

# Bayport Beach and Tennis Club

## Rules and Regulations

Bayport Beach & Tennis Club is a Condominium under Florida Law.

Bayport Beach & Tennis Club Condominium Association, Inc. is a Florida not-for-profit corporation and is a legal entity which governs the Condominium and owns the Common Elements. The Condominium Declaration, Articles of Incorporation and By-Laws are public documents and may be inspected at the Bayport Office.

Bayport is governed by a Board of Directors who are elected by the Bayport Owners. A current list of Board members, Officers and Committee Chairs are posted.

The Board of Directors has adopted these Rules and Regulations. Owners and Tenants should become familiar and comply with them and ensure that their guests do the same.

The following Committees have been created to assist in governing Bayport:

- **Buildings and Grounds Committee** – to maintain and improve the physical plant and grounds.
- **Election Procedures Committee** – to assure the proper procedures for election of directors and other matters requiring voting by owners are properly performed.
- **Finance Committee** – to assure that the books and records are properly maintained and that proper financial reports are issued and to assist in the preparation of the annual budget and monitor financial operations.
- **Insurance and Employee Benefits** – to assure that the Association is adequately insured and that appropriate employee benefits are provided.
- **Landscape Committee** - To plan landscape improvements and assure proper maintenance.
- **Recreations Committees - Pool, Clubhouse and Kayak Committee and Tennis, Beach & Bocce Court Committee.** To assure that the recreational facilities are properly maintained and propose appropriate rules for the benefit of residents.
- **Rules Enforcement Committee** – to determine if there is probable cause that the terms of the Declaration, By-Laws or Rules & Regulations have been violated and to conduct a hearing if the violation has not been corrected.
- **Events Committee** – to schedule and coordinate speakers, educational activities and informational events.
- **Social Committee** – to plan and coordinate social events and activities.

# **Bayport Beach and Tennis Club Rules and Regulations**

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# **Bayport Beach and Tennis Club Rules and Regulations**

## **1. Definitions**

For purposes of these Rules and Regulations: “Bayport” means the condominium Bayport Beach and Tennis Club; the “Association” means Bayport Beach and Tennis Club Condominium Association, Inc.; “Unit” or “Apartment” means a condominium unit at Bayport; “Owner” means the owner or owners of a Unit; “Tenant” means a person or persons to whom a Unit has been lent pursuant to Section 21 of these Rules and Regulations under a lease or loan of a Unit approved by the Association; “Manager” means the Manager of Bayport. Limited Common Element means those areas reserved for the use of a certain unit owner to the exclusion of other unit owners. Common Elements or Common Areas means all condominium property not included in the Unit or Limited Common Element (See Declaration of Condominium for details). “Immediate Family” means: the grandparents, parents, siblings, children or grandchildren of the owner or the owner’s spouse.

## **2. Owner Participation; Inspection of Records; Official Notices**

Owners are encouraged to attend Board of Directors and Committee meetings and to participate. Meeting chair-persons have the right to control the conduct of the meetings. An owner has the right to inspect records and files of the Association on reasonable notice. The official location for the posting of meeting notices and other communications, notices and bulletins are the bulletin boards at the lower level of the Clubhouse adjacent to the tennis sign-in sheets. All Board and Committee meeting notices shall be posted as required by the Condominium Act.

## **3. Use of Common Areas and Recreation Facilities**

The common areas of Bayport, including the recreation facilities, are for the exclusive use of Owners and Tenants, Resident Guests and accompanied guests of Owners or Tenants.

## **4. Compliance with Rules and Regulations**

Owners, Tenants and Guests shall comply with these Rules and Regulations. Owners who lease or loan their Units shall inform their Tenants of the responsibility to comply with these Rules and Regulations and provide a copy of these Rules and Regulations to every Tenant. Owners and Tenants shall assure that their resident guests, contractors and service personnel comply with these Rules and Regulations.

