

BAY JOHN ONE CONDOMINIUM GENERAL RULES AND REGULATIONS

Adopted 5.18.2022/Amended 11.2.2024

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In accordance with Association By-Laws Article XIII (Section 13.01), the Association Rules and Regulations are established to maintain the integrity and value of our grounds and structures and to enhance the enjoyment of the Bay John One experience for all owners and guests. The below cited Rules and Regulations are consistent with the Association's founding documents -- The Articles of Incorporation, The Declaration of Condominium, and the Association By-Laws -- and do not contravene any restrictions set forth therein. The below rules and regulations supersede any Rules and Regulations published after June 2, 2007 and represent an updated expansion and clarification of the June 2, 2007 Amended Rules and Regulations which remain in force. Per Item 2 of the 2007 Amended Rules and Regulations, **all owners are reminded they are required to inform non-owners of these rules.**

Pier/Boat Docks

- Any Water Craft utilizing Bay John Condominium Association Marina must be registered with current proof of insurance and an up to date decal.
- Children under the age of 13 must be supervised at all times by an adult (i.e., at least 18 years of age).
- No articles such as ice chests, crab traps, etc. should obstruct use or passageway for others.
- Fish cleaning area on the pier must be cleaned after use. Items left overnight will be discarded. All trash must be tied in trash bags and put in the dumpster, not the trash cans on property.
- According to city ordinances:
 - Fireworks and flammable oils or liquids, barbecuing on the balconies, walkways and piers are absolutely prohibited.
 - Bicycles in the walkways or hallways are absolutely prohibited.
 - No wheeled devices other than your fishing carts or mobility aids are allowed on the pier or docks.

Miscellaneous

- Quiet Hours are 10 p.m. to 9 a.m.
- Luggage carts/buggies are not allowed in units or on the boat docks.
- Do not fly kites or feed birds
- Please place small trash (including cigarette butts) in receptacles located around the property.
- No skateboarding, roller blading, hover boards or wheeled items for recreational use allowed on the property. (This includes but is not limited to scooters, bikes, or shoes with wheels.)
- Any items left overnight in common areas will be discarded.
- **Smoking** within the confines of a unit continues to be at the discretion of the unit owner. Outside of a unit, smoking and vaping is **ONLY** allowed in the designated area (Southeast side of the parking lot, last parking space next to Co Rd 6). All other common elements and limited common elements of the property are non-smoking and non-vaping areas.

Safety Rules

- No open flames or grills are allowed on wooden decks, pier, beach, porches or in the common area.
- No trespassing on open roof areas.
- Glass containers are not permitted on the pier or common ground areas.

Schedule of Fines:

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1st offense – A fine of \$250.00.

2nd offense – A fine of \$500.00.

3rd & each offense thereafter will be \$1,000.00.