

UNIT # _____

I RECEIVED MY 2019 DIRECTORY

SECOND BAYSHORE OWNER'S CENSUS FORM 2019

(PLEASE PRINT LEGIBLY)

Bldg. & Unit # _____ Unit's Street Address _____ Today's Date _____

Current Owner _____ Age _____ Date of Birth _____

Permanent Address _____
STREET CITY STATE ZIP COUNTRY

Email address _____ Home Phone _____ Cell Phone _____

Co-Owner _____ Age _____ Date of Birth _____

Permanent Address _____
STREET CITY STATE ZIP COUNTRY

Email address _____ Home Phone _____ Cell Phone _____

I RESIDE HERE: PERMANENTLY SEASONALLY NOT AT ALL I INTEND TO RENT IT OUT

PERSON TO BE NOTIFIED IN CASE OF EMERGENCY:

Name _____ Relationship _____ Phone _____

Address _____
STREET CITY STATE ZIP COUNTRY

PERSON LOCALLY WITH A KEY TO YOUR CONDO OTHER THAN YOUR BUILDING REP:

Name _____ Unit # _____ Phone _____

PERSON WHO WILL CHECK YOUR CONDO EVERY 2 WEEKS WHILE YOU ARE AWAY SEASONALLY:

Name _____ Phone _____

VEHICLE PARKED IN YOUR ASSIGNED SPOT:

Vehicle # 1: _____
YEAR MAKE TAG # STATE PARKING STICKER #

VEHICLE PARKED IN OVERFLOW LOT:

Vehicle # 2: _____
YEAR MAKE TAG # STATE PARKING STICKER #

HOMEOWNER'S INSURANCE INFORMATION

Insurance Company _____

Agent _____ Phone _____

Address _____
STREET CITY STATE ZIP

AGE OF HOT WATER TANK: _____

UNIT # _____

I RECEIVED MY 2019 DIRECTORY

SECOND BAYSHORE LESSEE'S CENSUS FORM 2019

(PLEASE PRINT LEGIBLY)

Bldg. & Unit # _____ Unit's Street Address _____ Today's Date _____

Lessee's Name _____ Age _____ Date of Birth _____

Email address _____ Home Phone _____ Cell Phone _____

Co-Lessee _____ Age _____ Date of Birth _____

Email address _____ Home Phone _____ Cell Phone _____

Owner of Condo _____ Home Phone _____ Cell Phone _____

Owner's Permanent Address _____
STREET CITY STATE ZIP COUNTRY

IF I AM A RENTER, I HAVE PROVIDED A VALID SECOND BAYSHORE LEASE FORM TO THE OFFICE

IF I AM A RENTER, THE DURATION OF MY LEASE IS FROM _____ TO _____

I RESIDE HERE: PERMANENTLY SEASONALLY

EMERGENCY CONTACT:

Name _____ Relationship _____ Phone _____

Address _____
STREET CITY STATE ZIP COUNTRY

PERSON LOCALLY WITH A KEY TO THE CONDO OTHER THAN BUILDING REP:

Name _____ Unit # _____ Phone _____

VEHICLE PARKED IN YOUR ASSIGNED SPOT:

Vehicle # 1: _____
YEAR MAKE TAG # STATE PARKING STICKER #

VEHICLE PARKED IN OVERFLOW LOT:

Vehicle # 2: _____
YEAR MAKE TAG # STATE PARKING STICKER #

SARASOTA & BRADENTON

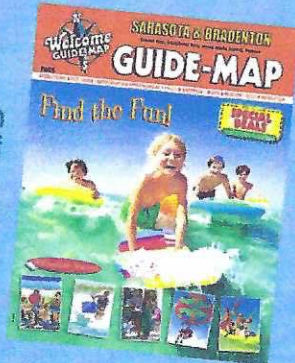


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SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC.

1800 Restful Drive, Bradenton FL 34207

Dear Second Bayshore Resident:

In order to maintain status as "Older Persons Housing" we must obtain and retain on file proof that at least one occupant of each unit is 55 years of age or older. Therefore, we request that you submit to the Second Bayshore Condominium Association one of the following:

- a. Copy of Driver's License
- b. Copy of Photo ID indicating date of birth

Thank you very much for your cooperation.

Respectfully,

The Board of Directors

AFFIDAVIT

DATE OF BIRTH _____ AGE _____ UNIT # _____

PRINTED NAME ON DRIVER'S LICENSE _____

ADDRESS ON LICENSE _____

SIGNATURE _____ DATE _____

The SECOND BAYSHORE CONDOMINIUM ASSOCIATION, Inc.

A 55+ Community

1800 Restful Drive, Bradenton FL 34207
Phone: 941.755.6338 Fax: 941.755.5638
secondbayshore@gmail.com
www.secondbayshore.com

EMAIL AUTHORIZATION FORM

In order to cut the ongoing costs of running your Association, the Board of Directors can utilize email rather than the USPS. Florida Statutes governing the administration of your Association mandates that we can only communicate via email if you have given us your authority to do so. If you wish to take advantage of this service please complete the fields below and return this form to our office by one of these methods:

- Print out, then complete, sign, and scan this form, or take a photo of your signed form, and text to 941-204-8961 or email to secondbayshore@gmail.com.
- Print out, complete and sign this form, and then mail via USPS to the address above.
- Print out, complete and sign this form and then fax to 941-755-5638.

Please note: Each owner or resident will need to complete, sign, and return a separate form.

I hereby authorize The Second Bayshore Condominium Association, Inc., to communicate with me using the email address below for the purposes including, but not limited to, billing, reminders, meeting information and information relevant to my ownership within the Association. The Second Bayshore Condominium Association, Inc. will not pass on my email address to any third party without my express and written permission. I will make every effort to update The Second Bayshore Condominium Association, Inc., in writing, of any changes to my email address and will hold them harmless for any errors resulting from my failure to do so.

Name: _____

Owner's Address: _____

email Address: _____

Please indicate by signing below if you consent to receiving email notifications for the following:

General Mailings: _____
Signature

Letters & Notices: _____
Signature

Bills & Statements: _____
Signature

The Second Bayshore
Condominium Association, Inc.
1800 Restful Drive
Bradenton, FL 34207
Phone 941.755.6338
Fax 941.755.5638
secondbayshore@gmail.com
www.secondbayshore.com

UNIT# _____

•ACKNOWLEDGEMENT•

I (we), _____,
hereby acknowledge:

- 1) Receipt of the Second Bayshore governing Documents for condo # _____;
- 2) That I (we) have read them;
- 3) That I (we) agree to abide by them;
- 4) That I (we) understand there may be fines attached to the property should there be any violation of said Documents;
- 5) That if our condominium is leased at some point in the future, the lessee(s) will be informed of their responsibilities in following the Rules and Regulations.
- 6) That I will provide spare keys to my building representative, for emergency entry into my unit and storage locker.

Date: _____

Owner/Renter: _____

Owner/Renter: _____

Owner/Renter: _____

Witness: _____

You now own or rent a condominium unit in a deed restricted community. Those restrictions are recorded in your documents, which are available on our website www.secondbayshore.com

The documents are:

The Declaration of Condominium
The Articles of Incorporation
The By-Laws
The Rules and Regulations
Amendments

These documents should have been provided to you by the previous or current owner.

This Association is managed by the Board of seven Directors. The Association must conform to the following Florida state laws, which can be viewed online:

Florida State Statute 718 (The Florida Condominium Law)
http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0718.html

Florida State Statute 61B (The Florida Administrative Code)
<https://www.flrules.org/gateway/division.asp?DivID=248>

The Association must also conform to:

Manatee County Building Codes
https://www.mymanatee.org/departments/building_development_service/building-permits/plans_review/current_florida_building_codes

CONDO # _____

SECOND BAYSHORE
CONDOMINIUM ASSOCIATION, INC.

GOVERNING DOCUMENTS

- REVISED AUGUST 2011 •
- AMENDED APRIL 2019 •

LEGAL DESCRIPTION
DECLARATION OF CONDOMINIUM
AMENDMENT TO DECLARATION – 2017
ARTICLES OF INCORPORATION
BY-LAWS

RULES & REGULATIONS, Amended 4/15/2019
GUARDRAIL & SPRINKLER OPT-OUT DOCS, 2016
CERTIFICATION OF AMENDMENT

THE ATTACHED DOCUMENTS ARE TO REMAIN
IN EACH CONDO UNIT AND ARE TO BE PASSED ON
TO ANY FUTURE OWNER(S) OF THE UNIT.

Prepared by and returned to:

Becker & Poliakoff, P.A.
Kevin L. Edwards, Esquire
6230 University Parkway, Suite 204
Sarasota, FL 34240



OPT-OUT GUARDRAILS

CERTIFICATE OF RECORDING

THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, The Second Bayshore Condominium Association, Inc. (the "Association") is the entity responsible for the operation of The Second Bayshore Condominium, Sections 13, 14, 15, 16, and 17 (hereinafter "Condominium") located at 1800 Restful Drive, Bradenton, Florida 34207, pursuant to the Combined Second Amended and Restated Declaration of Condominium, which is recorded in O.R. Book 2388, Page 2094, *et seq.*, of the Manatee County Public Records, as amended from time to time; and

WHEREAS, Section 718.1085, Florida Statutes (2016), allows a condominium association to obtain a vote to forego a retrofit of the common elements, association property, or units of the residential Condominium operated by the Association with handrails or guardrails in a building that has been certified for occupancy by the applicable governmental entity, by the affirmative vote or consent of two-thirds (2/3) of all voting interests in the Condominium; and

WHEREAS, at a Special Membership Meeting on DECEMBER 1, 2016, the Association obtained the requisite vote of the membership of the condominium to forego the retrofit, as allowed by the aforementioned statutory provision; and

WHEREAS, the Association wishes to provide record notice of this action by recording this Certificate attesting to the vote in the Public Records where the Condominium is located.