## **5. Recreation Facilities**

No smoking is allowed in any recreation facilities. The recreation facilities consist of the clubhouse, fitness center, swimming pool and surrounding deck, bocce ball court, fishing pier, beach and other facilities designated from time to time by the Board of Directors. Specific rules and regulations for the Pool, Tennis Courts and Fitness Center are set forth in separate sections at the end of these Rules and Regulations, and copies shall be posted in or near the respective facilities. No Recreation Center property (including clubhouse, swimming pool and fitness center items) may be borrowed or otherwise removed except with the approval of the Manager.

# **Bayport Beach and Tennis Club Rules and Regulations**

**5.1 Pool Rules:** Included in the appendix of this document are the Pool Rules. These rules are strictly enforced. Please ensure that all residents and guests of your unit understand and follow these rules.  
(See Appendix)

**5.2 Beach Rules:** Chairs, Lounges and Umbrellas are provided on the Bayport beach for your use and the use of your guests. Before leaving the beach, please return all beach furniture to their original dune location. Beach furniture may not be “held” or “reserved”. Management may remove beach furniture from the beach during “turtle season “if required by law. Please be respectful of others and remove all trash, leave only footprints! (See Appendix)

**5.3 Wildlife Protection:** May 1<sup>st</sup> through October 31<sup>st</sup> is sea turtle nesting season. Laws require that no visible light from any unit project towards the beach. Please ask the office for more information. Feeding of sea birds or other wildlife is prohibited.

**5.4 Kayak Storage:** The kayak storage rack by the launching ramp is for owners use. All kayaks must be registered at the office, unregistered kayaks shall be removed. Kayaks should be properly secured when not in use. A maximum of two kayaks per unit is allowed. Please contact the manager for more information. (See Appendix)

## **6. Clubhouse Hours, Access, Appropriate Dress**

The clubhouse hours are 6:00 A.M. to 10:00 P.M., seven days a week. Your unit entry key will provide access to the clubhouse. No one is permitted in the clubhouse or exercise room with bare feet, wet feet, or bathing suits.

## **7. Clubhouse Use for Private Parties**

The clubhouse may be reserved by any Owner or Tenant for an event, in addition to the traditionally scheduled Bayport Beach and Tennis Club events. A written application for reservation is required and will be considered by the management office no earlier than March 31<sup>st</sup> of the current year for the following season. The Owner or Tenant responsible for the event shall take reasonable steps to protect the clubhouse facilities and for restoring the clubhouse to a clean and orderly condition and for any damage which may occur during the event. A security deposit or rental fee may be required at the discretion of management for possible damage and cleanup. No event shall continue after 11:00 P.M. Commercial use of the clubhouse, sale of alcoholic beverages or gambling are not permitted.

## **8. Hurricane Preparedness**

**8.1 Hurricane Shutter Specifications:** Specifications are available at the manager’s office which will describe the type, color, material and other details of hurricane shutters which an Owner can have installed at the Owner’s option and expense. An application is available in the Bayport office for permission to install shutters.

**8.2 Opening and Closing of Shutters:** Shutters must be maintained in good working order. Shutters in good working order may be opened or closed by Bayport personnel on a fee basis. Staff will not be available once a storm warning has been issued.

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**8.3 Alert Status:** The President or Manager, at his/her sole discretion, is authorized to place the property on Alert Status to deal with possible emergencies. This could include a tropical storm warning or hurricane watch or warning or other possible impending circumstances that could put the property at risk. When the property is on Alert Status item #26 (Storage of Personal Items) shall be strictly enforced.

### **9. Vehicles, Traffic and Parking**

**9.1 Vehicle Type:** The following shall not be driven or parked on the grounds of Bayport: trailers, R.V., motor homes, boats, boat trailers or other water craft, commercially marked vehicles or any vehicle not in good working order, condition and repair except as otherwise permitted by the Board of Directors. No person shall drive or park on the grounds of Bayport any vehicle that does not fit into the unit's covered parking space except service vehicles which are permitted only during the time that they are actually servicing the apartment, the limited common elements or the common elements, but such services may only be provided between the hours of 8:00A.M. and 5:00 P.M. Monday through Saturday except in the case of an emergency or otherwise permitted by the Board of Directors.

