

SCHEDULE TO BY-LAWS

BAYWAY CONDOMINIUM ASSOCIATION, INC.

We congratulate you on having chosen Bayway, a Condominium, as your new residence. Bayway is a condominium project of which we are very proud and we pledge our continued efforts to make it a source of pride and enjoyment for you. We totally appreciate and share your desire to preserve the monetary and aesthetic value of your property; however, in this respect, we need your help and cooperation as well as the help and cooperation of your fellow unit owners. In keeping with this goal, the following Rules and Regulations governing the use, occupancy and activities of the Condominium Property and the Recreation Area have been adopted by the Board of Directors of the Association to supplement the use restrictions set forth in the Declaration of Condominium and the By-Laws of the Association. These Rules and Regulations are for the observance of all unit owners and their families, guests and tenants.

RULES AND REGULATIONS

1. Peaceful Enjoyment. No unit owner, his family, guests, tenants, servants, employees and agents shall play upon or permit to be played any musical instrument or operate or permit to be operated any phonograph, radio, television or other sound amplifier system in a unit or other area of the Condominium Property or on the Recreation Area in such a manner as to disturb or annoy other residents of the Condominium, nor shall the aforementioned persons cause or permit to be caused any other unusual or disturbing noise, foul or noxious odor, or any activity which would be disturbing to other residents of the Condominium.

2. Safety. The sidewalks on the Condominium Property and the Recreation Area shall not be obstructed or used for any other purpose than pedestrian traffic. All doors leading from the units to common elements shall be closed at all times except when in actual use for ingress to and egress from said areas. No personal articles shall be placed on the Recreation Area or in the recreational facilities located thereon, nor shall the same be obstructed in any manner. Nothing shall be hung or shaken from doors or windows of the Condominium buildings. Bicycles may be parked only in designated areas.

3. Addition or Change to Exterior Appearance. Unit owners are specifically cautioned that their right to make any addition, change, alteration or decoration to the exterior appearance of any portion of the Condominium buildings is subject to the provisions of the Declaration.

4. Decoration. None of the common facilities of the Condominium or the recreational facilities of the Recreation Area shall be decorated or furnished by unit owners, their families, guests and tenants.

5. Entry Upon Roof. Unit owners, their families, guests, tenants, servants, employees and agents shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any Condominium building.

6. Landscaping. Watering or planting of lawns, plants or shrubbery on the Condominium Property or the Recreation Area is prohibited.

7. Storage. The personal property of each unit owner shall be stored only in his Condominium unit.

8. Trash and Garbage. To provide a healthful environment, no garbage cans, supplies, milk or soft drink bottles or cans, or other articles shall be placed on the balconies, and the common elements of the Condominium and the recreational facilities of the Recreation Area shall be kept free and clear of rubbish, debris and other unsightly material. In order to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse only in the areas so designated.

9. Cleaning of Fish. Cleaning of fish must be done only at places designated and fish refuse wrapped and placed in a special container provided for this purpose. Disposal of fish refuse in regular garbage is prohibited.

10. Antennas. No radio or television antenna installation may be permitted in a Condominium unit which interferes with the television or radio reception of another Condominium unit. No antenna or aerial may be erected or installed on the roof or exterior walls of a Condominium building without the written consent of the Board of Directors of the Association being first obtained. Any antenna or aerial erected or installed without said consent may be removed without notice at the cost of the unit owner installing same.

11. Signs and Displays. In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium Property or the Recreation Area by any unit owner or resident without the written consent of the Board of Directors of the Association. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of a Condominium building. No owner shall be allowed to put his name on any entrance of a Condominium building or the units or mail receptacles appurtenant thereto, except in the proper places and in the manner prescribed by the Association for such purposes.

12. Hanging Decorations. No hanging decorations, plants, ornamental light fixtures, hammocks, wall plaques or other decorations may be hung from or attached to the walls, overhang or exterior ceilings, including balconies and terraces, of any Condominium unit.

13. Clotheslines. No clotheslines, sheets, towels, bathing suits, articles of clothing or any other item may be hung from any portion of a Condominium building, including doors, windows, balconies and terraces.

14. Windows. No change may be made in the tinting of any windows of a Condominium unit.

15. Flammable Materials. A unit owner shall not keep in his unit or in any storage area any flammable, combustible or explosive fluid, chemical or substance except such as required for normal household use.

16. Owner Absence. Any unit owner who plans to be absent from his unit for an extended period of time shall prepare his unit prior to his departure in the following manner:

(a) By removing all furniture, plants and any other objects from the unit owner's terrace and balconies; and

(b) By designating a responsible caretaker to care for his unit should it suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Association shall be provided with the name of the unit owner's designated caretaker. Such caretaker shall notify the Association prior to making any entry to the unit during the owner's absence.

17. Emergencies. In order that proper procedures may be followed in an emergency situation, the Association shall retain outside door keys to all units. The outside door locks of each unit are not to be changed or altered without the written consent of the Board of Directors of the Association. Where such consent is given, the unit owner shall provide the Association with a duplicate key.

18. Off-Street Parking.

(a) All automobile off-street parking spaces located on the Condominium Property, consisting of the uncovered parking spaces only, shall be used solely and exclusively for parking of passenger automobiles, passenger station wagons, motorcycles and vans primarily used to carry passengers. Such spaces shall not be used for the storage of boats, trailers of any kind or other vehicles, or inoperative automobiles, or for any purpose whatever other than off-street parking of those passenger vehicles described above. Vehicles which cannot operate on their own power shall not remain in the off-street parking spaces on the Condominium Property for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Condominium Property.