NOW, THEREFORE, the undersigned hereby certifies that:

Page 1 of 2

LAW OFFICES
BECKER & POLIAKOFF, P.A.
6230 UNIVERSITY PARKWAY • SUITE 204 • SARASOTA, FL 34240
TELEPHONE (941) 366-8826

Prepared by and returned to:

Becker & Poliakoff, P.A.
Kevin L. Edwards, Esquire
6230 University Parkway, Suite 204
Sarasota, FL 34240



**OPT-OUT
SPRINKLERS.**

CERTIFICATE OF RECORDING

THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC.

WHEREAS, The Second Bayshore Condominium Association, Inc. (the "Association") is the entity responsible for the operation of The Second Bayshore Condominium, Sections 13, 14, 15, 16, and 17 (hereinafter "Condominium") located at 1800 Restful Drive, Bradenton, Florida 34207, pursuant to the Combined Second Amended and Restated Declaration of Condominium, which is recorded in O.R. Book 2388, Page 2094, *et seq.*, of the Manatee County Public Records, as amended from time to time; and

WHEREAS, Section 718.112(2)(l), Florida Statutes (2016), allows a condominium association to obtain a vote to forego a retrofit of the common elements, association property, or units of the residential Condominium operated by the Association with a fire sprinkler system in a building that has been certified for occupancy by the applicable governmental entity, by the affirmative vote or consent of a majority of all voting interests in the Condominium; and

WHEREAS, at a Special Membership Meeting on DECEMBER 1, 2016, the Association obtained the requisite vote of the membership of the condominium to forego the retrofit, as allowed by the aforementioned statutory provision; and

WHEREAS, the Association wishes to provide record notice of this action by recording this Certificate attesting to the vote in the Public Records where the Condominium is located.

NOW, THEREFORE, the undersigned hereby certifies that:

Page 1 of 2

LAW OFFICES
BECKER & POLIAKOFF, P.A.
6230 UNIVERSITY PARKWAY • SUITE 204 • SARASOTA, FL 34240
TELEPHONE (941) 366-8826

RULES AND REGULATIONS

(Amended 4/15/2019)

THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC. (DC 11.5)

The following restrictions shall apply to and bind the Condominium owners, Condominium Units and Condominium parcels, to wit:

Unit occupants must abide by all rules and regulations promulgated by the Board of Directors concerning occupancy and use of the Condominium Units, Condominium Property and Common Elements. (DC 14.11)

(1) All Condominium Units shall be and remain of like exterior design, shape, color and appearance as other condominium Units except exterior doors, which must be white only.

(DC 14.5)

(2) Unit owners must obtain prior written approval of the Association, through the Board of Directors, before performing any maintenance, repair or replacement which requires changes or alterations to the physical appearance of the Condominium Property visible from any exterior vantage; evacuation; access to Building roofs; removal, modification or relocation of any interior load-bearing walls; relocation of utility plumbing or electrical lines or fixtures; the use of heavy or noisy equipment; such other actions as may cause concern for the peace and safety of the Condominium and its residents or the aesthetics of the condominium property as determined by the board. The Association may condition such approval on criteria, as the board deems reasonable. Further, Unit owners must, at all times, insure that all contractors and other persons performing services for the Unit or owners are properly licensed and insured, including worker's compensation insurance. The Unit owners shall hold the association harmless from any claim of any nature arising out of failure to comply with this requirement. (DC 9.3)

(3) No owner may lease his or her Unit during the first year of ownership.

Thereafter, any owner wishing to lease a Unit must notify the board of directors in writing at least 30 days prior to the intended lease term and submit a copy of the proposed lease, including the name of the proposed lessee (s) and occupants. Any person occupying the Unit after initial approval shall be subject to a separate application and approval process. The association shall have 30 days from the receipt of notice within which to approve or disapprove of the proposed lease or proposed lessee(s) or occupants. The Association shall give the Unit owner written notice of its decision within said period. No individual rooms may be rented and no transient tenants may be accommodated. "Rent-sharing" and subleasing is prohibited. All leases shall be for a minimum period of three (3) months and for a

maximum period of one (1) year. If approved, Units may be leased no more than one time from 10/1 through 9/30 each year. Leases may be renewed, subject to Board approval. (DC 15.1)

(4) Leasing is defined as occupancy of the Unit by any person other than the Unit owner for periods of more than thirty (30) consecutive days or more than an aggregate of sixty days in any calendar year, whether pursuant to verbal or written agreement, and regardless of whether said occupancy by the non-owner involves consideration, (the payment of money, the exchange of goods or services, etc.). The term "leasing" and "renting" are used interchangeably. The term "tenant" and "lessee" shall likewise be used interchangeably. All leases must be in writing.

(DC 15)

(5) If visitors will occupy your condominium while you are not in residence a **NOTIFICATION OF OCCUPANCY** form **must** be received by the Board of Directors no less than fourteen (14) days prior to their arrival.

(6) Unit owners are required to purchase and maintain adequate insurance coverage as follows: Flood insurance, excess to the Association's coverage is optional. Unit owners are required to carry basic hazard and liability insurance. Such insurance must include liability coverage of at least \$300,000 for injury to persons or property occurring within the Unit, the limited common elements, or claims involving the Unit owner's family members, tenants, guests, invitees and Unit occupants. Unit owners must also obtain and maintain hazard insurance to provide for the Unit owner's having adequate insurance to rebuild the interior of the condominium premises, and any other items the owner is obliged to reconstruct after casualty in the event of a casualty loss. The Board may require that Unit owners carry such insurance. The Association shall be named additional insured and loss payee on all hazard and liability policies obtained by the Unit owner pertaining to the Unit. (DC 12.8)

(7) When damage is caused to the Condominium Elements, Association Property or to other Units, the owner of the offending Unit shall be liable to the person or entity responsible for repairing the damaged areas for all costs of repair or replacement not paid by insurance (including up to \$500.00 of the deductible) provided that such responsibility shall be conditioned on the neighboring Unit(s) being adequately insured based on local standards & conditions. (DC 9.5)

(8) The Unit Owner can take positive steps to reduce and/or eliminate the occurrence of mold growth in and around the Unit and thereby minimize the possibility of adverse effects that may be caused by mold. (DC 11.11.1)

1. Before bringing items into the Unit, check for signs of mold. Potted plants (roots and soil), furnishings, stored clothing and bedding material as well as many other household goods could already contain mold, which can then be spread to other areas of the Unit.

2. Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.
 3. Keep the humidity in the Unit low. Ventilate kitchens and bathrooms by opening the windows, by using exhaust fans and/or by running air conditioning equipment to remove excess moisture in the air and to facilitate evaporation of water from wet surfaces.
 4. Raise the temperature in areas where moisture condenses on surfaces and open doors between rooms to increase circulation in the Unit including doors and closets.
 5. Have major appliances (e.g. furnaces, heat pumps, central air conditioners, Ventilation systems, and humidifiers) inspected, cleaned and serviced regularly by a qualified professional. All appliances must be used and maintained in their designed manner. Alterations that circumvent the designed function of the appliance are prohibited.
 6. Clean and dry refrigerator, air-conditioner and dehumidifier drip pans and filters regularly and be certain that refrigerator and freezer doors seal properly.
 7. Inspect for condensation and leaks in and around the Unit on a regular basis. Look for discoloration or wet spots. Take notice of musty odors and any visible signs of mold.
 8. Fix leaky plumbing and leaks in the exterior and interior surfaces of the Unit and all other sources of moisture problems immediately.
 9. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry wet surfaces and materials. Do not let water pool or stand in the Unit. Promptly replace materials that cannot be thoroughly dried such as drywall or insulation.
 10. If standing or excessive water is found, remove or seek professional help to remove it.
 11. Perform routine visual inspections. Respond promptly upon seeing signs of moisture or mold. Thoroughly clean the affected area with a mild solution of bleach after first testing to determine if the affected material or surface is color safe. After cleaning, dry the affected surfaces completely. Porous materials such as fabric, upholstery or carpet should be discarded. Should the mold growth be severe, qualified trained professionals may be needed to assist in the remediation effort.
 12. Regularly maintain the Unit. For example, regularly caulk the windows, faucets, drains, tub and showers.
- (9) Functioning smoke detectors and fire extinguishers are required in all condominium Units. A functioning smoke detector is required in each sleeping area and hallway.

(10) No owner may alter the landscaping of the Common Elements in any way without prior Board approval.