**9.2 Speed Limit and Safe Operation:** Vehicles shall not exceed the speed limit of 15 miles per hour. Vehicles shall be operated in a safe and reasonable manner with due regard to pedestrian traffic, other vehicles and driving conditions.

**9.3 Parking:** Each Unit has one carport assigned for its exclusive use. Each carport shall be used only by the Owner or Tenant of the Unit to which it is assigned, except that the Owner may give permission for use of such carport by another vehicle if such written permission is on file in the management office. Parking is not permitted on any roadway, grassy area or any other place on the grounds except in the assigned covered parking spaces, the uncovered parking lots and the designated handicapped parking area near the clubhouse (which may be used only by vehicles transporting handicapped persons and displaying a handicapped parking permit). All Owners, Tenants and Guests who are not handicapped shall park their vehicle in their own carport or in the parking area for the cluster in which their unit or their host's unit is located when using the recreational facilities. Service Vehicles shall park properly in uncovered parking spaces.

**9.4 Parking Permits:** Parking Permits (not currently required) may be required for all vehicles parked overnight at Bayport.

**9.5 Vehicles Parked During Owner's Absence:** An Owner or tenant may park their vehicle in a designated parking area or carport while the Owner or tenant is not in residence, provided that such Owner or Tenant notifies the management office and provides keys to such vehicle to permit it to be moved if necessary.

**9.6 Carport:** Carports shall be used for parking motor vehicles and bicycles only and for no other purpose.

**9.7 Electric Vehicles:** Due to system limitations, electric vehicles may not be charged via existing carport closet electrical outlets or elsewhere on property unless a dedicated outlet can be installed by the unit owner at his/her expense and authorized by the Board.

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## **10. Bicycles**

Bicycles shall be stored in areas where they will not be unsightly or prevent free access to units or recreational areas. Bicycles brought to the clubhouse or tennis courts shall be parked only in the bicycle racks provided. Bicycles shall be operated in a safe manner with due regard for pedestrians.

## **11. Noise**

Please be considerate of other residents and keep all noises to minimal levels. The Declaration of Condominium (Article 18 C.) prohibits “loud and objectionable noises . . . which may cause a nuisance to the occupants of other units in the sole opinion of the board . . . “ Television, radio and stereos shall be kept at low volume late in the evening.

## **12. Pets**

**12.1 Limitation on Pets:** No pets shall be permitted at Bayport except as follows: Not more than one pet may be kept in any Unit at any time. The only pets permitted shall be a cat or a small dog not exceeding fifteen inches at the shoulder in height. A Tenant or house guest may keep a pet in a Unit with written permission of the Owner if a copy of that written permission is provided to the manager.

**12.2 Nuisance:** If any pet, regardless of type, becomes a nuisance to other owners, in the sole opinion of the Board of Directors, such pet shall be removed from the Unit immediately.

**12.3 Leashes Required:** Dogs, when outside the Owner’s Unit or limited common elements shall be on a leash and under the control of a responsible person.

**12.4 Clean-Up:** Immediate clean up is required after pets. There are no specific pet walking or exercise areas, so that cooperation of all pet owners is needed to keep the common areas clean.

**12.5 No Pets in Recreation Areas:** Pets are not permitted in the Recreation Areas, the Clubhouse, Pool or on the Beach. Per Florida law, only specially trained service animals are exempt from this policy.

**12.6 Noise:** Owners of pets shall take note of Paragraph 19A3 of the Declaration of Condominium which prohibits “loud and objectionable noises . . . which may cause a nuisance to the occupants of other apartments in the sole opinion of the board . . . “

## **13. Garbage, Trash and Recycling**

**13.1 Garbage and Trash:** No littering, including cigarette butts, is permitted on the grounds of Bayport. Garbage and trash shall be placed in the dumpsters in plastic bags securely tied to prevent spilling. Corrugated boxes and similar containers shall be flattened before being placed in the receptacle in order to occupy the least possible volume. Please dispose of food waste in kitchen disposals. If a dumpster is completely filled, garbage and trash shall not be placed alongside the dumpster but shall be brought to another dumpster. Toxic chemicals and other similar items shall not be placed in the dumpster. If in doubt, call the management office.

