

**Rules and Regulations**  
**Bayview at Indian River Plantation Condominium Association, Inc.**

1. Sidewalks, stairways and landings are not to be obstructed in any way or manner and are to be used exclusively for ingress to or egress from each unit. For example, no baby carriages, strollers, shopping carts bicycles, skate boards, surf boards, trash/garbage cans, or toys are allowed to be placed in these areas. Playing, running, loitering by any person is not permitted in these areas.
2. Children are not permitted to play on or about the walkways, roadways, stairways, landings, or parking areas of the property. We suggest that bare feet only be permitted in and around the pool area.
3. No bicycles, toys, beach-type chairs, pails, shovels, or shoes shall be left or stored on or about the common elements when not in use except for bicycles in approved racks located at the front of each building or in the rooms provided for this purpose. Reasonably sized patio furniture items (such as a bench, small table, or chair(s), an attractive plant, and other decorative items) may be placed immediately outside a unit's entryway.
4. The primary purpose of the stairways is to serve as emergency egress from the buildings. The primary function of the stairway doors is that of a fire door. Stairway doors must remain closed at all times. The propping of a stairway door open is not permitted.
5. No dirt or other substance shall be swept or placed into or onto the stairway or landings.
6. No clothes or towels are to be hung from any stairway, window, or walkway railing nor shall any rugs, mats or bedding be shaken from any stairway, window or door.
7. All drapes, curtains, blinds, and other types of window treatments which are visible in any way from the exterior of a unit must be lined or backed in a light-colored fabric – preferably white or beige – in order to maintain the aesthetic integrity of the condominium complex.
8. All trash and garbage must be disposed of in plastic trash bags that are tied or otherwise sealed closed prior to disposal and deposited in the dumpster provided for this purpose. Items to be recycled must be brought to, and placed in the recycling bins located in the trash room on the first floor of each building. (Specific rules and regulations for the disposal of trash and recyclables are posted on the bulletin board of each building.)
9. No disturbing noises will be permitted either within a unit or on any part of the common area that interferes with rights, comfort or convenience of any owner or other resident.
10. All rooms and hallways within each unit must be carpeted or covered with a reasonably good grade of both carpeting and padding or hard flooring such as wood, tile or marble. Hard flooring installed in any unit on the second, third or fourth floors must also have installed an underlayment of not less than one quarter (¼) inch of cork or other equally suitable sound-resistant material.
11. The toilets, sinks, garbage disposals, baths, showers and other water apparatus within a unit may not be used for any purpose other than that for which it is intended. No sweepings, rubbish, rags, or other improper items are to be deposited into them. Any damage to the common elements or other units resulting from the misuse will be borne by the unit owner where the misuse occurred.
12. No flammable oil or fluids (such as gasoline, kerosene, carbon tetrachloride, naphtha, or benzene) or explosives, fireworks, or articles hazardous to life, limb or property may be used or brought into any unit or common areas, such as storage/bicycle room, clubhouse, etc.
13. Barbecuing, grilling, and outdoor cooking of any kind must only be done in the common area specifically designed for this purpose. Specific rules and regulations on cooking on lanais (patios) are posted on the bulletin board in each building. These rules are: The use of propane, charcoal, electric, or other cooking devices that produce a flame or have the potential for producing a flame are prohibited from use on lanais (patio, porch, etc.). Only cooking devices that are UL (Underwriters Laboratories) evaluated and rated for use in residential indoor environments are permitted to be used on lanais.