(11) There shall be no material alterations or substantial additions to the Association Property and Association Common Elements, except as authorized by the Board of Directors. (DC 9.4)

(12) Except as otherwise permitted by law, no TV antenna, satellite antenna, radio antenna, aerial or structure of any sort may be erected, constructed or maintained on the exterior of any building or Common Element. (DC 14.8)

(13) No laundry or clothes lines, hangers or drying facilities may be permitted or maintained on the exterior of any Unit or in or on any part of the Common Elements, except by the Association and that no towels, clothes, rugs, drapes, spreads or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending the same from any window, door or railings. (DC 14.9)

(14) No charcoal or gas fired grills, or gas fired cookers allowed on association property or lanais except in the picnic area behind maintenance storage building where gas fired grills, gas fired cookers, and charcoal grill may be used.

(15) No deep frying or cooking requiring oil in excess of 2 tablespoons allowed in the Rec. Hall kitchen. (Resolution passed 6-20-11)

(16) Absolutely no bicycling, skateboarding or rollerblading permitted in the courtyard or on building walkways.

(17) Any owners leaving for more than 30 days must put their bicycles in their Unit. (Resolution 4-19-04)

(18) No pets belonging to owners or visitors shall be allowed upon the Association or Condominium Property, Common Elements or within the Units. No stray, feral, or wild animals may be sheltered, fed, allowed or encouraged to remain upon the Association or Condominium Property, Common Elements or within the Units. Provided however, nothing herein shall be construed to apply to an animal trained to assist a sight or hearing-impaired Unit Owner or occupant, or visitor, such as a Seeing Eye dog, or to a properly documented and certified Service Animal, or to a properly documented and certified Emotional Support Animal, any of which have been approved by the Board of Directors. Any such animals permitted to accommodate handicapped or disabled persons shall nonetheless be maintained in such fashion as not to cause an unreasonable source of annoyance or nuisance to other Unit owners or residents, comply with local ordinances and state laws such as yearly vaccination, be on a leash no longer than 4 feet in length at all times when outside the Unit, not be permitted in the Rec. Hall kitchen or inside the pool, and animal waste must be removed immediately and placed in appropriate plastic bags inside the trash cans. Aggressive behavior and noise violations on the part of the animal will be cause for removal of the animal. (DC 14.4)

(19) Each Unit Owner is responsible, at his own expense, for all maintenance, repair and replacement of his own Unit, whether ordinary or extraordinary including, without limitation:

Windows, drywall, electrical, screens and frames, sliding glass doors, Unit front door, other doors including your utility shed door, plumbing and mechanical, appliance, heating and air conditioning equipment & ductwork, floor coverings, hardware & locks, other facilities and fixtures, plumbing (incoming) and plumbing (outgoing). (DC 9.2) (9.2.1 through 9.2.15)

(20) All common stairways, walkways, driveways and routes or passage areas must be kept at all times free from blockage or obstruction. This language shall not prohibit the occupants of the end Units from utilizing the common hallways beyond the stairways in accordance with the regulations and standards adopted by the Board of Directors or as may be approved by it. In the event that any such use becomes a nuisance or source of annoyance to other members of the Association, such nuisance shall be abated as required by the Board. Permission for such use may be revoked or withdrawn at any time, so long as the standards adopted by the Board are applied uniformly and consistently. An owner or lessee who will not be in residence during hurricane season (June 1 to November 30 of each year) must remove all items from their walkway, walls, or screened lanai and store inside their Unit or in their storage closet. All unsecured garden ornaments, planters, furniture, or wall decorations may be removed or disposed of by the Board during hurricane preparations. Any owner who will be absent during hurricane season shall also lower and secure their window awnings or remove them.

(DC 14.10)

(21) Unit owners must shut off the main water valve to their Unit when the Unit will be unoccupied for a period of 36 hours or more. Failure to do so will create a presumption of negligence. (DC 9.5.1)

(22) Do not feed squirrels, pigeons, rabbits or any other wild animals as feed attracts rats and other rodents.

(23) Backing into a parking space to park is prohibited except when loading and unloading.

(24) All garbage must be put into a plastic bag and sealed with a twist-tie or rubber band, and placed in a covered garbage can in the garbage rooms under the stairwells. Newspapers and cans should be recycled. Large cartons and large trash are to be placed in the dumpster on Welcome Road, not in the trash rooms. Flatten boxes and cartons by stepping on the if necessary. Owner is to make arrangements to have furniture, appliances and construction debris hauled away.

(25) Information on how Owners can be reached in emergencies, census form, and how access of an apartment can be made when necessary must be filed with Association Secretary; it is your responsibility to update this information yearly as directed by the Board of Directors. The deposit of Unit Owner keys to Units should be made with your Building Representative or a resident of your building. In the event the

Building Representative is unavailable when a Unit needs to be entered then access to the Representative's keys is available at the Office through a Board member. (DC 11.1)

(26) Any injury or accident occurring on the Common Elements of the Association must be reported to the Board of Directors in writing within 72 hours of occurrence.

(27) Vehicle Parking

A. All motorized vehicles must be parked "head-in" except when loading and unloading.

B. One motor vehicle parking space is assigned for each condominium Unit. A second motor vehicle may be parked in a guest parking space. No parking space will be assigned for a second vehicle.

C. Motor vehicles left in a condominium Unit Owner's assigned parking space may be covered. If vehicles are covered, should the covers become dislodged or tattered, the covers will be removed and disposed of, and any resultant damage will be the responsibility of the vehicle's owner. (Resolution 10-20-03)

D. Motor vehicles shall not be serviced while parked on the condominium property. Emergency repairs necessary to move a vehicle to a repair facility may be performed only.

E. Only conventional passenger automobiles consisting of vehicles having two doors, four doors hatchback, convertibles, station wagons, vans with seats & windows and pickup trucks with a cargo load limit of ½ ton or less are allowed. (CD 14.12)

F. Cars may be washed or rinsed only at the car wash area in the overflow parking lot off Welcome Road. Do not use hoses attached to the buildings or wash cars in your parking space.

G. Keys to a vehicle left for a period exceeding one month should be left on your dining room table and the Board should be notified who will move your car if needed.

H. All vehicles parked overnight in any of our parking areas must have either an owner's parking sticker affixed to the driver's side of the vehicle's rear window, or a visitor parking "hang tag" on the rear-view mirror.

(28) Maintenance payments are due the first day of each month. Any fees not received by the 10th day of the month shall be considered delinquent and a \$25.00 administrative late fee will be assessed for each month delinquent. In addition, all fees not paid shall bear interest as permitted by law. (DC 14.2) (DC 8.7)

When a three (3) month delinquency on maintenance fees or special assessment occurs our attorney, shall place a lien on the property. A second delinquency within the next three months shall be considered continuing. If a four (4) month delinquency develops, without satisfactory arrangement for payment our attorney will place a foreclosure on the property. Any payment received may be applied first to a fine or administrative fee, next to attorney fees incurred in the collection, then to the delinquent fee or

assessment period. Delinquency in payment will be sufficient grounds for disapproval of a lease of a Unit at any time. (DC 10.2)

(29) No alcohol may be consumed on the Common Elements except in the Rec. Hall **ONLY** and must be at a duly noticed BOARD meeting approved function.

(30) Personal firearms are prohibited in the Recreation Hall at all times.

(31) No smoking or vaping within 25 feet of Second Bayshore common area buildings and recreational or community facilities, including inside or within 25 feet of the Recreation Hall, Office, and Laundry Room, and their respective entryways and covered areas. No smoking or vaping within 25 feet of the outdoor recreation areas, including but not limited to, the Shuffleboard Courts, Pool Enclosure, and Picnic and Barbecue Area.

THE FOLLOWING ARE THE GUIDELINES FOR THE USAGE OF THE RECREATION HALL FOR PRIVATE USE:

- A. Each Unit may use the Recreation Hall for private use one day per year. All events must be approved by the Board of Directors.
- B. "Private use" is defined as an activity with attendance by invitation only and not open to all residents.
- C. Alcohol may be consumed in the Rec. Hall **ONLY** and the function must be approved at a duly noticed Board meeting.
- D. Scheduling may be no longer than two months in advance.
- E. Contact Activities Committee Chair Person to schedule usage to avoid conflicts.
- F. Set up and clean-up is the responsibility of the Unit owner using the Rec. Hall.
- G. Juveniles under 18 years of age must remain in the Recreation Hall under adult supervision at all times.

THE FOLLOWING ARE THE RULES FOR THE POOL:

- A. **POOL USE IS FOR RESIDENTS AND OVERNIGHT GUESTS ONLY.** There is no lifeguard; residents and guests swim at their own risk.
- B. Children under age 3 or anyone wearing a diaper of any kind are not permitted in the pool at any time.
- C. Guests **MUST** obtain a pool pass from your Building Rep or Board member and post on the pool pass board while using the pool.
- D. Children ages 3-15 **MUST** be accompanied by an adult.
- E. You **MUST RINSE** under the pool shower without soap before entering the pool whether you have showered at home or not.
- F. Persons with open blisters or skin abrasions are prohibited from using the pool.