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**13.2 Recycling:** The only items acceptable for recycling are: 1. Newspaper 2. Glass, plastic and metal food and beverage cans and bottles. Cans and bottles should be rinsed. Grocery bags, egg cartons, Styrofoam trays and paper beverage containers may not be recycled. Plastic bags, in which recyclable items are carried to the bins, shall NOT be placed in the recycle bins. If in doubt whether an item can be recycled, it should be placed in a trash dumpster rather than a recycling container.

**13.3 Construction Debris:** Construction debris may not be placed in the trash or recycling receptacles but shall be removed from the premises by the contractor performing the construction. Any Owner contracting for construction work shall ensure that such Owner's contractors comply with this section. Contractor's dumpsters must be approved by Board.

### **14. Fishing Pier, Cleaning Fish**

The fishing pier may be used for fishing and cleaning fish. Cleaning fish and other seafood is not permitted at dumpster sites or any place on the grounds except at the cleaning station provided on the fishing pier.

### **15. Registration of Occupancy**

To enhance security at Bayport, Owners and Tenants shall inform the management office of their planned arrival at Bayport at least 24 hours prior to arrival and shall inform the management office of their intended departure prior to such departure.

### **16. Modifications to Units, Limited Common Elements and Common Elements**

Any addition, alteration or change in units, limited common elements or the common elements (including the installation of hurricane shutters) requires the approval of the Board of Directors before commencement of the work. Management must be notified and an application for approval of additions, alterations and changes must be approved prior to project commencement. All construction work in the unit, limited common element or common element must be properly permitted! Please consult the Longboat Key Building Department for requirements.

### **17. Entry of Units by Master Keys**

Access to each unit shall be available to the manager by means of a master key. Master Keys shall be used in the following cases only:

**17.1 Emergencies:** In the case of an emergency such as: fire, flood, hurricane, possible violation of law or ordinance or the bursting of water pipes involving damage or potential damage to the building structure or to another Unit.

**17.2 Access to Common Element:** In case access is required to common elements which are accessible through an individual unit, such as structural components of the building, water pipes, vent stacks and similar items.

**17.3 Pest Control:** To provide access for the exterminator contracted by Bayport.

**17.4 Owner's Contractor; Service Personnel, Unit Checker:** To provide access for contractors or service personnel with prior authorization from the Owner, for Board mandated maintenance or for the Bayport Unit Checker if contracted. Bayport staff is not permitted to leave doors unlocked for future arrival.

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## **18. Seasonal Occupancy and Vacancy**

When any unit will be vacant for a week or longer, the following shall apply:

**18.1 Mail and Deliveries:** Owners shall make arrangements with the Post Office for handling of mail during periods when their Unit is not occupied and no deliveries shall be made to their Unit.

**18.2 Other Person Authorized to Enter Units:** Each Owner shall advise the office if any person is authorized to enter their Unit for any reason in their absence.

**18.3 Unit Inspection Advised:** The Association strongly advises each Owner to arrange for having their Unit inspected weekly during any period of absence. An inspection service is provided by the Association for a fee. When a unit is unoccupied, water supply must be turned off.

**18.4 Humidity Control Advised:** The Association advises each Owner to control the air-conditioning unit so as to avoid the buildup of excess moisture within their unit. Owners are urged to instruct any tenant or resident guest in the proper use of the air conditioner and humidistat.

## **19. Requests for Regular Maintenance or Special Services**

All requests for regular maintenance services or special services shall be made by the Owner to the management office and not directly to the maintenance personnel. Services provided by Association employees will be billed to the Owner. This does not prohibit staff from performing services when not working for Bayport.

## **20. Suggestions for Changes or Improvements**

Owners may make any suggestions for changes or improvements in service or maintenance to the Manager, the President, the Chairperson of the applicable committee, or to the Board of Directors.

### **20.1 Tree Removal**

In accordance with Town of Longboat Key Ordinances, trees may occasionally be removed if the following condition(s) exist and a permit has been obtained:

1. The condition of the tree has significantly degraded because of disease or insect attack or is in danger of falling.
2. The tree poses a significant safety hazard to life or property.

