



Bayport Condominiums Association of Brevard, Inc.
550 Casa Bella Dr. — Cape Canaveral, FL 32920

**❧ A SIGNED COPY OF THIS AGREEMENT MUST BE SUBMITTED ❧
ALONG WITH THE TENANT INFORMATION FORM**

TENANT AGREEMENT

General Rules & Regulations Applicable to ALL Residents

1. No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition.
2. No immoral, improper, or offensive use shall be made of the condominium property nor any part thereof.
3. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary, for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the Association as necessary to prevent damage to the common elements or to a unit or units.
4. No sign, advertisement or notice of any type shall be shown on the common elements or any unit.
5. An owner shall not place or cause to be placed in the walkways or in or on any other common elements and facilities, stairs, or stairwells, any objects that impede the normal transit through common walkways.
6. It is prohibited to hang garments, rugs, etc., from the windows, patios, or balconies from any of the facades of the buildings or to clean rugs, etc., by beating on the exterior of the building.
7. No boats, utility trailers, recreational vehicles or special purpose vehicles shall be parked on the condominium property. No motor home, trailer, camper, watercraft, or commercial vehicle may be parked on the condominium property. No resident shall park any vehicle on any street. There shall be no repair, except emergency repairs, performed on any permitted motor vehicle on the condominium property. No non-operating or non-functioning vehicle of any kind shall be permitted to be parked on the property. All owners and residents of the condominium are restricted to two (2) vehicles per unit without the Association's consent to bring additional vehicles on the premises.
8. All pets must be kept on a leash when outside the owner's unit. Each pet owner shall be responsible for cleaning up after his pets in the common elements. Pets shall not create a nuisance.
9. No unit owner shall allow anything whatsoever to fall from the window, patio, balcony, terrace, porch, or doors of the premises, nor shall anything be swept or thrown from the premises.
10. No owner shall cause any improvements or changes to be made on or to the exterior of the buildings.
11. There is no smoking on common areas except for the sidewalk along the perimeter of the property, which is along Thurm Blvd. This includes the elevator, clubhouse, pool, stairwells, and lobbies.
12. No children under the age of 18 are allowed to be in the pool or clubhouse without adult supervision.
13. Residents are responsible for any damages to Association property, including but not limited to, oil leaks in parking spaces.
14. Noise ordinance of the City of Cape Canaveral (Sec. 34-153) must be obeyed at all times.
15. All fire sprinkler heads located inside units must have an 18"-inch clearance.

Specific Rules & Regulations Applicable to Mid-Rise Residents

ACCESS

When you leased your unit, you should have received all previously issued common area keys, mail key, and garage remotes from the landlord. Please coordinate with the owner of your unit regarding the issuance of keys and garage remotes. The Association is responsible for providing and updating the mid-rise call-box information with your name and entry code.

AIR CONDITIONING UNITS

HVAC compressors are located on the roofs of the mid-rise buildings. If you or the owner are having your unit serviced, ***you must make arrangements for access to the roof in advance.***

BALCONIES

Please use care when cleaning your balcony. While those living on the 2nd floor may have less concerns if they are cleaning their balcony, those on floors above the 2nd floor do. You must use a dustpan when sweeping and if you have the need to hose off your patio, please notify your downstairs neighbor(s) as they might be entertaining or relaxing beneath you! Hanging or attaching items on balcony railings or facades of buildings is prohibited.

Only electric grills may be used on the balcony. Absolutely NO gas or charcoal grills are permitted.

While you are allowed to smoke on your balcony, please be considerate of your neighbors. Smoke WILL drift to the balconies surrounding your unit. Consider using a smokeless ashtray to minimize smoke.

GARAGES

- Residents are restricted to one designated inside garage parking space and one additional unassigned outside parking space. Residents may apply for an additional vehicle by submitting a request to the Board.
- Garage parking spaces are for vehicles, motorcycles, and bicycles **ONLY. No other items of any kind are permitted to be kept or stored in the interior parking spaces adjacent to the storage room.** All other items must be placed inside a storage room.
- Bicycles may be stored within the confines of the assigned garage parking space or inside the assigned storage unit. Bicycles cannot be secured to any fixture in the parking garages.
- Residents are expected to maintain their assigned parking spaces by immediately cleaning-up oil spots, gas spills, etc., and to keep the surface free of debris.
- Shopping carts are for the shared use of residents and should be returned to the designated area in the garage as soon as possible after use.