- G. **DO NOT** enter the pool after using lotions or oil.
- H. Enter and exit the pool only at the stairs or the ladder, not at the spa area.
- I. **NO TOYS** are permitted in the pool or on the pool deck except for foam noodles.
- J. **NO GLASS** of any kind permitted within pool enclosure.
- K. **NO DIVING, JUMPING, FALLING INTO THE POOL, RUNNING OR PHYSICAL GAMES** in the pool or pool area.
- L. **NO FOOD** or **DRINKS** within 6 feet of the pool. **NO SMOKING** within 25 feet of the pool enclosure.
- M. You are liable for any damage to Association Property, other persons' property, or any bodily injury caused by your negligence or abuse of the pool rules.
- N. Pool capacity is **16 PERSONS**.
- O. **Last person to leave the pool at any time of the day must attach the rope across the pool signifying the deep area.**
- P. Every owner has the authority, responsibility, and obligation to invoke the compliance of the pool rules.

(32) Non-compliance with the above Rules and Regulations can result in a fine of not less than twenty-five (\$25.00) dollars and not more than one hundred (\$100.00) dollars per single infraction and not less than twenty-five (\$25.00) dollars and not more than one hundred (\$100.00) dollars per day for a continuing infraction, not to exceed one thousand (\$1,000.00) dollars total. A recurrence of the same infraction will be treated as a new infraction and will be penalized accordingly.

Should any part of the Rules and Regulations conflict with a higher order document then that conflicting section shall be removed without affecting the remainder.

The above Rules and Regulations were approved by the Board of Directors of the Second Bayshore Condominium Association on April 15, 2019 and supersede all previous Rules and Regulations documents.

A parenthesis shows location of this rule in our documents.

THIS INSTRUMENT PREPARED BY
AND RETURN TO
KEVIN L EDWARDS ESQ
BECKER & POLIAKOFF P.A
6230 UNIVERSITY PARKWAY SUITE 204
SARASOTA, FL 34240

CERTIFICATE OF AMENDMENT

**COMBINED SECOND AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
OF**

**THE SECOND BAYSHORE CONDOMINIUM, SECTION 13
THE SECOND BAYSHORE CONDOMINIUM, SECTION 14
THE SECOND BAYSHORE CONDOMINIUM, SECTION 15
THE SECOND BAYSHORE CONDOMINIUM, SECTION 16
THE SECOND BAYSHORE CONDOMINIUM, SECTION 17**

WE HEREBY CERTIFY that the following amendment to the Combined Second Amended and Restated Declaration of Condominium of The Second Bayshore Condominium, Sections 13, 14, 15, 16 and 17 was duly adopted by the Association membership at a duly noticed Special Members' Meeting of the Association on the 27th day of March 2017 Said amendment was approved by a proper percentage of voting interests of the Association The original Declaration of Condominium is recorded in O R 376, Page 608 for Section 13, Section 14, which original Declaration is recorded at O R 400, page 180, et seq, Section 15, which original Declaration is recorded at O R 423, page 160, et seq, Section 16, which original Declaration is recorded at O R 431, page 489, et seq, and Section 17, which Declaration is recorded at O R 448, page 40, et seq of the Public Records of Manatee County, Florida, and later Combined Second Amended and Restated Declaration of Condominium thereof recorded at O R 2388, page 2094, et seq, of the Public Records of Manatee County, Florida

(Additions indicated by underlining, deletions by ~~strike-through~~)

Amendment No 1 Article 14, Section 14 13, of the Combined Second Amended and Restated Declaration of Condominium

14 13 Multiple Units No single person or husband and wife, whether as a sole or joint owner of a unit, or the majority owner of a corporation, partnership or trust, shall hold title to more than ~~three (3)~~ two (2) Units Of these two (2) Units, one must serve solely as the residence of the Unit Owner The provisions of this subsection shall not apply to any mortgagee acquiring title to multiple units by foreclosure or voluntary conveyance to avoid foreclose

THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC

BY Nancy Hanthorn
Nancy Hanthorn, President

ATTEST Carol Carter
Secretary

[Signature]
Witness Signature

Steve Omsted
Printed Name

Jeannette Hafely
Witness Signature

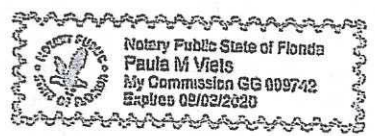
Jeannette Hafely
Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 17 day of APRIL 2017, by Nancy Hanthorn, as President and Carol Carter as Secretary of The Second Bayshore Condominium Association, Inc., a Florida Corporation, on behalf of the corporation They are personally known to me or has produced (type of identification) _____ as identification

Notary Public Paula M Viets
Printed Name PAULA M. VIETS
State of Florida
My Commission Expires 9-3-2020

ACTIVE 9589294_1



FREQUENTLY ASKED QUESTIONS & ANSWERS SHEET

As of 1/26/2019

The Second Bayshore Condominium Association, Inc.
 1800 Restful Drive, Bradenton, Florida 34207
 A 55+ Deed Restricted Community

• **What are my voting rights in the condominium association?**

There shall only be allowed one (1) vote per unit, said vote in the event of joint ownership of a unit may be, by agreement of the joint owners, cast by one of their number.

• **What restrictions exist on my right to use my unit?**

–After a period of one year of ownership, a unit may be leased only one time from October 1 thru September 30 of the following year for a period of not less than three months. All sales and/or leases shall be subject to the approval of the Membership Committee and the Board of Directors. No unit may be permanently occupied or leased by any persons unless at least one person permanently occupying or occupying during the full term of the lease is fifty-five (55) years of age or older. All leases must be in writing.

–No loud noises between 11:00pm and 8:00am.

–Each unit shall be used exclusively as a one-family resident dwelling and no business or trade contrary to the Declaration of Condominium shall be permitted.

–Each unit owner shall maintain at all times in good condition and repair the interior of such units, as described in the Declaration of Condominium.

–No wires, TV antennas, air conditioners, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of the building except for those items or structures which form a part of the original building and their replacements.

–No clothes lines, hangers or drying facilities shall be permitted or maintained on the exterior of any unit or in or on any part of the Common Elements, as outlined in the Declaration of Condominium.

–All common stairways, walkways, driveways, and other routes or passage areas shall be kept at all times free from blockage or obstruction. Bikes and tricycles must be parked only in designated areas, and must not be stored on walkways.

–Absolutely no pets, including visitor or guest's pets.

-Visits of children eighteen years of age or younger, who are overnight guests or who are left in the care of a resident shall be limited to 14 consecutive days or a total of 21 days per year.

-No major renovations may be made to your condominium or lanai without written permission of the Board of Directors

• What restrictions exist on the leasing of my unit?

-A unit may be leased only one time from October 1 thru September 30 for a period of not less than three (3) months after the unit has been owned for at least one year. No sub-lease or assignment of lease will be permitted. All leases shall be subject to the approval of the Membership Committee.

• When is my monthly maintenance fee to the Condominium Association due?

-Monthly maintenance fees are due on the first (1st) day of the month and are late and subject to late fees/penalties after the 10th of the month.

• What is my monthly fee?

• Do I have to be a member in any other Association?

-No.

• Am I required to pay rent or land use fees for recreational or other facilities?

-No

• Is the condominium association involved in any court cases in which it may face liability in excess of \$100,000?

-No

Note: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

Unit Owner's Insurance Coverage

1. Bathtub & all Plumbing to Main Drain
2. Toilet & all Plumbing to Main Drain
3. Bathroom Sink & All Plumbing to Main Drain
4. Interior Partition Walls
5. Wall, & Ceiling Coverings including Drywall
6. Floor including Sub-floor
7. Interior Doors
8. Refrigerator
9. Stove & Hood
10. Counter Tops & Cabinets
11. Kitchen Sink & all Plumbing to Main Drain
12. Chandelier & Light Fixtures
13. Dishwasher & all Plumbing to Main Drain
14. Washer & Dryer & all Plumbing to Main Drain
15. A/C & Heating Unit (All Components)
16. Water Heater
17. Exterior Door
18. Windows, Sliding Glass Doors & Screens
19. Porch-Lanai Enclosures & Roof
20. Interior Hot & Cold Water Pipes
21. Shower, Pad & Plumbing to Main Drain
22. Fans
23. Electrical Outlets & Wiring from the Circuit-breaker Box
24. Furniture & all Valuables
25. Insurance Deductible for all Units Damaged by Your Unit
26. Second Bayshore Condominium Association is to be named as a Certificate Holder
27. A copy of your Insurance Binder is to be sent to the Association

Association's Insurance of Common Elements

- A. Cold Water Pipes from the Main Shutoff to where they enter the Unit
- B. Perimeter Walls & Ceiling excluding Drywall
- C. Front Walkway, Lights & Stairs
- D. Porch-Lanai Floor, Wooden & Metal Supports
- E. Exterior Walls
- F. Roofs (Main)
- G. Electrical Wiring from the Main Meter to the Circuit-breaker Box
- H. Recreation Hall
- I. Pool
- J. Roads
- K. Sidewalks
- L. Lawn Area
- M. All Landscaping
- N. Elevators
- O. Floors excluding Sub- floor

**Second Bayshore
Condominium
Association Inc.
1800 Restful Drive Bradenton, Florida 34207**

IMPORTANT NOTICE

Due to the number of Insurance Companies who are canceling homeowners policies in Florida again and owners who feel it not necessary to insure their condominiums as mandated by the Association Declaration of Condominium; the Board of Directors find the following new policy essential to the safety of all the members:

- 1) All owners are to contact their Insurance Companies and have Second Bayshore Condominium Association, 1800 Restful Drive, Bradenton, Florida 34207 specified as a **Certificate Holder** on their condominium insurance policy.
- 2) A copy of a binder stating the above is to be **sent to the Association Secretary no later than April 1, 2016.** (This should not add any additional cost to your policy).
- 3) The Certificate requires the Insurance Company to inform the Association if the homeowners insurance policy is canceled, delinquent, or discontinued. This gives the Board an instrument by which to enforce the Declaration.
- 4) Also attached you will find a **RECORDS FORM** to update the information the State of Florida requires of all condominium associations. **This form is also to be received by the Association no later than April 1, 2016**

Any condo-owner who fails to comply with this notice will be subject to a fine of up to \$25.00 (per day late), to a total of \$1000.00.