## **21. Leasing or Loaning of Units**

**21.1 Limitations.** No Owner shall lease less than an entire unit, or lease an entire unit for a period of less than one (1) month in any calendar year. No Owner shall loan a unit to a person or persons other than members of the Owner's immediate family more frequently than once in a calendar month or more often than four (4) times in one year. A loan is permission or sufferance of occupancy of a unit without exchange or promise of remuneration. None of the above shall prevent an owner or member of his immediate family from occupying such Owner's unit when vacated by tenants or other occupants. Any lease or loan of a unit may only be made to the person or person who intends to occupy the unit for the entire term of the lease or loan. No Tenant may sublease or loan a unit.



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**21.2 Prior Approval Required:** No Owners shall lease or loan a unit except with the prior approval of the Association. Applications for approval of the lease or loan of a unit shall be in the form available in the Management Office and shall be submitted at least ten (10) days before the commencement date of the lease or loan. A copy of the signed lease or other document evidencing the proposed lease must be attached to the Application. The Owner shall pay the appropriate processing fee established by the Board.

**21.3 Compliance with Town Code:** No Owner shall permit occupancy of their Unit in violation of the Town Code of Longboat Key. Bayport is located in an area zoned as Residential; tourism use is not allowed in residential areas.

The Town Code contains the following definitions:

“Residential Use” or “Residential Occupancy” - The use of a building, or portion thereof, designed for and used for occupancy periods of not less than 30 days as provided in Section 4 herein.

“Residential Use” may allow for occupancy periods of less than 30 days by one family, and only the same family, and shall not preclude visitations by guests, provided that such property is not used as a Tourism Use for remuneration.

“Tourism Use” - Use, or occupancy, or the design for such use or occupancy, by any person, of any property for transient lodging purposes where the term of occupancy, possession or tenancy of the property by the person entitled to such occupancy, possession or tenancy is less than 30 consecutive calendar days or one entire calendar month, whichever is less. (Ord 95-07, passed 5-1-95)

“Family” - An individual, or two or more people related by legal adoption, blood, or a licit marriage, or a group of not more than four persons who need not be related by blood or marriage, any of whom are living together as a single housekeeping unit in a dwelling, or a group of not more than 14 unrelated residents plus staff who operate as the functional equivalent of a family in a community residential home.

“Remuneration” - Compensation, money, rent, reward, bonus prize or other consideration given by a person or someone on that person’s behalf in return for occupancy, possession or use of real property.

**21.4 Approval:** The Board of Directors shall have the sole right to approve leases and/or loans and may reject an application if in the opinion of the Board of Directors approval of the application would not be in the best interest, welfare or harmony of the condominium community.

### **22. Barbeque Grills**

Barbeque grills may not be used inside screened lanais. Turkey fryers, charcoal or wood barbeque grills and wood fire pits are not allowed anywhere on Bayport property. Propane gas barbeque grills or propane fire pits may be used on decks and privacy gardens if placed on a suitable fireproof material approved by the manager. Barbeque grills shall be used in a manner so as not to annoy occupants of other units with smoke or odors. Liquid propane may not be stored indoors.

# **Bayport Beach and Tennis Club Rules and Regulations**

## **23. Fire Safety**

**There are fire alarm boxes at various locations on the outside of buildings at Bayport. Learn the location of a box near your unit. In case of fire, call 911, then go to the fire alarm box, open it and pull the lever.** Owners must equip unit with a certified fire extinguisher. Smoke alarms in units and carport closets are connected directly to the Fire Department. They are a part of Bayport's fire protection system and a common element of Bayport. Residents shall never tamper with or attempt to disconnect smoke alarms. If any service is required for a smoke alarm, please call the office. Costs resulting from an Owner or Tenant not complying with this section shall be paid by the Owner.

## **24. Potted Plants and Special Plantings**

Any potted plants or special plantings in the limited common elements which are provided by an Owner shall be maintained by the Owner and not by the Association. Limitations on the size and weight of plants on carport decks and attached decks may be imposed. Bayport staff maintains the plants in Privacy Gardens on a periodic basis. For more details, please see the Manager.

