

BAY JOHN ONE CONDOMINIUM **GENERAL RULES AND REGULATIONS**

Amended 7.23.2025

<https://wavesaccess.com/bayjohnone>

Click on the "DOCUMENTS" button for full access to the Association Documents

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 prior. **All owners are reminded they are required to inform non-owners of these rules.**

General Property Rules

- No smoking or vaping on property except in designated smoking area
- No fireworks allowed
- Quiet hours are 10 pm until 7 am
- Maximum occupancy for 2-bedroom units is 8 people, 3-bedroom units is 10 people
- Do not obstruct walkways or stairways at any time
- No luggage carts allowed in condo units
- No items can be hung on walkway or balcony rails
- No open flames or grills (except electric) allowed on balconies
- No skateboards, roller skates/blades, hover boards or other such devices allowed

Pier/Boat Docks

- No one under 13 allowed without an adult present
- No running or horseplay on pier walkways
- No wheeled devices allowed, other than fishing carts
- Do not leave any items at marina overnight
- Do not obstruct pier walkways
- Do not feed the wildlife
- Clean fish cleaning stations when finished using
- All fish carcass must be bagged and disposed of off property
- No excessively loud music allowed at marina, or in boats parked at marina

The Marina Rules listed below are subject to the Marina Special Fining System at the end of this document.:

- No smoking or vaping at marina, or in boats while parked at marina
- No open flames allowed
- Do not fuel boats at marina using portable fuel containers
- Do not transport portable fuel containers onto piers
- All work performed at marina must be pre-approved by the Bay John One Board (includes mechanic work and lift work)

Pool Rules

- Pool hours are 7am until 10pm
- No glass containers allowed
- No food allowed inside pool area
- No one under 16 allowed without an adult present
- No diving in pool or hot tub
- No running in pool area
- No excessively loud music
- Do not leave items in pool area overnight
- Do not remove pool furniture from pool area
- Swimming diapers must be used on all children not potty trained
- Shower off excess sand and dirt before entering pool area
- Do not leave trash inside the pool area

BAY JOHN ONE CONDOMINIUM **GENERAL RULES AND REGULATIONS**

Amended 7.23.2025

<https://wavesaccess.com/bayjohnone>

Click on the "DOCUMENTS" button for full access to the Association Documents

Gym Rules

- No one under 16 allowed in the gym without an adult present
- No improper use of gym equipment
- No glass containers or food allowed in the gym
- Do not leave trash in the gym, use the provided waste containers
- Turn off all lights and tv if no one else is in the gym when you leave
- Do not adjust the thermostat
- Wipe down all equipment after use

Pet Rules

- Only owners are allowed to have pets on property
- All pets must be on a leash if outside your condo
- Pets are not allowed in the pool area
- Clean up after your pet (Poop and Scoop)
- Service dogs are allowed with pre-approval from the Bay John One Board

Parking Rules

- A valid parking pass or visitor pass must be displayed at all times
- No trailers, boats, personal watercraft, buses, or RV's allowed in parking lot
- Delivery or moving vans are allowed only to load/unload
- Do not obstruct the breezeway between the elevator and pool area
- All vehicles, including motorcycles, must be in a designated parking space with parking pass

Fining System:

1st offense – A fine of \$250.00.

2nd offense – A fine of \$500.00.

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

Marina Special Fining System:

1st offense – A fine of \$500.00.

2nd offense – A fine of \$1000.00.

3rd & each offense thereafter will be \$1,500.00.