MOVING IN/OUT and DELIVERIES

You must notify the Association's property management agent or a Board member at least five (5) days in advance of your move-in/out or delivery date. A **\$200.00 deposit is required along with the submission of the signed Elevator Agreement** is due not later than 3 days prior to your move-in date.

Prior to your move, an inspection of the lobby walls, floor tiles and elevator will be conducted, and elevator pads installed to protect the interior of the elevator cab. A Building Captain will provide you with an elevator "stop key."

NOISE MITIGATION

In keeping with our goal of creating a culture of a respectful and peaceful community, please be considerate of your neighbors above, below, and on either side of you! Our concrete mid-rise buildings may be more durable, but sound-wise, it also poses some challenges. Sound travels significantly throughout the mid-rise buildings and the building materials and structures amplifies these sounds. Here are a few of the most prevalent complaints:

- Televisions and sound systems; cable connections are often located on shared walls and sound is easily conducted through them. Consider using a personal sound amplifier or wireless TV speaker if hearing assistance is required. Please keep programs and music at a reasonable volume, especially in the evenings.
- Sliding patio doors are hurricane rated and are therefore very heavy. When the doors are opened/closed quickly they create considerable noise. Please open and close them slowly so as to mitigate excessive "rumbling."
- Due to the design and structure of patio enclosures, voices are amplified. Even if you are speaking in a normal tone of voice, it carries louder and farther than you think.
- Cabinet doors should be properly closed, not slammed. Those with tile or wood floors should place pads on the feet of chairs or other furniture items that are frequently moved across non-carpeted flooring surfaces.
- Dogs often bark excessively when owners are away. This sound is easily carried throughout the unit and to your neighbors.
- Renovations of almost any kind will affect your neighbors. Be considerate and let them personally know in advance or post a notice in the lobby. Such work can only be performed between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday (*City of Cape Canaveral Ordinance, Sec. 34-154.*)

Please be aware of, and sensitive to, these potential situations. If in doubt, be proactive and reach out directly to your neighbors and ask how you rate on the noise scale!

PETS

Mid-Rise buildings are restricted to two (2) pets not to exceed 35 pounds each.

TRASH AND RECYCLING

- Dumpsters and recycling containers are located on the first floor with outside access on the side of the buildings. Do not place any trash beside the dumpster as it will not be picked up.
- There are trash chutes on each floor of the buildings across from the elevators. All garbage that is put in the trash chute must be in a closed and secured garbage bag.
- **ALL BOXES, CARTONS, SHIPPING, AND/OR DELIVERY CONTAINERS MUST BE FLATTENED OR BROKEN DOWN** to minimize the space they occupy in the trash room. DO NOT put boxes down the trash chutes.
- Appliances, furniture, or any other bulk items are not to be placed in the dumpster area for removal or pick up. It is the responsibility of the unit owner to have these items removed from Bayport property. Residents should contact Waste Pro at 321-837-0055 to schedule a pick-up time. See section titled "Removal of Bulk Trash Items" for additional information.

WATER SHUT-OFF

When leaving your residence for longer than 24 hours it is critical that you turn off the main water supply!! Flooding will not only affect your unit but will also affect neighbors that are below and next door to you. Damages can cost thousands of dollars, and owners may be held liable.

*These guidelines are summarized.
Please refer to the applicable sections in the Community Rules & Guidelines Handbook
for full information governing these subjects.*

I/we acknowledge receipt of these rules and regulations. I/we have read and understand the rules and regulations, and all occupants agree to act in accordance with them. I/we understand that the Board of Directors may exercise their right to enforce these rules up to and including eviction for non-compliance of these rules and regulations.

Signature of Tenant #1 (Lease Holder)

Signature of Tenant #2

Printed Name of Tenant #1

Printed Name of Tenant #2

Date

Date

Address of Property Being Rented