

BAYWOOD MEADOWS CONDO ASSC. INC. NOTIFICATION OF OWNERSHIP TRANSFER

SPECIAL NOTE: This Notification of Ownership Transfer must be in the possession of the Management Company ten (10) days prior to the closing date. A COPY OF THE SALES AGREEMENT MUST ALSO ACCOMPANY THIS REQUEST ALONG WITH A NON-REFUNDABLE \$100.00 APPLICATION FEE MADE PAYABLE TO THE ASSOCIATION.

Applicant must read Rules & Regulations and Condominium/Homeowner Documents before closing. The seller should supply them to the buyer at the time of contract acceptance. If the seller does not have a copy, they may be purchased through the Management Company. Please send all information to the office of Management and Associates with the 10-day time period.

FROM: _____ TO: _____
SELLER PURCHASER

RE: Baywood Meadows Condominium Association, Inc.

UNIT: _____

CLOSING DATE: _____

Purchaser(s) represent that the following information is true and correct, and consent to further inquiry and investigation concerning this information or any information that comes from that inquiry, should it become necessary to process this request.

(A) Is unit to be leased? YES _____ NO _____ If unit is to be leased; purchaser agrees to supply The Board of Directors with Notification of Lease and a copy of lease prior to rental occupancy.

(B) Persons who will occupy the above unit are as follows:

NAME: _____ AGE: _____

DRIVERS LICENSE # _____ SS# _____

NAME: _____ AGE: _____

DRIVERS LICENSE # _____ SS# _____

(IF ADDITIONAL PEOPLE WILL OCCUPY UNIT, ATTACH SEPARATE SHEET AS AN ADDENDUM.)

AUTOMOBILE (S) _____ TAG # _____
TAG # _____

PETS: TYPE _____ WEIGHT _____

(C) PRESENT ADDRESS _____

PRESENT PHONE _____ ATL. PHONE _____

EMAIL ADDRESS _____

(D) PERMANENT ADDRESS AFTER CLOSING _____

PHONE _____

(E) TITLE COMPANY NAME: _____

ADDRESS _____

PHONE _____

(F) REAL ESTATE AGENT _____

ADDRESS _____

PHONE _____

Purchaser(s) states a copy of Condominium/Homeowner Documents, including Declaration of Condominium/Homeowner Articles of Incorporation, By Laws, and Rules and Regulations have been received, read, and understood and agree to abide by all the conditions and terms therein and all reasonable rules and regulations enacted hereafter officially by the Association.

This approval is subject to all financial obligations to the Association, including, but not limited to (if applicable): maintenance fees, late charges, special assessments, legal fees, water fees and application fees having been paid in full or will be paid by seller at the time of closing of this sale.

Copy of Sales Agreement is attached. _____

Application fee attached. _____

Seller

Purchaser

Seller

Purchaser

ATTENTION BUYER & SELLER: PLEASE HAVE THE CLOSING AGENT REMIT AN ESTOPPEL LETTER TO THE MANAGEMENT COMPANY AT LEASE 10 DAYS PRIOR TO CLOSING TO ENSURE THAT YOUR ASSOCIATION FEES ARE PAID IN FULL. NON-PAYMENT OF MAINTENANCE FEES CREATES A LIEN ON THE PROPERTY AND THE LIEN MUST BE SATISFIED BEFORE CLOSING.

IN ORDER TO UPDATE ASSOCIATION ROSTERS. PLEASE HAVE CLOSING AGENT SEND COPY OF WARRANTY DEED TO:

MANAGEMENT AND ASSOCIATES.
720 Brooker Creek Blvd Suite 206
Oldsmar, Florida 34677
(813) 433-2000

Interview Performed By:

Committee Member _____

Board Member _____

Date _____

DATE _____

CUSTOMER NUMBER _____

TENANT INFORMATION FORM

I / We _____, prospective
tenant(s) / buyer(s) for the property located at _____,

Managed By: _____ Owned By: _____,

Hereby allow TENANT CHECK and or the property owner / manager to inquire into my / our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

PLEASE PRINT CLEARLY**TENANT INFORMATION:**

SINGLE _____ MARRIED _____

SOCIAL SECURITY #: _____

FULL NAME: _____

DATE OF BIRTH: _____

DRIVER LICENSE #: _____

CURRENT ADDRESS: _____

_____ HOW LONG? _____

LANDLORD & PHONE: _____

PREVIOUS ADDRESS: _____

_____ HOW LONG? _____

EMPLOYER: _____

OCCUPATION: _____

GROSS MONTHLY INCOME: _____

LENGTH OF EMPLOYMENT: _____

WORK PHONE NUMBER: _____

HAVE YOU EVER BEEN ARRESTED?
(CIRCLE ONE) YES NO

HAVE YOU EVER BEEN EVICTED?
(CIRCLE ONE) YES NO

SIGNATURE: _____

PHONE NUMBER: _____

SPOUSE / ROOMMATE:

