

BAYWAY ISLES MANAGEMENT CORPORATION

REAL ESTATE MANAGEMENT

P.O. BOX 11086 • 5000 54th AVENUE SOUTH

ST. PETERSBURG, FLORIDA 33715

(813) 867-3117

THE FOLLOWING HAS BEEN APPROVED BY THE COORDINATING COUNCIL OF POINT BRITTANY AND DULY ADOPTED AS RULE 19 OF EXHIBIT "A" TO THE BY LAWS OF THE MEMBER CONDOMINIUMS BY RESOLUTION OF THEIR RESPECTIVE BOARDS OF DIRECTORS:

SOLICITING

EFFECTIVE DECEMBER 15, 1974

SOLICITING FOR OR IN BEHALF OF COMMERCIAL, RELIGIOUS, OR POLITICAL PURPOSES UPON THE LANDS AND/OR COMMON AREAS OF THE CONDOMINIUM IS PROHIBITED.

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THE FOLLOWING HAS BEEN APPROVED BY THE COORDINATING COUNCIL OF POINT BRITTANY AND DULY ADOPTED AS RULE 20 OF EXHIBIT "A" TO THE BY-LAWS OF THE MEMBER CONDOMINIUMS BY RESOLUTION OF THEIR RESPECTIVE BOARDS OF DIRECTORS:

PETS

EFFECTIVE DECEMBER 15, 1974

NO ANIMALS, BIRDS, FISH, REPTILES, AMPHIBIANS, OR OTHER PETS OF ANY NATURE OR DESCRIPTION SHALL BE RAISED, BRED OR KEPT IN ANY APARTMENT OR COMMON ELEMENT EXCEPT AS MAY BE AUTHORIZED BY THE BOARD OF DIRECTORS OF THE CONDOMINIUM CORPORATION CONCERNED. ANY AND ALL SUCH AUTHORIZATIONS EMBODY THE FOLLOWING:

- A. NO PET WEIGHING IN EXCESS OF TWENTY (20) POUNDS WILL BE AUTHORIZED UNDER ANY CIRCUMSTANCES.
- B. ALL PETS SHALL BE ON A LEASH OR IN A CONTAINER WHEN OUTSIDE OWNER'S APARTMENT.
- C. PETS THAT CREATE A DISTURBANCE SHALL BE REMOVED FROM POINT BRITTANY IF SO ORDERED FOLLOWING INVESTIGATION OF THE INCIDENT(S).
- D. PETS ARE NOT ALLOWED IN SWIMMING POOL AREAS, LAWNS, ON WATER-FRONT WALKS, OR ON PIERS.
- E. WHEN A PET DIES, OR IS DISPOSED OF, IT SHALL NOT BE REPLACED.
- F. LESSEES AND HOUSE GUESTS OF RESIDENTS ARE NOT PERMITTED TO KEEP PETS WITHIN THE CONFINES OF POINT BRITTANY.
- G. RELIEF AREAS FOR PETS ARE:
 - 1. GRASSED AREA BETWEEN MEDICAL CENTER PARKING LOT AND THE PARKING LOT IMMEDIATELY EAST OF THE WEST GATE;
 - 2. GRASSED AREA NORTH OF AND ADJACENT TO THE PARKING FACILITY WHICH SERVES BUILDINGS FOUR AND FIVE.

PETS OWNED BY RESIDENTS OF BUILDING SIX (YORKSHIRE HOUSE) ARE NOT TO BE WALKED WEST OF LEELAND STREET.

MANAGEMENT/ADMINISTRATION AGREEMENT

This agreement is made and entered into by and between POINT BRITTANY ADMINISTRATIVE CORPORATION, INC., herein referred to as "Administrative Corporation" and BAYWAY ISLES-POINT BRITTANY TWO CONDOMINIUM CORPORATION, INC., herein referred to as "Condominium Association".

WHEREAS, the Condominium Association is organized and existing under the laws of the state of Florida for that certain condominium known as BAYWAY ISLES-POINT BRITTANY TWO CONDOMINIUM located in Pinellas County, Florida, and being a part of the Point Brittany Development Complex; and

WHEREAS, POINT BRITTANY ADMINISTRATIVE CORPORATION, INC., is a Florida corporation not-for-profit, created, organized and owned by the six separate condominium associations of Point Brittany, including the condominium association which is a party hereto, for the purpose of providing an entity and organization for the administration and management of the maintenance, and operation of the certain community facilities and common elements of the Point Brittany Condominiums; and

WHEREAS, it is the desire and intention of the condominium association to hereby appoint the Administrative Corporation to provide administration and management services pertaining to the maintenance and operation of the specific property and improvements located within and being a part of BAYWAY ISLES-POINT BRITTANY TWO CONDOMINIUM, as described in this agreement, upon the terms, provisions, and conditions as set forth herein.

NOW, THEREFORE, in consideration of the premises, and the mutual covenants and agreements by each party to be performed as set forth herein, it is agreed as follows:

1. Definitions:

(A) "Condominium Property" as referred to herein, shall be deemed to include the following described properties and improvements which are a part of BAYWAY ISLES-POINT BRITTANY TWO CONDOMINIUM:

1. Fire lanes or entranceways (ingress/egress) to Point Brittany Two
2. Pool and pool area, including equipment and amenities
3. Lawns or grass areas, planting, trees and shrubbery, landscaping
4. Sprinkler systems
5. Utilities not located within nor under the condominium building
6. Sidewalks between buildings one and two and three
7. Walks and gravel area near seawall
8. Routine maintenance of sea wall

(B) "Point Brittany Complex" as referred to herein shall be deemed to include the six separate condominiums in Pinellas County, Florida, and named as follows: Bayway Isles-Point Brittany One Condominium, Bayway Isles-Point Brittany Two, Condominium, Bayway Isles-Point Brittany Three Condominium,