

# ***Bayway Isles Homeowners Club, Inc.***

5650 Leeland Street South ♦ St. Petersburg, Florida 33715-1637 ♦ Phone (727) 867-7586 ♦ [www.baywayisles.com](http://www.baywayisles.com)

## **INFORMATION FOR BUYERS AND SELLERS**

Bayway Isles is a deed restricted community. Owners as well as tenants are expected to comply with all restrictions, covenants, and Association policies. (See Deed Restriction and Architectural Standards documents)

**Prior to closing on property buyers must apply for and be accepted for membership in the Bayway Isles Homeowners Club, Inc. (The “Association”). Association approval is also required of all lease agreements.** An in-person or telephonic discussion between the Association’s Membership Chair and the prospective buyer(s) is required as part of the approval process.

All sales of BWI homes or lots require the purchaser(s) completion of a Bayway Isles Homeowners Application that is forwarded to the Board of the Association for membership approval. Sale of existing homes and undeveloped lots (building plans) must meet the criteria of single-family residence (one individual, one couple, or one single-family unit) Accessory dwelling units are not permitted. (See Membership Application Form). Applications should be sent by email to [bwi.jaclyn@gmail.com](mailto:bwi.jaclyn@gmail.com)

Some parcels may have deed restriction violations existing at the time of sale. These violations, if they exist, will be documented in the estoppel letter. The seller / purchaser of BWI property is expected to remedy any deed restriction violations as a condition of Association approval for membership. (See Deed Restriction Compliance Policy and Procedure)

Changes to the exterior of existing homes as well as the land and water such as, structures, additions, roof, driveway, walls, fences, paint colors, docks, decks, tie poles, pools, boat lifts, landscaping, etc., require Building Committee review and Board approval. Building on undeveloped lots requires approval of all architectural and building plans. (See Architectural Standards and Building Review Project Application Form)

Each homeowner or property owner is assessed an annual maintenance fee which comes due the first of November every year. Delinquent assessments are charged a late fee and interest. (See Assessment Collection Policy)

Bayway Isles residents and tenants must complete the attached Auto Decal application and affix a membership decal to all motorized vehicles which will be used regularly in the community. (See Auto Decal Form)

Any home leased or rented by a Bayway Isles property owner requires that the lessee/tenant complete a Bayway Isles Rental Application prior to signing an agreement for use of the property. Tenants must be interviewed and approved by the Association. Bayway Isles is a single-family residential community, which prevents the sale or rental of property to more than one individual/couple/family unit. Rental agreements must be for no less than 12 months. Property, including docks, may not be used for short-term, commercial, event or seasonal rental purposes. Violations of deed restrictions or other Association Policies by tenants may be grounds for lease termination. (See Rental-Lease Application Form).

Prior to any closings, the title company must contact the Association’s Board for an estoppel letter to release liens for annual Association assessment fees and for documentation of any other conditions associated with the property. There is a fee for estoppel letters. Please send your estoppel request to:

Bayway Isles Homeowners Club, Inc.  
Attn: Membership  
5650 Leeland St South  
St. Petersburg, FL 33715

or via email to: [bwi.jaclyn@gmail.com](mailto:bwi.jaclyn@gmail.com)

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