



GULF & BAY CLUB BAYSIDE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

INTRODUCTION

****PLEASE READ THE ENTIRE DOCUMENT****

The Gulf and Bay Club Bayside Rules and Regulations explain the policies and guidelines established by the Association's Board of Directors to provide and ensure a peaceful and safe environment for our community. These Rules and Regulations are a condensed version of the governing documents and have been adopted by the Board of Directors. Gulf and Bay Club Bayside (hereinafter referred to as "Bayside") is a residential community, with year-round and seasonal residents along with those who rent. Please be courteous and respectful during your time here.

While it is the responsibility of the Board of Directors to administer and enforce the rules, it is the responsibility of each Owner, guest or renter to cooperate and adhere to these rules.

Keep them in a convenient place accessible by Owners, guests and tenants.

CONTACTS

Owner Portal access: www.ChooseGulfCoast.com/Owners

Community Association Manager: Jessica Friday, J.Friday@choosegulfcoast.com, 941-349-6156

Bayside Rental Office email: GulfandBay@ChooseGulfCoast.com

Association Management Inquiries: 941-213-4801

Gulf and Bay Club Bayside Rental Owner Line: 941-312-4021

Gulf and Bay Rental Guest Line: 941-346-3499

THE BASICS

- ALL Owners, guests, and renters are required to notify the Bayside Office within 24 hours of arrival and obtain a Parking Pass.
- Bayside is managed by Gulf Coast Property Management (hereinafter "Gulf Coast"). Gulf Coast is responsible for reporting any known infractions to the Owner.
- Prior to arrival, renters and guests using your unit in your absence are required to log on to

www.GulfandBayBayside.com and complete the "Guest Registration" form. Renters booked through Gulf Coast are exempt from this requirement as they are pre-registered.

- Owners are responsible for the conduct of both guests and tenants.
- No one under the age of 18 may reside in a unit without a parent or legal guardian residing as a co-occupant.

BAYSIDE OFFICE and CLUBHOUSE ROOM

- The Bayside Office is open daily. All unit keys will open the office lounge area access to the restrooms or equipment for use on tennis/pickleball courts.
- Except to access the restrooms, no one is permitted in the Bayside Office or Community Room in the Clubhouse in swimsuits or without footwear.
- No young children are allowed to stay in the office lounge area without an accompanying adult.
- Owners may use the Community Room for a private function by completing a reservation form found on the portal. All Community Room reservation scheduling will be managed by the Bayside Office.
- Cleaning the Community Room after a private function is the responsibility of the Owner who reserved it. This must be completed by 9:00 AM the following day or by the next scheduled event on the same day. Any fees resulting from having to clean the community room after use will be charged to the respective Owner's account.
- No furniture, lamps or other property may be removed from the Community Room.
- The exercise room in the Clubhouse is accessible with the unit key. Young children must be accompanied by a parent or responsible adult. Cleaning supplies are available to clean equipment after use.

COMMON AREAS

- No signs (Open House, For Sale or otherwise) are permitted on the condominium property except signs posted by the Association. No lawn ornaments, art or flags, other than the flag of the United States (no larger than 36" by 60") may be visible from the street.
- Towels and/or clothing may not be hung outside on railings, stairways, balconies or roofs.
- Throwing debris or stones in any of the ponds is prohibited.
- Trash must be placed in the containers that have been provided. Owners and tenants are required to place covered recycling and trash containers at the curb no earlier than Sunday for Monday morning trash collection. Owners who depart Bayside and need their barrels put out for trash day should contact the office by 4:00 PM on Friday. Following collection, all containers must be returned to the unit's garage. ***At all other times, trash containers must be stored inside the unit's garage.***
- No littering is permitted on the condominium property.
- Other than sports facilities provided by the Association, other sports activities must be limited to common areas where people and property are unaffected.
- Any movable furniture at the pools, courts, or clubhouse should be returned to its original position. Please close umbrellas at the pool when you leave.

FISHING DOCK

- The fishing dock is only for the private use of residents, tenants, and their invited guests.

- No glass containers are permitted.
- The fishing dock has been designed and constructed without a railing. Residents, tenants, and their guests using the fishing dock and amenities do so **at their own risk**. Young children may use the fishing dock only under the supervision of a responsible adult.
- Trash containers at the fishing dock are limited to paper and cans. Fish and bait remains must be removed from the common areas.
- Fishing on the dock is allowed from 8:00 AM to 10:00 PM.

GAS GRILLS AND PICNIC AREAS

- No grills other than the existing gas grills at each pool are allowed at Bayside.
- Gas grills and picnic areas are to be cleaned after use; grills must be turned off after use.

IDENTIFICATION TAGS & BEACH ACCESS

- Red Bayside ID tags and key fobs have been assigned to each unit and must be carried/shown when using the amenities at Bayside.
- Deeded beach access through Gulf and Bay Club property across the street is accessed by showing the entry guards the Bayside red ID tag AND the registered key fob that opens their security gates.
- Every person in your party is required to have a red Bayside ID tag for entry into Gulf and Bay Club. Please walk on that property using only the designated lane on the left side of the guard office.