January 30, 2002

Second Bayshore Condominium
Board of Directors

A 55 and Older Residential Community

Protocol to follow when closing up your unit for the summer.

- Bring all outdoor furniture/decorations inside the condo, including doormats.
- Close any storm shutters or awnings.
- Turn the water off to the entire unit
- Shut off the electricity to your hot water heater
- All items in the lanai areas or behind your unit must be placed inside during the hurricane season to prevent them from becoming projectiles in a storm. If you have already left, please ask the person checking your unit to bring all pots, chairs, decorative items, etc. inside your condo or storage area.

Secure toilets against rodent intrusion using the following tips:

- Put bleach in the bowl.
- Cover the bowl with plastic wrap
- Close the cover and place something heavy on the lid

Secure your condo against rodent intrusion using the following tips:

- Close all open holes in your walls against intrusion – around pipes under sinks, by A/C air handler
- Do not leave foodstuffs available

Have someone check your unit on a weekly basis for the following:

- Ensure there is water in your toilet bowls and sink and shower/tub traps
- Ensure there are no leaks by checking under sinks, cupboards and in laundry area.
- Check for any other damage.

Set your air conditioner to 80 degrees to prevent mildew growth and use a humidistat to control moisture. Indoor humidity should not exceed 60%

When your air conditioner is serviced, be sure to have the condensation line cleaned out. Once this is done, pour a cup of bleach, followed by a cup of water, in the condensation line drain once a month to keep the drain clean.

Empty the refrigerator - a power outage will be disastrous to the appliance and any products left inside. Keep closet doors open and pull furniture away from the walls for better air circulation.

Make sure you have updated your Census Form so that the Association office knows how to contact you in case of an emergency. Have Unit keys and storage locker keys available to the Building Rep. Leave keys to any vehicle that remains, on the dining room table.

Again, be sure to have your unit inspected on a biweekly basis. Problems left unattended for any longer can become catastrophes!

1/28/2019

PREVENTING MOLD GROWTH IN YOUR CONDO

- Before bringing items into the Unit check for signs of mold. Potted plants (roots and soil), furnishings, stored clothing and bedding material as well as many other household goods could already contain mold, which can then be spread to other areas of the unit.
- Regular vacuuming and cleaning will help reduce mold levels. Mild bleach solutions and most tile cleaners are effective in eliminating or preventing mold growth.
- Keep the humidity in the unit low. Ventilate kitchens and bathrooms by opening the windows, using exhaust fans and /or by running air conditioning equipment 'to remove excess moisture in the air and to facilitate evaporation of water from wet surfaces.
- Raise the temperature in areas where moisture condenses on surfaces and open doors between rooms to increase air accumulation in the unit, including doors and closets.
- Have major appliances (e.g. furnaces, heat pumps, central air conditioners. Ventilation systems, and humidifiers inspected, cleaned and serviced regularly by a qualified professional.
- Clean and dry refrigerator, air conditioner, and dehumidifier drip pans and filters regularly and be certain that refrigerator and freezer doors seal properly. Inspect for condensation and leaks in and around the unit on a regular basis. Look for discolorations or wet spots. Take notice of musty odors and any visible signs of mold.
- Fix leaky plumbing and leaks in the exterior and interior surfaces of the unit and all other sources of moisture problems immediately. Promptly clean up spills, condensation and other sources of moisture. Thoroughly dry wet surfaces and materials. Do not let water pool or stand in the unit. Promptly replace materials that cannot be thoroughly dried such as drywall or insulation.
- If standing or excessive water is found, remove or seek professional help to remove it. Perform routine visual inspections. Respond promptly upon seeing signs of moisture or mold. Thoroughly clean the affected area with a mild solution of bleach after first testing to determine if the affected material or surface is color safe. After cleaning, dry the affected surfaces completely. Porous materials such as fabric, upholstery or carpet should be discarded.
- Should the mold growth be severe, qualified trained professionals may be needed to assist in the remediation effort.

1/28/2019

SECOND BAYSHORE TROPICAL STORM PREPARATION

July 25, 2019

Dear Second Bayshore Resident,

The warm months ahead may bring tropical cyclone activity to our area. We'd like to remind you of some basic condo preparations.

BEFORE THE STORM:

1. Lower and secure (or remove) any awnings.
2. Bring all decorations, mats, furniture and pots inside (in case of hurricane, items left outside will be discarded).

IF YOU'RE LEAVING FOR THE DURATION OF THE STORM:

1. Lower and secure (or remove) any awnings.
2. Bring all decorations, mats, furniture and pots inside.
3. Shut off water supply to condo.
4. Unplug hot water tank or turn off breaker to tank.
5. Empty refrigerator, unplug and leave open. We are likely to lose power for extended periods.
6. Let your building rep know if you are staying or leaving.
7. Make sure your building rep has a working key to your condo. If you leave a vehicle here, please leave a set of car keys on your dining room table. (If the Board needs to get into your Unit and there is no working key available, the Board will call a locksmith and you will be responsible for the cost incurred.)
8. Fill your vehicle's gas tank as early as possible and keep it topped up.

IF YOU'RE GOING TO RIDE IT OUT:

1. **Let your Building Rep or someone in the office (941-755-6338) know you will be staying.** (Leave a message with your name and Unit number, and where you plan to be during the storm. Messages will be retrieved remotely, even if the office is closed. We care about your safety and welfare. If we don't know you're here, we can't check on you).
2. Make sure the Building Rep has a key to your condo.
3. Have someone check on you after the storm has passed and it is safe to venture out, or call someone to let them know you are safe.
4. Assemble an Emergency Kit of non-perishable food, flashlights, water, battery operated radio, power packs to charge a cell phone if you have one, and enough food and water to last seven days.
5. If you decide to go to a shelter, don't wait too long. They may fill up. Decide where you're going and how you're going to get there. Our closest shelter is at Bayshore Elementary School, 6120 26th Street West. Updated info is at https://www.mymanatee.org/departments/public_safety/emergency_management/emergency_shelters
6. If you have an ESA or Service Animal, you will need to make provisions for them also.
7. Fill your vehicle's gas tank.

IF YOU HAVE A DISABILITY or MEDICAL NEEDS that limit mobility, please remember that elevators will not be functional if we lose power, and EMS and personnel from **Cedar Hammock Fire and Rescue** have **indicated they will not send vehicles out in winds greater than 35mph** due to instability of vehicles. Find a safe place to shelter where you will not be stranded in case you need assistance or medical help.

Guidelines for Floor Replacement

When replacing flooring, including, tile, laminate, wood, or carpet, the following specifications must be met:

Objectives of these Specifications

- Compliance with Florida Building Code
- *Maintain peace & tranquility... (per wording in By-laws)*

Requirements:

- When replacing any flooring in upper floors of the association, the new flooring must comply with Florida Building Code: Section 1207 Sound Transmission, repeated below:
- In addition
 - any wood or laminate flooring must have a minimum of a 1/4" of sound deadening cork installed between the subfloor and the new floor
 - any tile flooring must have cement board installed between the subfloor and the new floor
- *Proof of conformance with the code is the responsibility of the owner replacing the flooring. Testing results, by a certified contractor, must be submitted to the Association upon completion of the flooring replacement.*

Florida Building Code : Section 1207 Sound Transmission	<p>1207.1 Scope Scope. This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units and sleeping units or between dwelling units and sleeping units and adjacent public areas such as halls, corridors, stairways or service areas.</p> <p>1207.2 Air-borne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.</p> <p>1207.2.1 Masonry. The sound transmission class of concrete masonry and clay masonry assemblies shall be calculated in accordance with TMS 0302 or determined through testing in accordance with ASTM E90.</p> <p>1207.3 Structure-borne sound Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492.</p>
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- Guidelines:** Following are recommendations that will make for a quality flooring replacement project:
- Sub floor should be leveled. This may entail removing the existing sub-floor and leveling the floor joists first.
 - Subfloor should be at least 5/8" thick
 - Subfloor should be screwed to the joists

Common Elements Alteration Guidelines for Patios

When submitting a Modification Request for a rear patio, the request must include a Drawing(s) and a Description of the proposed patio installation, that meet the following Specifications :

Objectives of these Specifications

- Satisfying insurance restrictions and minimizing association liability
- Meeting building code and good construction practices
- Providing consistency through out our community
- Preserving green space and the beauty of our grounds
- Protecting the Associations assets

Area

Patio can be no larger than 200 square feet

Height

- Finished patio must be flush with adjacent sidewalks and landscape
- Finished patio must slope away from building at a rate of 1" per 10 feet.