SINGLE _____ MARRIED _____

SOCIAL SECURITY #: _____

FULL NAME: _____

DATE OF BIRTH: _____

DRIVER LICENSE #: _____

CURRENT ADDRESS: _____

_____ HOW LONG? _____

LANDLORD & PHONE: _____

PREVIOUS ADDRESS: _____

_____ HOW LONG? _____

EMPLOYER: _____

OCCUPATION: _____

GROSS MONTHLY INCOME: _____

LENGTH OF EMPLOYMENT: _____

WORK PHONE NUMBER: _____

HAVE YOU EVER BEEN ARRESTED?
(CIRCLE ONE) YES NO

HAVE YOU EVER BEEN EVICTED?
(CIRCLE ONE) YES NO

SIGNATURE: _____

PHONE NUMBER: _____

TENANT CHECK HOURS OF OPERATION:**MONDAY - FRIDAY : 9:00 a.m. - 5:30 p.m.****SATURDAY : 11:00 a.m. - 4:00p.m.**ALL ORDERS RECEIVED AFTER 5:00 p.m. (3:30 p.m. on Sat.) WILL BE PROCESSED THE
NEXT BUSINESS DAY**TENANT CHECK FAX #: (727) 942-6843**

**IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A
SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE
REPORT.**

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR
REALTORS / PROPERTY MANAGERS / APARTMENT COMPLEXES /
MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS

ARTICLE XVIII

OBLIGATIONS OF UNIT OWNERS AND USE RESTRICTIONS

The use of the condominium property shall be in accordance With the following provisions so long as the condominium exists:

Section 1. Each unit owner in this Condominium shall, if requested, accept nomination and agree to serve, if elected, as a member of the Board of Directors of the Condominium Association.

Section 2. Each unit owner shall promptly pay the assessment levied by the association.

Section 3. Each unit shall be occupied only by one (1) Family if being used as a permanent residence. A unit shall be occupied by no more than two (2) unrelated persons or a total of four (4) persons. If being used as a leased unit or a vacation rental unit as hereinbefore defined.

Section 4. Parking spaces may be used only for the parking of passenger cars, station-wagons, vans, and/or four-wheeled vehicles or bicycles, with all such vehicles required to fit under the carports in order to be of a permissible size. Any other types of vehicles may be parked in the condominium parking spaces only with express written approval of the Association. Boats or trailers shall be permitted to be parked only with the written approval of the Association. The Association shall designate an area for the parking of recreational vehicles.

Section 5. No nuisances shall be allowed upon the Condominium property nor any use or practice that is the source of annoyance to residence or which interferes with the peaceful Possession and proper use of the property by its residents.

Section 6. No unit owner shall annoy others with unreasonable noises or odors.

Section 7. All parts of the condominium shall be kept in sanitary and clean condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.

Section 8. No electrical device creating unusual electrical overloading or interference with radio or TV sets of others may be used in the units or common elements without the person of the other unit owners.

Section 9. All garbage must be placed in plastic bags and sealed before depositing said garbage directly into the dumpsters or chutes. Boxes or bulky containers must be broken and compacted before depositing same into dumpsters. The unit owners shall deposit all garbage in the dumpsters or other trash collection facilities provided by the Association and shall be prohibited from placing private garbage cans on the common elements.

Section 10. No immoral, improper, offensive or unlawful use shall be made of the condominium property or any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies for maintenance, modifications or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.

Section 11. No unit owner shall show any sign, advertisement or notice of any type on the common elements of his unit. There shall be no "for sale" or "for rent" signs in any form or size placed inside or outside of the windows of a unit or attached to the curtains or blinds or any part of the interior or exterior of the condominium unit or on the common elements. The Association can post a sign for the purpose of unit owners selling or renting their units and said sign shall be erected in an area designated by the Association.

Section 12. Children of any age shall be permitted to reside on the premises.

Section 13. Each unit may have cable TV, if available, which shall constitute a limited common element. The cost of the cable TV can be charged to the Association if approved by the Association, and each unit will be responsible for reimbursement of the monthly charge for each activated unit within his apartment, but any additional charges for becoming a member of Home Box Office or other similar broadcasting systems shall be billed directly to the unit owner and not collected by the Association. If cable TV is not available the Association shall have the right to erect and maintain a master antenna system and include cost of same in the annual budget.

