

Bahia Vista Gulf of Venice
Managed by: Argus Management of Venice, Inc.
1062 East Venice Avenue, Venice, FL 34285
Barbara O'Grady – Property Manager – 941-408-7413

TO BAHIA VISTA GULF OWNERS, THEIR GUESTS AND REGISTERED TENANTS:

Below is a synopsis of some of the common rules and regulations that apply to all users. These rules are designed to enhance the livability of Bahia Vista Gulf. In condominium living all of us not only have certain rights, but also certain obligations to other Owners, guests and tenants for our mutual benefit and comfort. As the Owner of one of our units, it is your responsibility to make certain your guests and tenants are aware of the rules and regulations as you are ultimately responsible for their actions. If you are currently renting your unit, please pass the information along to your tenant and rental agency.

CLUBHOUSE: A code is required for entrance. Please be sure that your guests or tenant know this code but ask them not to give it out to others. Don't forget the book lending library in the Clubhouse. Bring to share or borrow as you like. The collection is growing nicely.

CONDUCT: Please be considerate of your neighbors at all times and respect the prohibition on loud music and other noise pollution during Quiet Hours from 11:00 p.m. to 8:00 a.m. Because of the design of our home here, we live in close proximity to our neighbors. Keeping this in mind will result in less friction. Children are the primary and direct responsibility of their parents or legal guardian who needs to be aware of where their children are and what they are doing. A little courtesy and respect will go a long way to a peaceable environment. Families with children are a welcome and important part of our community but they should be aware that some of us are older and less tolerant of disturbance.

DOCKS: Dockage is available on an annual basis upon approval of an application, with proof of insurance & other requirements according to our existing rules. To avoid adverse action required by our insurance and marine laws, all dockage need to be arranged in advance and children on the docks must be supervised for their own safety. The dock master's name is posted in the mail room for more information.

PARKING: All units have marked parking spaces. Owners and tenants should park in their assigned area. Please let guests know the best place for them to park when they visit you. Park in parking spaces only and be considerate of blocking our narrow driveways.

POOL: The pool is open from **7:00 AM until 10:00 PM**. There is no guard on duty. Please make sure to read the posted rules and make sure you comply. Infants must be toilet trained or wearing leak-proof rubber or plastic pants over the diaper. Children under 12 must be accompanied by an adult. **Food or glass bottles are prohibited in the pool or pool deck area.** Many users look forward to quiet reading or sunning at the pool so please keep your tunes limited to your headphones or ear buds. The pool is an area where parents and adults should actively supervise their children. Accidents can occur so caution is advised. If you use sun tan lotion, cover the pool chair or lounge with a towel before sitting down. The facilities are professionally maintained.

TRASH/GARBAGE DISPOSAL: Garbage and other refuse must be placed only in areas provided. All garbage is to be placed in plastic bags and securely tied before disposing in dumpster. **Boxes are to be broken down and hand carried to dumpster. Please Recycle Properly – paper goes in the paper recycling containers – bottles, can and glass in the others. Do not put plastic bags into recycling bins...empty the recycling contents into proper container and dispose of the bag in the dumpster.**

Closing Remarks: These rules and regulations are by no means comprehensive. Condominium associations are governed by several recorded governing documents. Thank you for your cooperation in helping to make Bahia Vista Gulf and an attractive and pleasant place to live

Sincerely,

The Bahia Vista Gulf Board of Directors

REVISED: 03.14.23