Patio Surface

- The patio can not consist of poured concrete
- The patio bricks must be pre-cast rectangular or square brick paver patio stones
- Patio bricks must be a neutral to light gray
- The upwards surface of the patio bricks can be a maximum of 100" square inches

Location

- The patio must be directly adjacent to the lanai floor
- The patio extension can be no more than 6 feet from front of lanai (towards the courtyard).
- The extension in front of lanai counts toward the total square footage requirement
- No patio may be constructed closer than 1 foot (12 inches) in proximity to any existing common area walkway
- The patio cannot restrict access to or interfere with any utilities entering or exiting the building (including, but not limited to electrical, plumbing, communications, heating/air conditioning, etc.)
- Any pathways joining the patio to the common walkways must be constructed of concrete, and must be the same width as existing pathways. No walkways are permitted to be comprised of pavers or stepping stones.

Installation

- The bricks must be supported by a minimum of 2" of compacted sand & another 1" of uncompacted sand with a weed barrier below the sand
- The bricks must be outlined with edging to keep the sand in place
- It is recommended that the bricks be sealed after installation

Common Elements Alteration Guidelines for Patios

Alteration of Common Areas

Grass: Removal of grass under the patio is the responsibility of the home owner
Grass around the patio must be returned to its original condition

Beds: Removal of existing beds under the patio is the responsibility of the home owner
Existing beds around the patio must be returned to their original condition
Any added beds must be contained within the square footage of the approved patio
Any added beds must contain the same ground cover as the existing ground cover.

Sprinklers: Based on the submitted plans, the Association will relocate sprinkler heads at the homeowner's expense

Shrubbery: Based on the submitted plans, the Association will relocate shrubbery at the homeowner's expense

Any shrubs/plants added around the patio, must not form a hedge and must not grow to a height greater than 24 inches.

Down Spouts: Downspouts need may not be routed under the patio

Trees: Trees may not be relocated to accommodate patios

Ongoing Maintenance

It is the Homeowner's responsibility to maintain the patio, plants and beds.

If the maintenance is not performed, the Association will perform the maintenance at the owner's expense.

Second Bayshore Condominium Association Modification Request Form

Name:

Request ID : MOD_-----

First

Last

Address:

Street Number & Name

Unit

Contact Information:

Email

Phone

Requested Modification:

Type:

Building Interior

Building Exterior

Landscape

Description

Work Will Be Performed by:

Liscenced

Insured

Please attach further explanation, diagrams or photos of what is being requested.

Second Bayshore Condominium Association, Inc.

Proposed Budget

April 1, 2019 - March 31, 2020

	2018-19 Approved Budget	2018-19 Year-End Projected	2019-20 Proposed Budget	Difference*
INCOME				
Maintenance Fees	\$591,708.00	\$591,708.00	\$650,878.80	\$59,170.80
Laundry Income	\$3,000.00	\$5,000.00	\$5,000.00	\$2,000.00
Other Income				\$0.00
TOTAL INCOME	\$594,708.00	\$596,708.00	\$655,878.80	\$61,170.80
EXPENSES				
ADMINISTRATIVE				
Accounting	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00
Legal Fees	\$12,000.00	\$12,000.00	\$12,000.00	\$0.00
Bank Charges	\$1,500.00	\$1,800.00	\$1,700.00	\$200.00
Office Expense	\$3,400.00	\$3,400.00	\$3,400.00	\$0.00
Office Equipment	\$2,000.00	\$1,000.00	\$500.00	(\$1,500.00)
Tax Return	\$150.00	\$150.00	\$150.00	\$0.00
Annual Corp Fee	\$61.00	\$61.00	\$61.00	\$0.00
Annual Condo Fee	\$1,236.00	\$1,236.00	\$1,236.00	\$0.00
				\$0.00
INSURANCE				\$0.00
Insurance	\$140,000.00	\$139,293.98	\$140,000.00	\$0.00
				\$0.00
UTILITIES				\$0.00
Electricity	\$19,000.00	\$17,400.00	\$19,000.00	\$0.00
Phones/Internet	\$9,300.00	\$9,300.00	\$9,600.00	\$300.00
Water/Sewer/Trash	\$32,000.00	\$31,634.00	\$32,600.00	\$600.00
Gas Heating	\$6,000.00	\$7,500.00	\$7,725.00	\$1,725.00
				\$0.00
Elevator Maintenance				\$0.00
Elevator Contract	\$21,533.00	\$22,637.83	\$24,000.00	\$2,467.00
Elevator Maintenance	\$10,000.00	\$6,000.00	\$8,000.00	(\$2,000.00)
Elevator License	\$1,125.00	\$1,875.00	\$1,125.00	\$0.00
				\$0.00
BUILDING MAINTENANCE				\$0.00
Building Maintenance	\$52,373.00	\$52,373.00	\$47,373.00	(\$5,000.00)
Pest Control	\$0.00	\$7,300.00	\$5,000.00	\$5,000.00
Labor/Employer Expense	\$39,000.00	\$39,470.00	\$51,170.00	\$12,170.00
				\$0.00
POOL MAINTENANCE				\$0.00
Pool Contract	\$4,620.00	\$4,620.00	\$4,620.00	\$0.00
Pool Maintenance	\$3,000.00	\$3,000.00	\$3,000.00	\$0.00
Pool Permit	\$250.00	\$50.00	\$0.00	(\$250.00)
				\$0.00
GROUNDS MAINTENANCE				\$0.00
Grounds Contract/Irrigation	\$29,160.00	\$19,454.00	\$19,800.00	(\$9,360.00)
Irrigation Repairs	\$0.00	\$0.00	\$1,000.00	\$1,000.00
Landscaping	\$2,000.00	\$10,400.00	\$10,000.00	\$8,000.00
Tree Trimming	\$5,000.00	\$11,245.00	\$5,000.00	\$0.00
SUBTOTAL OPERATING	\$406,708.00	\$415,199.81	\$420,060.00	\$13,352.00
Subtotal Reserve - Fully	\$188,000.00	\$188,000.00	\$235,818.80	\$47,818.80
TOTAL EXPENSES & RESERVES	\$594,708.00	\$603,199.81	\$655,878.80	\$61,170.80
2019-20 Proposed Assessments - Full Funding	see attached schedule			

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENT REGARDING THOSE ITEMS.

Second Bayshore Condominium Assn Inc
Reserve Schedule
April 1, 2019 thru March 31, 2020

	Total Life	Remain Life	Estimated Total Cost	Balance Needed	Current Balance	Annual Full Funding	Partial
Elevators	30	3	\$214,364	\$214,364	\$0	\$71,455	
Building	7	7	\$229,737	\$229,737	\$0	\$32,820	
Painting	8	1	\$277,440	\$277,440	\$0	\$277,440	
Roads	30	15	\$310,896	\$310,896	\$0	\$20,726	
Roofs	15	11	\$676,396	\$676,396	\$0	\$61,491	
Termites	3	1	\$18,360	\$18,360	\$0	\$18,360	
Pool & Equipment	15	5	\$66,245	\$66,245	\$0	\$13,249	
Major Electric	6	4	\$194,838	\$194,838	\$0	\$48,709	
Major Plumbing	30	5	\$165,612	\$165,612	\$0	\$33,122	
Total All Reserves			\$2,153,887	#####	\$640,350	-\$62,978	

Formula: Balance Needed = Estimated Total Cost less Current Balance

Required Reserve Deposits = Balance needed divided by the Remaining Life (plus current year)

Many factors can affect future costs. This reserve projection is based on information available at this time. Information has been obtained from contractors and costs associated with similar replacements.

Association Pay (ACH) Authorization

BB&T Association Services (727) 549-1202 or toll free (888) 722-6669



Sign up to automatically pay your association payment from your checking or savings account at any U.S. financial institution. We are unable to accept authorizations for accounts located outside of the United States.

To enroll online - Visit BBT.com/payments. If your association is not set up for online enrollment, complete the authorization form below. Complete a separate authorization form for each payment obligation.

To enroll by U.S. mail - Complete the authorization form below and attach a voided check. Mail form to BB&T Association Services, P.O. Box 2914 Largo, FL 33779-2914. Continue to make your payments until you are notified by the bank when your automatic payment will start.

Association Pay Terms and Conditions:

- You are enrolling in Association Pay to authorize recurring payments through electronic funds transfers by ACH debit entries.
- When your payment is due, your account is debited automatically on the 3rd of the month. If the 3rd is on a weekend or holiday, your account is debited the next business day.
- Payments will appear as your full or abbreviated Association Name on your bank statement.