14. No contractor or workers employed by a unit owner, their guest or renter is permitted to do any work in any unit (except for emergency repairs) between the hours of 6:00 PM and 8:00 AM or on Sunday or legal holidays.
15. All appliances and electrical equipment of any kind, however powered, installed or used in a unit, must comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.
16. No trailers, commercial trucks, campers, motor homes, recreational vehicles, boats, or unserviceable vehicles may be parked or kept upon any portion of the common area. The washing, waxing, or cleaning of vehicles on any portion of the common area is prohibited except in the specifically designated area for this purpose.
17. All posted traffic regulations and signs must be obeyed at all times.
18. The blowing of horns, except in an emergency or to avoid an accident, is permitted.
19. No employee of the condominium association's property management company may be requested or required by any unit owner, guest or renter to perform any personal service not in the line of duty prescribed for such employee.
20. No fencing is permitted on the land without prior written consent of the Board of Directors. No unit owner, their guest, or renter may plant any tree, scrub, or plant on any portion of the common or limited common area without prior written consent of the Board of Directors. The trimming, pruning, or cutting of any shrubbery is prohibited.
21. Only unit owners have the right to keep one four-legged domestic pet in their unit; renters are prohibited from keeping a pet in their unit. All pets must be kept on leashes whenever they are outside the individual unit. Pet owners and their walkers are responsible for the immediate retrieval and disposal of their pet's solid waste. All solid pet waste must be disposed of in a sealed plastic bag or container and disposed of in the proper trash dumpster.
22. Each owner is provided with a designated storage locker located in the storage room on each floor. No items may be placed outside or above the confines of each unit's storage locker. Bicycles must be stored in the specifically designated bicycle storage rooms located on floors two, three, and four. All bicycles must be identified with the owner's name and unit number. Owners of units on the first floor may store their bicycles in the first floor storage room. Storage of bicycles in the first floor storage room is limited to owners of units on the first floor. Owners of units on floors two, three, and four may not store bicycles in the first floor storage room.
23. The Board of Directors prior to being posted must approve all announcements posted on the bulletin boards. Announcements of any commercial or political nature are prohibited.
24. No door-to-door soliciting is permitted without prior approval of the Board of Directors.
25. All owners, guests, and renters must comply with the regulations posted at the pool area.
26. The use of the clubhouse is governed by the Rules and Regulations for the use of the clubhouse. These regulations are posted on the clubhouse bulletin board and on Bayview's website (<http://bayviewatirp.com>).
27. Air Conditioning System Maintenance  
Unit owners are required to have their air conditioning systems serviced twice a year by a Florida licensed and insured air conditioning contractor. As part of this service, the unit's air conditioning condensation pipes must be cleaned and treated for algae. Owners are required to maintain written records for the servicing of their air conditioning system and shall provide these written records to the Board of Directors upon written request. Should damage to the common area, adjacent units, or the unit in question occur for failing to maintain one's unit, the unit owner may be held liable for any damage caused to the common area, adjacent units, and their unit including but not limited to mold damage and damage to wallboard.

28. Offseason Air Conditioning – Temperature and Humidity

In order to prevent mold from growing in a unit, all owners are required to set and maintain the air conditioning at a temperature recommended by their licensed air conditioning contractor when the unit is unoccupied. For those units that are equipped with a humidistat, the humidistat must be set at a relative humidity recommend by their licensed air conditioning contractor when the unit is unoccupied. Should mold or other objectionable situations occur for the failure to comply with these standards, the unit owner may be held liable for damages done to the common element, adjacent units, or the unit in question.

29. Modification to Unit

Any additions, changes, or modifications to a unit that require a permit for such additions, changes, or modifications to be issued by Martin County's Building Department shall be subject to the approval of the Board of Directors or the Board of Directors assignees. (It is the unit owner's responsibility to determine if a permit from Martin County's Building Department is required for the additions, changes, or modifications proposed.) To obtain approval from the Board of Directors or a Director appointed by the Board of Directors, the unit owner proposing such additions, changes, or modifications must submit the following documentation to the Board of Directors or a Director appointed by the Board of Directors:

- Name, address, telephone number, and contact person for the contractor who will do the work.
- Copy of the contractor's appropriate State of Florida license.
  - Copy of the contractor's liability and workman's compensation policy listing Bayview at Indian River Plantation Condominium Association, Inc. as additional insured.
- Copy of permit(s) issued by Martin County Building Department for the proposed work. • Description and/or specifications for the proposed work.

30. Renting

No unit Owner may enter into a lease for any Unit which has a lease term of less than twenty-eight (28) days.

**Renters and guests must comply with all Rules and Regulations. Unit owners will be held responsible for their renters' and guests' failure to comply with these Rules and Regulations.**

July 20, 2023