

Bay Winds Condominium  
600 Scenic Hwy  
Pensacola, Florida 32503

## **Condominium Rules And Regulations**

**Welcome to Bay Winds Condominium.**

**8/01/2017**

**Condominium living provides unique opportunities to simplify life and share in the costs and benefits of home ownership. Ownership/residency entitles each owner/resident the privileged usage of the 'common' areas such as the pool, laundry and club house facilities. Community living benefits and privileges come with the obligation to respect the community interests, possibly to a higher standard than the individual is accustomed to. Therefore, it is both necessary to clarify those minimum standards of acceptable community living as outlined by 'rules and regulations', as well as enforce compliance to these minimum standards.**

**Bay Winds Condominium Rules and Regulations are purposed to minimize community risks, liability and discord. This will help protect and enhance our property value and quality of life. The Condominium Law of the State of Florida as outlined by FL Statute 718, authorizes the Bay Winds Condominium Association the authority to perform these responsibilities.**

**Compliance is preferred by the 'Good Neighbor' method, by which all individuals cooperate voluntarily to embrace the higher standards of condominium living. However, compliance can be enforced. Enforcement process may take the form of Letters of Non-Compliance, of Warning, of Violation, assessment of monetary 'fines', eviction action, and even prohibition to lease property.**

**These Rules and Regulations shall apply to all owners in Bay Winds Condominiums and their family members, guests, invitees, and lessees when present on the condominium property. Unit owners shall provide Management with the name and other data for any new Tenant or Owner prior to their taking possession of the unit. No subleasing or other conveyance of condominium privileges is permitted.**

**All owners are encouraged to participate in their Condominium Homeowner Association. However whether one chooses to participate or not has no influence on rule enforcement. Your cooperation to abide by these rules is strongly requested and will make for a more positive experience for all.**

## **Bay Winds Condominium-Rules and Regulations**

### **GENERAL APPEARANCE**

- **Modification to the exterior of any unit to include doors or windows that changes the appearance is not permitted. Any exterior alteration must be approved by the Association.**
- **Decorative and/or functional devices may not be attached to the exterior of the building.**
- **Unit owner is responsible to keep exterior doors, windows, and window screens in clean and presentable condition.**
- **FOR SALE or FOR RENT signs may not be placed on the doors or in the windows.**
- **Do not litter the property. Do not throw cigarette butts on the ground. There are ashtrays and trash cans provided. Smoking urns are on the front of the building and a smoking area is at the back of the building.**
- **Any additional exterior questions shall be directed to Mgmt.**

### **HEALTH and LIFE SAFETY**

- **Any illegal activity on Bay Winds common area or within individual units is prohibited. Residents and their guests must conduct themselves in a manner that does not breach the peace.**
- **No loud noise or disturbance of any kind will be allowed on the property including the pool area, parking lot or other common areas.**
- **Noise within ones condominium should not disturb the neighboring units.**
- **The common areas are not a "playground" for horseplay by either children or adults.**
- **Residents and guests must comply with all civil building, housing and health codes.**
- **Do not store barbeque grills or other cooking devices on the walkways or stairwell areas.**
- **No exterior furniture, plants, or other similar items on the common area walkways. Chairs are permitted on the walkway but must be removed if not being used**
- **The outward-opening emergency exit fire doors on the two bedroom units are to remain closed except during emergency or when opened for maintenance**
- **Entranceway "Welcome" mats must be thin to reduce any trip hazard.**
- **Door and window locks are not to be altered. If they are changed please notify management and provide a key or code.**
- **If you are locked out of your unit after 4:00pm you will be charged a fee of \$25.00 to unlock your door.**
- **The use and operation of all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other appliances must not be in an unsafe or reckless manner.**
- **The handrails are not clothesline substitutes. Do not hang or shake any articles from doors, windows or breezeways.**
- **Do not ride bicycles, skateboards, scooters or other motorized or non-motorized on the sidewalks, walkways, or other common areas.**
- **Do not leave wagons, baby carriages, wheelchairs or walkers etc. unattended.**

## **Bay Winds Condominium-Rules and Regulations**

- No RV's, boats, trailers, commercial vans, taxis or like vehicles etc. permitted over night
- If in question, contact Management for guidance.

### **POOL**

- Bay Winds provides no Lifeguard service. **SWIM AT YOUR OWN RISK.**
- Life-ring and Shepherd's Crook are life safety essential and not pool toys.
- Pool hours are from 8 A.M. until 10 P.M. until further notice.
- No pets in the pool enclosure.
- No children under the age of 12 permitted unless accompanied by a responsible adult.
- No diaper dressed pool usage.
- Proper swimwear required. No street clothes in pool. No nude bathing.
- No glass containers or foods permitted within pool fenced enclosure.
- Smoking is not permitted in the pool area, courtyard or walkways
- No loud radio or public broadcast music device permitted. No excessive noise.
- No running.
- No diving.
- Shower before entering pool. Suntan oils and lotions not permitted in pool.
- Resident guests are permitted in pool area if accompanied by the resident; limit of two guests in pool area.

### **CLUB HOUSE**

- Contact Management for reservation information. \$50.00 Security deposit is required. 24 hour advanced notice is required
- No smoking permitted within clubhouse.

### **ELEVATOR**

- Bay Winds elevator is for passenger service only.
- Elevator is not for moving heavy furniture and/or appliances.
- No smoking permitted within elevator car.

### **PETS**

- Owners may have two pet under 20 lbs. Rental tenants may not have pets.
- Pet should be of non-aggressive breed and have current vaccinations. Proof may be requested.
- Loud noise such as excessive barking from pets will be grounds for rejection if excessive and disturbs the community.
- Pets must be kept indoors. A leash or transport device should be used while outdoors.
- The designated pet 'potty' area is on either side of the parking lots. Owners shall clean up their pet's excrement and properly dispose of it in the dumpster.
- Water damage resulting from aquarium will be charged to the unit owner.
- Check with Management if you have a question.