

**LEMON BAY VIEW EAST CONDOMINIUM ASSOCIATION, INC.**  
**(LBVECA)**  
**D/B/A BAYVIEW EAST CONDOMINIUM ASSOCIATION**

**REVISED APRIL 2019**

**RULES & REGULATIONS**  
**BUILDING AND CONDOMINIUM**

1. Minimum rental of unit is three (3) consecutive months.
2. Maximum permanent occupancy is four (4) people per unit.
3. All sales, rentals, and rental renewals require Board of Directors approval. A \$50.00 processing fee is required. The Board may waive the processing fee for persons who were previously owners or tenants.
4. No Charcoal or open flame cooking is allowed on lanais or anywhere in the building. Gas or charcoal cooking is allowed only on the west end of the property asphalt, 10 feet from building.
5. Please be considerate of your neighbors, no unnecessary noise.
6. No personal property on the walkways, stairwells, and common areas. Non rubber backed unit entrance mats are allowed.
7. One dog or cat pet of less than 25 pounds is permitted to unit owners. The condo pet registration form is to be completed for all pets prior to occupying unit. Guests and tenants are not permitted to have pets. Pet owners must clean up after their pets. Pets must be leashed at all times while outside of unit.
8. Security doors at base of all stairwells must be locked at all times.
9. Owners/tenants must ensure that all tradesmen performing services on the premises leave the common areas clean, and the elevator interior and exterior surfaces undamaged. Owners/tenants will be charged a cleaning fee or damage repair fee if deemed necessary by the Board of Directors.
10. For the convenience of tenants & guests, a copy of these Rules and Regulations must be available in each unit and posted in the building lobby. Owners are required to ensure that tenants and guests are aware of all rules and regulations which pertain to the occupancy at this condominium, including parking, trash disposal and recycling, pool, and dock usage.
11. No smoking or vaping is allowed in any common area such as elevator, stairwells, bathrooms, walkways, pool deck, covered parking areas, landscape areas, rear deck, and dock.
12. The names of guests, unit number, and duration of stay should be posted on the bulletin board.
13. Door locks may not be replaced or changed without Board of Directors approval and must be keyed to the master key.
14. Complaints and comments concerning condo matters should be directed to the Argus Management of Venice @ 941-408-7413.
15. No commercial activities may be conducted on the premises.
16. No plants may be planted in the common areas without prior Board of Directors approval.
17. Trash is to be placed in trash receptacles located at north side of covered parking areas under building. It must be in tightly sealed plastic bags. Recycling containers are available in the trash closet immediately west of the lobby. Only recyclables are to be placed in these containers. No plastic bags. Cardboard boxes must be flattened.
18. Refer to The Declaration of Condominium of Bayview East, Article 11 Covenants and Restrictions for further restriction details not included in the above Rules and Regulations.
19. Refer to The Declaration of Condominium of Bayview East, Article 8 Maintenance and Repair by Unit Owner and Article 11(h) for maintenance, repair, and construction activities in units.

**POOL**

1. Tenants or owner must accompany all guests under 18 years of age, when using pool.
2. Shower before entering pool. No children in diapers allowed in pool.
3. No diving, running, roughhousing. No glass containers of any kind allowed in or around pool.

4. Please close and secure umbrellas after use. Dispose of all trash when leaving the pool area.
5. No towels, clothing, or personal property to be left in the pool area.
6. Return chairs and lounges to original locations.
7. Hours for pool use shall be Dawn to Dusk.

#### **DOCK**

1. Tenant or owner to accompany all guests under 18 years of age on the dock.
2. A boat slip is assigned to each unit for use by the owner or tenant only. An owner may loan the slip to the owner or tenant of another unit, if the arrangement is in writing and approved by the Board of Directors. Boat slips are not permitted to be rented to a non-owner or non-tenant.
3. Permanent exchange of boat slips is permitted between unit owners, with written notification to the Board of Directors. No live-aboard or overnight stay is permitted on boats moored on the dock.
4. Mechanical boatlifts may be installed by the unit owner in the assigned boat slip. The total expense of this installation including equipment, labor, electrical, pilings and permits will be paid by the unit owner. Notify the Board of your plans prior to work commencing.
5. Boat lift canopies may not be installed and slips may not be modified, unless approved by the Board of Directors and if required, the State of Florida and/or Charlotte County.
6. Fishing tackle must be attended at all times.
7. Upon sale or exchange of ownership title of unit, a fee of 6% of the dock slip appraised value plus FL State and Local sales taxes shall be paid to the LBVECA. LBVE will then pay FL DEP this amount in accordance with the terms of the Submerged Land Lease.

#### **PARKING**

1. Covered parking spaces are for the use of owners or tenants only. Visitors and guests are to park in the open parking area on the east end of the building. Park only (1) vehicle in your assigned space.
2. Car washing is not permitted in the covered parking area. Car washing may be done only on the west end of the property.
3. An owner may allow another owner or tenant to temporarily use the assigned parking space. Such arrangement must be in writing with a copy to the Board of Directors. The Board of Directors must be advised in writing of any permanent trades of parking spaces between owners.
4. Watercraft and/or trailer or RV's must be stored off of Bay View East common property or in storage units. A watercraft and/or trailer or RV may be parked on the premises for a period not to exceed one week. Watercraft storage on slip lift is allowed. Vehicle-top storage is not allowed.
5. All vehicles parked on condo property must be properly registered and licensed.
6. A key for all vehicles stored on condo property during absence of owner shall be provided to the Board of Directors for use in case of an emergency.

#### **CONSTRUCTION ACTIVITY**

1. Construction activity is the replacement of windows, entrance doors, sliding glass doors, lanai screen and screen frames, lanai enclosures, flooring material, gypsum board walls and ceilings, wiring, plumbing and HVAC ductwork. Hours for construction work shall only occur between 8:00 am and 5:00 pm.
2. All construction activity shall be reviewed and approved in accordance with the attached Application for Alterations.
3. Work requiring permits shall be performed or supervised by appropriate licensed individuals.
4. All lanai construction activity shall meet or exceed attached specifications provided by LBVECA.
5. Painting of fire suppression sprinkler heads is strictly prohibited. The cost for sprinkler head replacement required due to painting or paint splatter shall be paid for by the unit owner, including the shut down and re-activation of the fire suppression system.