## **25. Fines**

The Association may levy reasonable fines against an Owner for the failure of the Owner of the Unit or its occupant, tenant, or guest to comply with any provision of the Declaration of Condominium, the By-Laws or these Rules and Regulations. No fine may be levied except after giving reasonable notice and opportunity for hearing as provided by Florida law.

## **26. Storage of Personal Items**

The only authorized storage areas for Owners not in residence are inside the Unit itself and the storage closets in the carports. Any personal items left in violation of this policy will be considered as abandoned and will be discarded at the discretion of the Manager. (This policy shall be strictly enforced when the property is placed on Alert Status).

## **27. Flooring**

2<sup>nd</sup> floor units are required to install impact and noise reducing materials whenever hard surface flooring materials are being replaced or added. See manager for specifications. Non-slip tile may be installed on the entryway of 2<sup>nd</sup> floor units. Manager must approve tile selection.

## **28. Damages**

In the event that damages are caused by any resident, or by their property, to any portion of the Common Element, Limited Common Element or any other property the maintenance for which Bayport is responsible, or to the property of another Bayport unit or to the personal property of another owner, it is Bayport's policy that the responsible party shall reimburse all other parties for damages to a maximum of \$500 per damaged party.

## **29. Water Heaters, Washing Machines, Dishwashing Machines and Air Conditioning System.**

To avoid serious damage to your unit and surrounding units, proper maintenance and replacement of these appliances and their hoses is required. Failure to follow prudent replacement guidelines (included in notebook) shall be considered negligence and result in financial loss and charges to the unit owner if Bayport property is damaged. Please consult the manager or a service provider for more information.

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## **Fitness Center Rules**

1. The Fitness Center is for the use of Owners, Tenants and their resident house guests only. No person under the age of 12 may use the Fitness Center. Persons age 12 or more, but under the age of 16, may use the Fitness Center only if accompanied by a person age 16 or older.
2. No person may use the Fitness Center who is not in good physical condition, or who has any disability, impairment or ailment that would make it medically inadvisable for them to do so.
3. The Fitness Center is in the clubhouse, access shall be by means of unit entry keys. Hours are daily from 6:00 a.m. to 10:00 p.m.
4. Equipment shall be utilized properly and for the purpose for which it is intended. Free weights shall not be dropped to the floor after use, but shall be returned to the appropriate racks. As a courtesy to others, equipment should be wiped down after use.
5. Use of any one piece of equipment or substantially similar equipment (such as treadmills), is limited to 30 minutes when others are waiting to use such equipment.
6. Free weights and other equipment shall not be removed from the Fitness Center.
7. Persons desiring to use the Fitness Center are requested to sign a release form and return it to the management office. Bayport Beach & Tennis Club shall not be liable for any injury or damage resulting from the use of the Fitness Center, whether or not the person sustaining such injury or damage has signed a release form. Bayport Beach & Tennis Club shall not be responsible for the loss of any personal belongings.
8. Appropriate athletic attire is required. Rubber soled athletic shoes with closed toes are required.
9. No food or beverages are allowed in the Fitness Center except water.

**In the case of an Emergency, dial 911 and tell operator that you are at Bayport Beach and Tennis Club Clubhouse located at 619 Bayport Way, Longboat Key**

# Bayport Beach and Tennis Club Rules and Regulations

## Pool Rules

Pool Hours: 8:00 a.m. till Dusk  
No Lifeguard – Swim at Own Risk

- All swimmers MUST shower *before* entering the pool.
- No Diving
- Children under 12 Years of Age MUST be accompanied by a person 16 years of age or older
- No glass containers in pool area
- No drinks within 4 feet of pool
- No food or smoking in pool area – food is allowed on the Clubhouse Terrace
- No pets in or around pool
- Children not toilet trained must wear swim-diapers
- Please do not obstruct Lap Swimmers.
- No running, ball playing or other boisterous play allowed in pool or pool area
- Rafts, inner-tubes and other large unattached floatation devices prohibited (“noodles” are permitted)
- Give consideration to lap swimmers
- Audio equipment allowed with headphones only (except water aerobics class)
- No objects shall be thrown into pool except approved dive toys
- Shallow end of pool is closed to other swimmers during water aerobics classes
- Courteous use of cell phones is appreciated

For the mutual enjoyment of all residents,  
These rules are strictly enforced.