PARKING AND VEHICLES

- The speed limit at Bayside is 10 MPH and applies to electric bicycles as well as motorized vehicles. There are no sidewalks, so be aware of people walking in the street.
- All motor vehicles must have a valid license plate; be registered with the office and display a parking permit provided by the office (Owner's sticker or colored tag). Vehicles without a parking permit may be towed at Owner's expense.
- Street parking is not allowed (except for service vehicles). Efforts should be made to park one vehicle inside the garage. A second vehicle may be parked in the driveway; however, no vehicle may protrude into the roadway.
- Visitor parking spaces are for guests, not Owners or renters.
- The only motorized vehicles allowed on the property (except for service vehicles) must be licensed for road use and operated by a licensed driver. This includes street legal golf carts, private cars, passenger vans, and ¾ ton capacity trucks or less. Owners may possess a motorcycle, but no outside storage or maintenance work is allowed. Guests and renters are NOT permitted to use a motorcycle on the property.
- Boats, trailers, motor homes, recreation vehicles and pickup trucks larger than ¾ ton are not permitted on the property.
- No vehicle (except the Association maintenance cart) may be driven or parked on the landscaped areas of the property. Rental buggies, bicycles, and recreational equipment are to be stored in the garage.

PETS

- Renters and/or guests are not permitted to have pets on the property.
- ADA and ESA service animals are allowed for Owners and must be registered with the office prior to arrival, along with valid credentials.
- Support animals must be on a leash and taken outside the property for walks. The designated area for doggy relief is located on the south edge of the community past the pond and near the waste bins; all animal waste must be picked up and disposed of properly. Shell paths are not to be used for dog walking.
- The comprehensive list of Bayside rules regarding ADA and ESA service animals will be provided by Gulf Coast Property Management upon registering of said animal.
- Other Owners' pets must conform to the "Use Restrictions" of the Declaration that allows for birds, fish, and/or one cat.

PICKLEBALL AND TENNIS COURTS

- Courts are to be used only for tennis or pickleball and are available for the exclusive use of Owners who are in residence at Bayside, their invited guests and registered renters. No wheels (bikes, scooters, skates, etc) are allowed on the courts.
- Courts are locked and may be opened with a unit key. All players are responsible for locking the courts upon departure if no one else is playing.
- Appropriate racquet sports apparel must be worn (men/boys must wear shirts with sleeves). Swimwear and running gear (including shoes) are prohibited. Court shoes should be worn on the court by all players.
- Courts may be reserved for specific time periods using signup sheets posted in the office. During periods of heavy tennis or pickleball play, maximum court time will be one hour for singles and ninety minutes for doubles; one reservation permitted per day per Unit.
- Courts are open from 8AM to 10PM daily.
- Personal entertainment devices and cellular phones may not be used in speaker mode; earphones are allowed.
- NO food or smoking is permitted on the courts. Beverages are allowed in non-glass containers. All trash must be removed after play.

POOLS (*Florida Statute 64E-9.004 Operational Requirements*)

- The pool areas are for the exclusive use of Owners who are in residence at Bayside, their invited guests and registered renters.
- Pool gates are locked and may be opened with the black key fob.
- Pool gates are not to be propped open. This rule is pursuant to Florida law, and failure to comply may result in the pool being closed.
- Posted pool rules must be followed.
- The pool areas may not be reserved for private parties.
- No smoking is allowed.
- Glass containers and/or food are strictly prohibited within the gated pool area. Water in plastic bottles is permitted on the wet deck area (defined by FL statute as the 4' perimeter from the water). Food is allowed only within the screened lanai area of the big pool; no food is permitted within the gated area of the small pool.

- Swimmers must shower before entering pool; showers are provided at the pool.
- Personal entertainment devices and cellular phones may not be used in speaker mode; earphones are allowed.
- No large floats are allowed. Floatation devices worn by young children (arm floats, body rings, etc.) are permitted under adult supervision.
- Chairs and lounges may not be reserved. Towels and personal belongings may be removed if vacant for more than 30 minutes.
- Running and horseplay are strictly prohibited in and around the pool area.
- Pool area fencing is not to be used for hanging towels, articles of clothing, etc.
- Pool furniture is not to be removed from the pool area.
- Children must be accompanied at the pool areas by a parent or responsible adult. Unsupervised children will be asked to leave the area. Children who are not potty-trained must use swim diapers.
- Please close umbrellas when leaving pool area.

RENTALS

- No unit can be leased for a period less than seven consecutive days, with an occupancy count of no more than two adults per bedroom.
- Prior to arrival, all renters MUST receive and agree to comply with the Bayside Rules and Regulations. Noncompliance may result in fines against the Owner and/or tenant. Occupancy inconsistent with the rules may result in eviction of the tenants/occupants of the condominium in addition to being fined.
- All renters MUST register at the Bayside Office upon arrival.

RULE ENFORCEMENT

These rules have been designed as a benefit to all Gulf and Bay Club Bayside Owners, renters, and guests. It is the responsibility of everyone to comply with and to enforce the rules. That said, the managing agent, Gulf Coast Property Management, has the ultimate responsibility for fielding complaints and rule enforcement.

Formal complaints must be put in writing and emailed to Manager at J.Friday@choosegulfcoast.com or submitted through the Owner Portal.

INFRACTIONS

Person(s) committing any infraction shall be advised by the managing agent in writing to immediately cease and/or correct the infraction. A copy of the notice shall be retained on file by the managing agent. If a second notice is required, a fine may be levied pursuant to Article XIII of the By-Laws. If there is non-compliance and failure to pay fine, the matter will be turned over to the Association attorney.

Approved by the Board of Directors on September 9, 2023; amended July 23, 2026.