(b) No trucks, campers, buses, boats, trailers of any kind, mobile homes, motor homes, recreational vehicles, vans (other than those primarily used to carry passengers), or commercial vehicles of any kind shall be permitted to park in the off-street parking spaces on the Condominium Property. However, the restrictions on off-street parking contained in this Rule 18 shall not apply to parking of vehicles in the garage parking spaces within the units. Parking of vehicles anywhere on the Recreation Area shall be prohibited.

(c) The Association shall have the authority to tow off the Condominium Property or the Recreation Area, at the expense of the owner, any vehicle improperly parked in an off-street parking space, or otherwise in violation of the restrictions on off-street parking contained in this Rule 18. Vehicles shall not be washed on the Condominium Property except in the area, if any, designated for that purpose. The Association shall designate off-street parking spaces for visitors and guests and such other reserved off-street parking spaces as shall be needed from time to time.

19. Swimming Pool.

(a) Rules and Regulations pertaining to and controlling the use of the swimming pool shall be posted at the pool. The swimming pool shall be closed and there shall be no swimming between the hours of 10:00 P.M. and 8:00 A.M. In the event a member desires to extend the hours during which the pool shall be open on a particular day, prior approval shall be obtained from the Board of Directors of the Association or such other person as the Board shall from time to time designate, and proper announcement of the extension of the pool hours shall be made at the place designated on the Recreation Area for written notices.

(b) No glass containers or glass bottles of any type shall be permitted in the swimming pool or pool deck. Health regulations require all persons to shower before entering the pool and those persons with long hair to wear bathing caps.

(c) All unit owners, their families, guests and tenants shall fully comply with these Rules and Regulations. All persons using the swimming pool thereby release and relieve the Association and the Directors of the Association from any and all claims, debts, demands or obligations which might arise in connection with the use of the pool and the other recreational facilities of the Recreation Area.

20. Seawalls. Diving or jumping from or off seawalls surrounding the Recreation Area is prohibited.

21. Speed Limits. The speed limit is 10 m.p.h. on all roadways of the Condominium Property.

22. Solicitations. No peddling or soliciting of any nature or kind is allowed in, on or about the Condominium Property and the Recreation Area. Commercial enterprise is not allowed in, on or about the Condominium Property or the Recreation Area; provided, however, that unit owners who engage in consulting businesses which, by their nature, are in keeping with the decorum of the Condominium may conduct said businesses in their Condominium units after written consent has been obtained from the Board of Directors.

23. Interference. The employees of the Association, if any, are employed for the purpose of providing for the efficient operation and management of the Condominium. Therefore, no unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over any of the employees of the Association nor shall he attempt to send any of such employees upon private business of such unit owner or resident.

24. Complaints. Complaints of an unusual or major nature, other than routine, day-to-day complaints, regarding the service and maintenance of the Condominium and the Recreation Area shall be made in writing to the Board of Directors of the Association or to such other person or entity as the Board may from time to time designate.

25. Children. Children fourteen (14) years of age and older who permanently reside with a unit owner are entitled to the use of the common facilities of the Condominium and the recreational facilities of the Recreation Area unaccompanied by an adult. However, they shall not cause any disturbance or nuisance and their conduct while on the Condominium Property and the Recreation Area shall be the direct responsibility of their parents or guardians at all times. Children under the age of fourteen (14) years shall be accompanied by an adult when using the common facilities or the recreational facilities.

26. Pets. Pets are not permitted on any portion of the Condominium Property or the Recreation Area except where adequately secured and retained by a leash which is hand held. All said pets and animals shall be kept quiet at all times and shall be taken directly to and walked within areas which may be designated by the Association, so as to prevent the deposit of animal waste on the Condominium Property or the Recreation Area. In the event of deposit of animal waste on the Condominium Property or the Recreation Area, the owner of the animal shall remove said waste immediately.

27. Resident Host. A unit owner or resident host shall accompany all visitors and guests while said visitors and guests are on the Condominium Property or the Recreation Area, unless prior written arrangements have been made with the Association for designated visitors and guests to use the common facilities or the recreational facilities unaccompanied.

28. Use and Enjoyment. The use and enjoyment of any common facilities of the Condominium or any recreational facilities of the Recreation Area not hereinbefore specifically mentioned and regulated are hereby restricted to only unit owners, their families, guests and tenants.

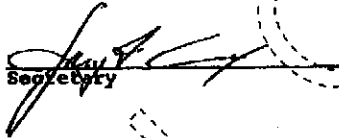
29. Liability. Any person using any common facilities of the Condominium or any recreational facilities of the Recreation Area shall do so at his own risk and the Association shall not be liable for any personal injury, loss of life or property damage in any way caused by or arising from the use of said common facilities or recreational facilities.

30. Enforcement. Unit owners shall allow the Board of Directors or the agents and employees of the Association to enter

any unit for the purpose of maintenance, inspection, repair or replacement of the improvements within the unit or the common elements or to determine compliance with these Rules and Regulations and with the Declaration and the By-Laws of the Association.

31. Change, Modification or Amendment. These Rules and Regulations are subject to change, modification or amendment by the Association pursuant to the authority vested in the Association by the Declaration of Condominium and the Articles of Incorporation and By-Laws of the Association.

The foregoing Rules and Regulations were adopted as a Schedule to the By-Laws of BAYWAY CONDOMINIUM ASSOCIATION, INC., a Florida corporation not for profit, at the first meeting of the Board of Directors on the 7th day of November, 1985.


Secretary

Approved:


President



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