

Windrush Bay

Condominium Association, Inc.

UNIT RENTAL GUIDELINES

March 31, 2004

PINELLAS COUNTY:

If your unit is rented by you, or a realtor/agent, for a period of 6 months or less, the 4 percent Tourist Development Tax must be paid.

Owners who rent their Units themselves must secure a Tourist Development account number from the Pinellas County Tax Collector.

WINDRUSH BAY DECLARATION OF CONDOMINIUMS:

Renting may be permitted provided:

Occupancy is only by lessee and lessee's family members, or non-paying social guests.

Lease term is for three (3) months or longer.

The Windrush Bay Association, may upon its sole judgment, permit other terms of leasing.

NO individual rooms may be rented and no transients may be accommodated in a Unit.

WINDRUSH BAY RULES AND REGULATIONS:

Leasing is permitted upon proper notice to the Association and subject to the Declaration of Condominium and its By-Laws.

The Association will supply the appropriate forms for lease requests.

A \$100 fee is to accompany each lease application.

Windrush Bay Condominium Association, Inc.
Rules and Regulations

The following rules and regulations are designed to ensure the protection of the rights, _ privileges, safety, comfort, convenience, well-being and property of our individual owners, and for good housekeeping in general. They are believed necessary to promote decent, courteous relations among all Windrush Bay residents whether they be owners, renters, visitors, or guests. Owners' cooperation is necessary in assuring that their renter's guests and visitors know and observe the rules. Several words need to be defined for clarification.

Definitions

1. An **OWNER** is one who has purchased a Windrush Bay Unit and thereby is a pro rata owner of the Condominium buildings and grounds.
2. A **RESIDENT** is one who is residing in the unit for more than 30 days in a three-month period.
3. A **GUEST** is one who is visiting overnight or for a period of less than thirty 30 days. This period may be extended with the approval of the Board of Directors.
4. A **RENTER** is one who rents or leases a unit from an owner.
5. A **VISITOR** is one who is invited or drops in for a brief social visit, but does not stay overnight.
6. A **CHILD** or **CHILDREN** means under age 16.
7. **FACILITIES** means clubhouse, laundry room, and pool area.
8. **MANAGEMENT** means both the Board of Directors and the Professional Management Company hired by the condominium association.
9. **THE ASSOCIATION** consists o the 139 voting owners.