# **Bayport Beach and Tennis Club Rules and Regulations**

## **Bayport Beach and Tennis Club TENNIS RULES AND REGULATIONS**

### **Tennis Courts for Tennis Use Only**

All players will wear proper tennis attire.

### **Regulation Tennis Shoes for Har-Tru Tennis Courts are Mandatory**

Definitions:

- a) “Resident” refers to an owner, a tenant or a resident guest. All others are “outside guests”
- b) “Prime time” is 8:30 AM to 10:00 AM and 10:00 AM to 11:30AM
- c) “Peak season” is from November 1st through April 30th
- d) “Week” means Sunday through the following Saturday

1. The tennis courts at Bayport Beach & Tennis Club are for the exclusive use of Bayport residents. At least one Resident must be present in play on the same court with their outside guest(s). Any unaccompanied outside guests should be reported immediately to the Manager, the Rules Enforcement Committee or the Recreation Committee.

2. No playing is allowed before 8:21 AM. If the sign is up that the courts are closed due to wet conditions, they may not be played on until it has been determined that they have dried sufficiently and the sign has been removed. This generally takes about 2 hours after the rain stops. If you think the courts are dry, check with the maintenance crew or a member of the recreation committee. If the courts are played on when they are closed, the owner of that unit will be fined \$100.00 per player.

3. Sign-Up: Court time may be reserved at 8:20 AM two days prior. For prime time each unit may reserve one court daily. The first name on the sign-up sheet will be considered the unit bringing the guest. When listing outside guest on the sign-up sheet, use “G” rather than the guest’s name.

Prime Time Sequence:

3 or more residents (for doubles)

Residents with 2 outside guests (for doubles) or 2 residents (for singles)

1 resident with 3 outside guests (for doubles) or 1 resident with 1 outside guest

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Although only one court a day may be reserved by each unit, two people from the same unit may sign up at 8:20 if the second person signs up in the name of a different unit holder.

A lottery will be held beginning at any level at which there are fewer courts available than requested. Only one lottery number may be drawn for each group of players. If two are drawn by mistake, the worse number will prevail.

Non-prime time slots may be signed up for immediately after the 8:20 prime time courts assignments have been made. If there is a question as to the legitimacy of a court reservation, contact the person making the reservation to verify it. Do not change the reservation yourself.

Please sign up for courts one through three first, leaving court four for ball machine use or instruction. Sign-up for tennis takes precedent over sign-up for ball machine use.

Professional instruction is allowed only after 11:30 A.M. and only for Residents and their Guests.

4. Please do not sign up and not show. Cancel your court time as early as possible. If a time is cancelled, please call someone on the waiting list, which is in the lower right hand corner of the sign-up sheet.

5. Courts reserved but not in use by 10 minutes after the starting time will be available to waiting players.

6. All guests should be told to park in their host's unit area and walk to the courts.

7. The bulletin board on the lower level east wall of the Recreation Building will be used for sign-up sheets, notices and periodic rule changes.

# **Bayport Beach and Tennis Club Rules and Regulations**

## **Kayak Rules**

- All Kayaks must be registered with the Bayport Office and display a registration number on the hull.
- Only Bayport owners, or renters with a signed contract, are permitted to use the racks. A maximum of two (2) kayaks per unit may be stored on the racks.
- Bayport assumes no responsibility for kayaks or equipment, which are stored at the owner's risk.
- Unauthorized/unregistered kayaks will be considered abandoned property and removed and disposed of accordingly.

## **Bayport Beach Rules**

- No reserving of beach chairs, lounges or umbrellas.
- Replace umbrellas and augers in container after use.
- Furniture must be returned to the area above the high water line (in the sea oats) after use.
- May 1<sup>st</sup> through October 31<sup>st</sup>, nothing may be left on the beach at night.
- Be respectful and courteous to others and remove all trash, etc.
- Do not feed the sea birds.
- Leave only footprints!