

Windrush Bay Condominium Association, Inc.

UNIT RENTAL GUIDELINES

APRIL 16, 2026

PINELLAS COUNTY:

If your unit is rented by you, or a realtor/agent, for a period of 6 months or less, the 6 percent Tourist Development Tax must be paid in addition to the 6% Florida State Tax. Taxes add up to 13% with a 1% surtax.

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

WINDRUSH BAY DECLARATION OF CONDOMINUMS:

Renting may be permitted provided:

Lease term is for three (3) months or longer but limited to 12 months (cannot exceed). If both parties agree and Association approves a renewal request, the lease can be extended beyond 12 months.

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

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

WINDRUSH RULES AND REGULATIONS:

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

If you rent your condo, the approved lessees listed on the lease must be the individuals residing in the unit. Occupancy by individuals not named on the lease is not permitted.

Family members may not stay in a unit for extended periods (e.g., years) without submitting an application and receiving approval.

Friends or non-paying social guests may not reside in a unit for an extended period without the owner present and for more than 30 days in a 3 month period.

The Management Company supplies the appropriate forms for leasing on the WindrushBay.org website. A \$150 fee is to accompany each lease application.

Each lease application must be clear and complete.

Every lease requires an application. This applies to returning lease's and returning seasonal lease's. If a Lessee has paid the \$150 they are grandfathered for future leases, and the fee is waived.