a discreet location at all other times.

_____ Pets: one small dog and/or one cat per unit are permitted. All pets are required to weigh 25 lbs. or less. All pets must be registered with the Property Manager.

_____ Only conventional passenger cars (as defined in Section 9.1.17 of the Declaration of Condominium) are permitted in the Condominium. (For example: pick-up trucks, motorcycles, boats, trailers are not permitted). Circular driveways are to remain open.

_____ Each unit must be used exclusively as a one-family residence and no business or trade is permitted within.

_____ Family Guest Notification-in the absence of the owner, a family guest may use the unit. Family is defined as parents, children, grandchildren or siblings of the owner or spouse. All other relatives are considered guests and are deemed to be a lease. Family Guest Notification form is to be submitted to the Property Manager prior to occupancy.

_____ A unit may be rented once in a 12-month period with a minimum 30-day lease. A tenant may not occupy a unit until the lease is approved by the Board of Directors. Application forms are available on the website.

_____ Clubhouse/Pool Rules and Regulations are found in the Resident Handbook and are posted at the Pool. The pool hours are ½ hour after sunrise until ½ hour before sunset per Florida Statute. The clubhouse may be reserved for private use.

_____ The Association has a website (baywoodcolonyvillas.com), Facebook page and an e-blast option for communication with owners and residents.

I have read and agree to abide by the above restrictions and all others as described in the Baywood Colony Villas Association Handbook, Declaration of Condominium, Articles of Incorporation, and the Rules and Regulations as adopted by the Association's Board of Directors and agree to immediately correct any violations determined by the Board of Directors. I certify that all information provided is truthful and there are knowingly no omissions. I understand that an interview with the Membership Committee is required before approval of sale/lease.

Owner/Occupant Signature and Date

Owner/Occupant Signature and Date

Owner/Occupant Print Name

Owner/Occupant Print Name

Submit to Casey Management by mail or email at receptionist@caseymanagement.com

Date received by Casey Management _____