Authorizations must be received by the 20th of the month to be effective for the next debit month. If the 20th falls on a weekend or holiday, the deadline is the last business day prior to the 20th. This Authorization will remain in effect until BB&T receives written notice from you or your association or its management company to cancel or change it. You hereby authorize BB&T to accept changes in amounts or account information or cancellation of this Authorization from the association or its management company. Notice from you must be in writing and sent to the address referenced below or faxed to BB&T Toll Free Fax: 866-297-8932. Notice must be received by BB&T on or before the 27th of the month to be effective for the next debit date. When the 27th of the month falls on a weekend or holiday, the deadline is the last business day prior to the 27th. Some exceptions apply; visit bbt.com/payments to view the Association Pay deadline calendar. You may print a Cancel or Change Request for Association Pay from the BB&T Online Payment System or online at bbt.com/payments. All payments initiated for debit are subject to acceptance by the designated financial institution. All ACH transactions authorized herein must comply with applicable U.S. law. Your completion of this authorization form indicates your agreement to be bound by the NACHA Operating Rules. For questions, contact BB&T Association Services Toll Free at 888-722-6669. Doc. ID#104

Keep top section for your records

Mail enrollments, cancels or changes to Association Pay: BB&T Association Services - P.O. Box 2914, Largo, FL 33779-2914

Attach voided check

Association Pay (ACH) Authorization

Return bottom section

Association or Community Name: _____ Unit No. _____
 Is the account that is being debited for your homeowner payment funded electronically by a financial agency outside of the U.S. territorial jurisdiction? Yes No

Bank Account Owner Name _____ Phone _____

Mailing Address _____ City _____ State _____ Zip _____

Property Address _____ City _____ State _____ Zip _____

Bank Name _____ Bank Routing No. _____

Checking Savings Account No. _____ Check box if account to debit is a business account.

By signing this authorization, you agree to the following: 1) I have read and agree to the Terms and Conditions provided and 2) I am authorized to initiate transactions on the account provided. I authorize a) the above named association to debit the account to collect my association payments b) BB&T to initiate electronic funds transfers by ACH debit entries to the account for the purpose of making those payments and c) the financial institution to withdraw these payments from my account. Doc ID#104

SIGNED _____ DATE _____

Email _____

BILL PAY ACC#:	SERIAL #:	MGT CO#:	ASSOC#:	FREQ:	DATE REC'D:
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B&T. Member FDIC

Revision 9-15-2014



BB&T ASSOCIATION SERVICES

ASSOCIATION PAY – AUTHORIZATION TO CANCEL

Branch Banking and Trust Company (BB&T) acquired the deposit accounts of Colonial Bank in August 2009.

Mail To: BB&T Association Services, P.O. Box 2914, Largo, FL 33779-2914
Phone No.: 727-549-1202
Fax To: 727-548-0277 or Toll Free Fax: 866-297-8932
Attention: BB&T Association Services

- BB&T Association Services must receive this form by the 27th of the month to be effective for the next debit month. If the 27th is on a weekend or a holiday, BB&T Association Services must receive this form by the last business day prior to the 27th.
- Management companies or self-managed associations are authorized to complete a cancel request for homeowners who have sold their unit. A reason for cancellation is required below.
- A Cancel Request Form must be completed for each payment obligation you wish to cancel.

I authorize BB&T Association Services to CANCEL Association Pay, the automatic withdrawal for the following association payment:

Date: _____

Cancel for Payment: Month: _____ Year: _____

Association Name: _____

Homeowner's Name: _____

Homeowner's Phone No.: _____ Homeowner's Fax No.: _____

Homeowner's Unit No.: _____ Amount of Payment: _____

Authorized By/Homeowner's Signature

Date

Management Company Use Only:

Reason for Cancel (Reason is required to process cancel requests)

Management Company Name



◦ SERVICE AND EMOTIONAL ◦
◦ SUPPORT ANIMALS ◦

ANIMAL OWNERS' RESPONSIBILITIES
IF THE ANIMAL IS YOURS...

- **PROPERLY DISPOSE OF WASTE:** Please place waste in 2 sealed plastic bags and place in garbage bin under stairwell.
- **NUISANCES:** Owner is responsible for any and all damage, injury, or disturbances. Owners are required to maintain an acceptable noise level in regards to their animals, so as not to disturb other residents. If the animal becomes a nuisance, the association has a right to remove it.
- **THE FOLLOWING ARE GROUNDS FOR COMPLAINT AND FINDING OF A COMMUNITY NUISANCE:** Pets running at large; Pets damaging, soiling, defecating or defiling any private property or the Common Elements unless immediately remedied; animals causing unsanitary, dangerous, or offensive conditions; Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property; Noise from a constantly barking dog will be reported to the Board for follow-up and action; Causing any animal to molest, attack, or otherwise interfere with the reasonable freedom of movement of persons on the Common Elements, to chase vehicles, to attack other animals, or to create a disturbance in any other way, including scaring other residents. Vicious animals are strictly prohibited; Using a vehicle as a kennel or cage; Such other behavior as the Board determines creates a nuisance.
- **MUST BE ON LEASH AT ALL TIMES:** Animal must be on leash or caged at all times. They may not be left unattended outside the Unit. No pet may be leashed to any stationary object on the Common Elements. Animal may not be tied to anything outside or left unattended on the porch/lanai at any time.
- **ACCESS TO COMMON AREAS:** Your service or ESA animal may not go into the pool or into the Rec Hall kitchen. They may accompany you anywhere else on the Common Elements, but must be leashed on a maximum leash length of 4 (four) feet, and under your control at all times.
- **DOCUMENTATION OF VACCINATION AND HEALTH:** You must provide up-to-date proof of vaccinations to the Office.
- **SERVICE OR EMOTIONAL SUPPORT ANIMAL AGREEMENT:**
- **EMERGENCY CONTACT:** You must provide the Office with the name and contact information for a designated person who is willing and able to take your animal in the event of an emergency.

RESIDENTS' RESPONSIBILITIES
IF THE ANIMAL IS NOT YOURS...

- **DO NOT APPROACH OR ENGAGE WITH THE ANIMAL:** Service and Emotional Support Animals (ESA) are working animals. They are residing within our condominium complex in order to assist their owners with activities of daily living. They are not pets, in the strict sense of the word. By State law, you may not ask how the animal provides assistance to its owner.
- **BE COURTEOUS TO THE ANIMAL AND THE OWNER:** Second Bayshore is a welcoming place. Please remember that any Service Animal or ESA has been screened by the Membership Committee and the Board of Directors, and has a legitimate right to reside here. They are allowed to use the common areas with the exception of the Recreation Hall kitchen and inside the swimming pool.

RESIDENTS' RESPONSIBILITIES –
*IF THE ANIMAL IS NOT YOURS
AND IS CAUSING A PROBLEM...*

- **ATTEMPT TO ARRIVE AT A SOLUTION COURTEOUSLY:** If personal attempts at resolution fail, a written complaint should be filed with the Association. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the animal(s) involved, identification of the owner, a complete description of the problem or disturbance, and dates and times of disturbances (whenever possible) as well as a brief description of informal attempts to solve the problem.
- **THE BOARD WILL ATTEMPT AN INFORMAL SOLUTION TO THE PROBLEM:** If such a solution is not possible, the Board will refer the matter to the Fining Committee, which may initiate enforcement action in accordance with the Association Documents. In addition, the Association may take legal action to have the animal removed.
- **SUSPECTED STRAY ANIMALS SHOULD BE REPORTED TO THE OFFICE:** The Association will contact Manatee County Animal Control.
- **IN THE EVENT OF AN EMERGENCY ONLY:** If there is a threat posed to the life or health of a person, other animal, or property, the parties involved may take any actions deemed prudent and necessary to resolve the emergency. A written report should be submitted to the Association.

◦
ALL BITES, ATTACKS BY ANIMALS,
OR DISEASED ANIMALS SHOULD BE
REPORTED TO THE OFFICE
(941) 755-6338
AND TO MANATEE COUNTY
ANIMAL SERVICES (941) 742-5933.
◦

**SECOND BAYSHORE ACTIVITIES
for RESIDENTS - 2018**

www.secondbayshore.com
secondbayshore@gmail.com

The Activities Committee sponsors many activities at Second Bayshore throughout the year. The proceeds from these events go towards enhancing our facilities and offerings at the complex. We are grateful for the hard work of all the Activities Committee volunteers through the years, who bring many hours of enjoyment to residents, and make our community a great place to live.

Current calendars can be found on our website: www.secondbayshore.com, under the "For Members" pull-down menu. The Members' password is 1800. Activities are also published on our bulletin boards in the Recreation Hall, by the elevators of each building, in the Laundry Room, and in the independent newsletter "Two's News." The newsletter is distributed by Building Representatives and via email. Please contact secondbayshore@gmail.com to be added to the newsletter list. Some copies are available in the Rec Hall.

LAUNDRY - open 6 PM – 11 PM. Code for push-button lock is 1800.

POOL – open dawn to dusk per County Permit. Guests must obtain pool pass from Bldg Rep.

RECREATION HALL - open 6 PM – 11 PM. Code for push-button lock is 1800.

Library books are on loan – honor system. Wi-Fi is available in the Rec Hall – Password: 29343ay7

(Private parties must be scheduled with the Office; alcohol use in Rec Hall must be Board approved.)

BUILDING REP MEETINGS (Monthly on the 2nd Monday – 7:00pm in the Rec Hall)

BOARD MEETINGS (Monthly between November and May, at 7:00pm in the Rec Hall)

FORUM MEETINGS (Town hall-style - Monthly between Nov. and May, at 7:00pm in the Rec Hall)

ANNUAL MEMBERSHIP MEETING (Yearly on March 1 at 7:00pm in the Rec Hall) - owners vote.