Section 14. Unit owners may keep dogs (weighing 20 lbs. or less), cats or other household pets provided that they are not kept, bred or maintained for any commercial purposes and so long as said pets do not constitute a nuisance to the other unit owners. Dogs must remain on a leash when outside the condominium unit. All pets must use the designated sanitary areas. In the event the unit owner of said pet(s) receives written notice from the Association that his pet constitutes a nuisance, for any reason whatsoever, the owner of said pet (s) shall immediately remove them from the condominium property. Provided, however, lessees or vacation rental tenants under a lease or rental agreement with a term in excess of 120 days shall be permitted to have a pet pursuant to the rules herein. There shall be a maximum of (1) pet per unit. In addition, recreation areas shall be off limits to pets.

Section 15. No unit owner shall place or install any colored, reflecting or solar material on any windows without written approval of the Association. All shades, venetian blinds, inside shutters or other inside window treatments facing the exterior of the building must be of neutral or off-white color. Unit owners shall be allowed to place screens, jalousies, or other enclosures on balconies or other parts of the building where such areas are deemed to be limited common elements, provided that said improvements are uniformly constructed and installed with the prior written approval of the Association and in accordance with the plans and specifications of the Association. Replacement of said screens or jalousies shall be at the expense of the unit owners.

Section 16. No use of the condominium property shall be made which violates any of the terms and conditions contained herein or that violates any laws, ordinances and regulations of any governmental body having jurisdiction thereof.

Section 17. A unit owner shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his or their guests, employees, agents, lessees or vacation rental tenants.

Section 18. No window air-conditioning units, window fans, or exhaust fans shall be installed in a unit.

Section 20. No rugs or mops shall be shaken or hung from or on any of the windows, doors, deck railings or balconies. No clothes, sheets, blankets, towels, bathing suits, laundry or any other kind of articles shall be hung out of a unit or exposed on the common elements.

Section 21. No gas grills or grills of any other kind shall be permitted on the balconies of any unit.

Section 22. Each unit owner shall permit the Board of Directors of the Association, or any of them, or the agents and employees of the Association, to enter the owner's unit for the purpose of maintenance, inspection, repair and replacement of improvements made in accordance with the requirements of the Declaration.

Section 23. Reasonable, uniform rules and regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Directors and/or members of the Association, in the manner provided by the Articles of Incorporation (Exhibit "III") and/or these Bylaws. Copies of such rules and regulations and amendments shall be furnished to all unit owners and residents of the condominium upon request. Each unit owner shall conform to and abide by the Bylaws and uniform rules and regulations of the Association which have been or are adopted concerning the condominium property and each unit owner shall see that all persons using the owner's property, by, through, or under him, does likewise.

Section 24. In any proceeding arising because of the alleged failure of a unit owner to comply with the terms of this Declaration as it may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees as may be awarded by the Court.

Section 25. The failure of the Association to enforce any covenant, restriction or other provision of this Declaration shall not constitute a waiver of the right to do so thereafter.

CLUBHOUSE RULES

- No one under the age of 15 inside clubhouse without adult supervision
All persons under 18 years of age in billiard room must be accompanied by an adult resident at all times.
- No smoking anytime in the clubhouse
- No alcoholic beverages in the clubhouse (except when special approved party)
- No wet swimsuits in clubhouse
- No bare feet in clubhouse
- Shirt must be worn at all times in clubhouse
- No skating, skateboarding, roller blading, bicycling, etc., in clubhouse
- Clubhouse hours 10:00 A.M. to 11 P.M. (unless prearranged for special party)
- No eating or drinking in billiard room
- No profanity
- There is a limit of 3 unrelated guests per week
GUESTS MUST BE AWARE THIS IS A PRIVATE CLUBHOUSE AND POOL, THEREFORE RESPECT ALL RULES.
- Violation of any clubhouse rules by guests or residents will result in the forfeit of privileges
- Clubhouse rental must be prearranged if group will exceed 10 guests.
- Family members and out-of-town guests (50 Mils+) are allowed to use our recreation center with resident's key.

SWIMMING POOL AREA RULES

- Unattended area – swim at your own risk
- Pool hours 10 A.M. to 10 P.M.
- **No one under the age of 15 inside the pool area without adult resident supervision**
- **MUST be 18 years or older to bring guests in Pool Area**
- **Resident and guests only because of pool size, there is a limit of 3 unrelated guests, maximum capacity of pool is 33 persons
GUESTS MUST BE AWARE THIS IS A PRIVATE CLUBHOUSE AND POOL, THEREFORE, RESPECT ALL RULES.**
- No toys or Styrofoam of any kind in pool
- No food or drinks in swimming pool
- No glass containers in pool area
- No alcoholic beverages
- No pets
- No foul language
- No jumping or diving
- No loud music
- No electrical devices
- No horseplay (running, pushing, etc.)
- No street clothes or cut off (must wear bathing suit)
- No children in diapers