

**NOKOMIS BAYSHORE CLUB CONDOMINIUM
USE RESTRICTIONS**

11.1 **Use Restrictions.** The use of the property of the condominium shall be in accordance with the provisions hereinafter set forth.

The assigned underbuilding parking spaces and boat slips are for the exclusive use of the unit owner and may be transferred or reassigned only to another unit owner or in connection with the sale, lease or transfer of the unit (5.8 g & h) **When the owner is not in residence, owners are prohibited from allowing their parking space or boat slip to be used by anyone who is not a lawful occupant.**

11.2 **Units.** Each of the units shall be occupied only by the owner, his tenants, servants and guests, and the respective families and guest of the owner and his tenants, as a residence and for no other purpose. No unit may be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred without first amending the Declaration to show the changes in the Units to be affected thereby.

11.3 **Common Elements.** The common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the Units. **Pool, Gazebo and grill, Fishing Dock, and Recreation Room are for the exclusive use of the owners, lawful occupants and resident guests of the unit owners. Reservations for private functions at the gazebo or recreation room should be posted on the calendar in meter room and on the bulletin board. You are responsible for your guests' actions and clean up. Unsupervised visitors are not permitted to use these facilities and will be considered trespassers.**

11.4 **Nuisances.** No nuisances shall be allowed upon the Condominium property, nor any use or practice not contemplated by this Declaration which is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No unit owner shall permit any use of his Unit or of the common elements which will increase the rate of insurance upon the Condominium property.

11.5 **Lawful Use.** No immoral, improper, offensive or unlawful use shall be made of the Condominium property nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

11.6 **Leasing.** Entire units only may be rented, provided the occupancy is only by the lessee and/or his family, servants and guests. **No unit shall be leased or rented for a period of less than thirty (30) days.**

11.7 No signs of any type shall be displayed anywhere on the Condominium property without the express permission of the Board of Directors of the Association.

11.8 Without the prior permission of the Board of Directors, no television antennas, air conditioners, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of any building.

11.9 No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any Unit or in or on any part of the common elements, except by the Association, and no clothes, rugs, draperies, spreads or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending the same from any window or door.

11.10 No electric machine or apparatus of any sort shall be used or maintained in any Unit which causes interference with the Television or radio reception in other Units.

11.11 No commercial vehicles or recreational vehicles may be parked upon the premises except in assigned parking spaces that accommodate that size vehicles as designated by the Board of Directors of the Association. **Please instruct your guests where to park - our guest spots are limited and parking on the grass areas or along the north side of the driveway - which blocks owners egress, is prohibited.**

11.12 **Additional Rules and Regulations.**
Annual Meeting of 1/25/90 Majority vote of unit owners.

1. ~~No dogs are allowed on the premises.~~ **REVISED - see new rule attached.** Adopted by Board of Directors on 8/11/95.

2. The matching pool furniture (excluding table) has been purchased by individual unit owners for their personal use. Owners should store their chairs when they expect to be away for an extended period or if they do not wish them to be available for common use. Please see that your guests refrain from moving the chairs to the dock area or off the pool deck.

~~ADDITIONAL INFORMATION:~~

~~MANAGEMENT: Keys Caldwell, Inc., 484-6108. TRASH: picked up Wednesday and Saturday and should be placed in plastic garbage bags and placed inside the dumpster. WELL & SEPTIC: Please do not flush anything other than toilet paper down the toilet and use the garbage disposal sparingly. Our R/O System is being monitored by JAMES PETROSKY (J.P. Operations) in the event of emergency he can be reached at 493-0256 or call 963-0750 and after beep punch in your phone number so he can call back. PEST CONTROL: Truly Nolen comes the 3rd Thursday of every month. INSURANCE: Bill Wilson of Wayne Roberts Agency (966-1312). Policy is with Nationwide for everything except flood on Units 8, 9 and 10 which are insured by Tom Hays of Des Champs & Gregory (366-2022). Policy is with Bankers Insurance Group.~~

TO ALL MEMBERS OF NOKOMIS BAYSHORE
CONDOMINIUM ASSOCIATION, INC.

Addition to Rules as Adopted by the Board of Directors:

1. One cat or dog, up to 20 pounds.
2. Pets must be on a leash at all times, when on condo grounds.
3. Pets are not allowed to be leashed or detained, in any manner in or around, the pool or dock area, excluding, of course, time required to take pet onto boat.
4. When taking pets out for relief, if on condo property, pet feces must be picked up.
5. Guests will not be permitted to bring pets on the premises.
6. Any unit owner has the right to register a complaint against any pet noise or disturbance, and if proven to be valid, pet owner will remove the pet from the premises.
7. Children 12 years of age or under must be accompanied by an adult at all times when on the docks or pool area.

Board of Directors
Nokomis Bayshore Condominium Association, Inc.

Updated 4/22/97