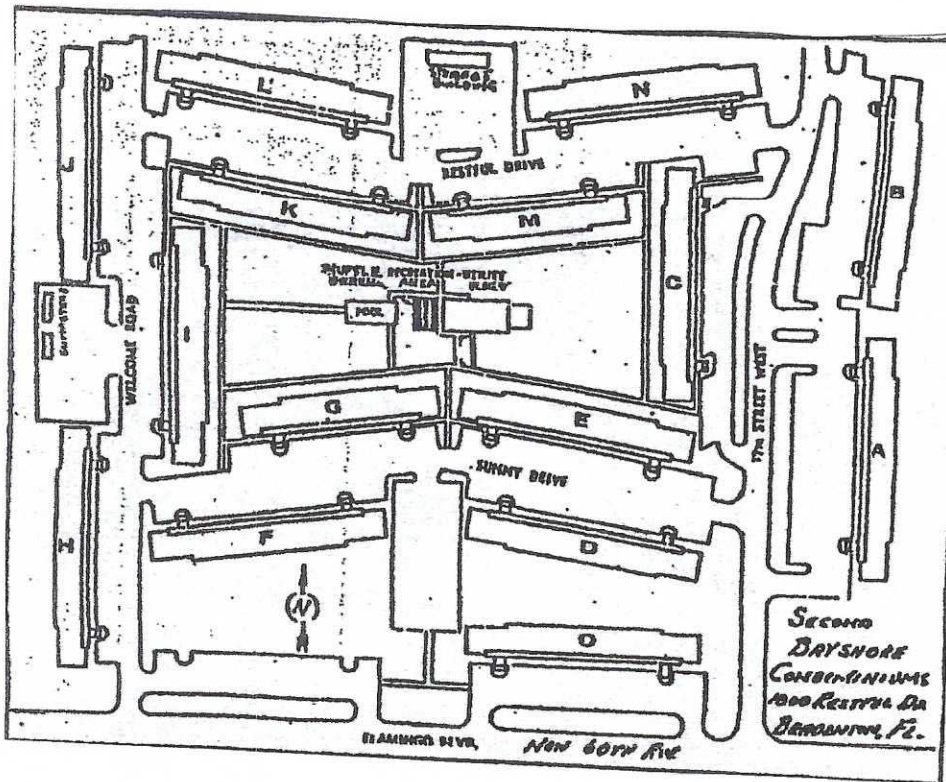
YEAR-ROUND ACTIVITIES

BINGO	(Weekly on Wednesdays from 6:30-9:00pm)	- Rec Hall
CANASTA	(Weekly on Fridays from 1:00-4:00pm)	- Rec Hall
HAND & FOOT	(Weekly on Sundays from 6:00-9:00pm)	- Rec Hall
MAHJONG	(Weekly on Thursdays from 1:00-4:00pm)	- Rec Hall
COFFEE HOUR	(Monthly from 9:00am-10:00am, usually on the 3 rd Saturday)	- Rec Hall
CIRCLE of FRIENDS	(Monthly restaurant lunches on the second Tuesday at 1pm)	- Various

POOL – Pool is available from dawn to dusk to all residents. Guests require pool pass. Heated year-round.
SHUFFLEBOARD COURTS - Shuffleboard courts available to all residents. Equipment in the closet near courts. Please sweep court before using.

SEASONAL ACTIVITIES

ATTIC SALE	February 17 from 8:00am-1:00pm	- Rec Hall
HUNGARIAN DINNER		Tickets required - Rec Hall
LASAGNA DINNER	March 3 from 5:00-7:00pm	Tickets required - Rec Hall
WINE & CHEESE PARTY	March 8 from 6:00-9:00pm	Tickets required - Rec Hall
BINGO	(Weekly on Wednesdays from 6:30-9:00pm)	- Rec Hall
BOCCE	(Weekly on Fridays from 10:00-11:00am at the 3 rd Bayshore Bocce Court)	
CANASTA	(Weekly on Fridays from 1:00-4:00pm)	
HAND & FOOT	(Weekly on Sundays from 6:00-9:00pm)	
MAHJONG	(Weekly on Thursdays from 1:00-4:00pm)	
SHUFFLEBOARD LEAGUE	(Weekly on Mon. from 9:00am-1:00pm). Mark Fusco (C-5) 941-739-7926	
SHUFFLEBOARD FUN NITE	(Weekly on Tues., 6:30-8:30pm) Mark Fusco (C-5) 941-739-7926	
Men's GOLF LEAGUE	(Weekly on Thurs., 7:30am-1:00pm) Tony Hermann (M-24) 941-545-7841	
Women's GOLF LEAGUE	(Weekly on Thurs. from 7:30am-1:00pm) Shirley Huleatt H-37 - 941-756-2475	



**SECOND BAYSHORE CONDOMINIUM ASSOCIATION
NOTIFICATION OF GUEST OCCUPANCY**

The following is to be completed when visitors will occupy your condo while you are not in residence. Please mail to be received no later than fourteen (14) days prior to your guests arrival. Mail to:

Second Bayshore Condo Assoc. 1800 Restful Drive Bradenton, Fl. 34207

Owner _____ Condo # _____

Name(s) of visitor(s) _____ Age _____

Arrival Date _____ Departure Date _____

My signature below verifies I am not accepting compensation in any form for the use of my condo.

Owners Signature _____ Date _____

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TWO'S NEWS

TWO'S NEWS is an independent unofficial publication of the SECOND BAYSHORE CONDOMINIUM ASSOCIATION.....Bradenton,Florida

E-MAIL ADDRESS: Twosnews2bc@aol.com **MAY 2019**

ASSOCIATION WEBSITE

Address to access the Second Bayshore website is:

www.secondbayshore.com

Official minutes, financials and current phone books can be found on this website.

BOARD MEETING

Appointment of Mitchell martin was tabled for now.

Cecily made the following motion to add rule #31. It was seconded by Steve.

“No smoking or vaping within 25 feet of Second Bayshore common area buildings and recreation or community facilities including inside or within 25 feet of the Recreation Hall, Office and Laundry Room and their respective entryways and covered areas. No smoking or vaping within 25 feet of the outdoor recreation areas, including but not limited to, the Shuffleboard courts, Pool Enclosure and Picnic and Barbecue Area.”

ORIENTATION

9 new applicants for March and April.

CIRCLE OF FRIENDS

Next circle will be 1:00 PM May 14 at Captain Brian's; 8421 North Tamiami Trail; Bradenton.

BUILDINGS & GROUNDS

Wally said he is getting bids for repair and painting of buildings. Overhead cement needs repairs. Edging has been installed. Request was made to replace building signs when the buildings are painted.

Awnings are the owner's responsibility. Mike Shields said he had a bid of \$300 to take down awnings, please contact Mike (M-31) if you want more information.

Dennis Kierczak (L-23) registered a complaint regarding his lanai.

SUNSHINE

Get well cards were sent to: Billy Hipsher (F-36) and Don Lanahan (E-31).

Sympathy cards were sent to Nancy Hanthorn (K-7) and Family of Bernadette Sethman (A-5)

POOL

Heater was turned off. Wally said it is back on now. The pool is open anytime. Swim at your own risk.

BE SURE TO PUT THE ROPE BACK UP WHEN YOU LEAVE THE POOL.

SOCIAL EVENTS

Summer potlucks will be the third Monday of each month from May through October. Wally made a motion to allow alcohol at the summer potlucks. Ron seconded.

FREE SUMMER POTLUCKS

Bring your own tableware and a dish to share.

Coffee will be provided.

May 20 4:00 PM

June 17 4:00 PM

July 15 4:00 PM

August 19 4:00 PM

September 16 4:00 PM

October 21 4:00 PM

PHONE NUMBER CHANGES & CORRECTIONS

D-36 Patricia Robarts 941-302-2224

E-03 Leo Erdman 758-2078

E-22 Hannelore Slyman 941 753-1428

G-33 Joe Abbott 941-245-1384

H-04 Connie Callahan 941-756-3755

I-04 Ron & Shirley Pace 941-727-2657

I-36 Nick Tzarnas 941-301-7303

J-03 Ron & Holly Friese 941-437-3882

May						2019
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 MAJONG 1:30 PM	3 CANASTA 1 PM	4
5 HAND & FOOT 6:30 PM	6 MAJONG 1:30 PM	7	8	9 MAJONG 1:30 PM	10 CANASTA 1 PM	11
12 HAND & FOOT 6:30 PM	13 MAJONG 1:30 PM	14 CIRCLE 1 PM	15	16 MAJONG 1:30 PM	17 CANASTA 1 PM	18 COFFEE 9 AM
19 HAND & FOOT 6:30 PM	20 POTLUCK 4 PM	21	22	23	24 CANASTA 1 PM	25
26 HAND & FOOT 6:30 PM	27	28	29	30	31 CANASTA 1 PM	

June						2019
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2 HAND & FOOT 6:30 PM	3	4	5	6	7 CANASTA 1 PM	8
9 HAND & FOOT 6:30 PM	10	11 CIRCLE 1 PM	12	13	14 CANASTA 1 PM	15 COFFEE 9 AM
16 HAND & FOOT 6:30 PM	17 POTLUCK 4 PM	18	19	20	21 CANASTA 1 PM	22
23 HAND & FOOT 6:30 PM	24	25	26	27	28 CANASTA 1 PM	29
30 HAND & FOOT 6:30 PM						