

# Bayway Isles Homeowners Club, Inc.

5650 Leeland Street South - St. Petersburg, Florida 333715 - Phone (727) 867-7586

ORIGINAL DATE: 12/10/1969

RENEWED: 12/12/1978

EDITED & FORMATTED: 6/15/2003

SUBJECT: Restrictions and Protective Covenants for Bayway Isles, Unit #1,  
St. Petersburg, Florida 33715

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The purpose of this memorandum is to supplement the summary hand-out of said restrictions available to prospective buyers and builders and to be an attachment thereto; and to specify certain developer and "Homeowners Club" requirements that may or may not be addressed in aforesaid summary.

The minimum requirement for building on Bayway Isles is complying with all codes, regulations, etc., of the City of St. Petersburg, Florida and meeting all standards of the Southern Standard Building Code. Other requirements deserving consideration are as follows:

- Building plans including plot plans showing setbacks will be submitted for approval.
- A minimum of 2,200 sq. ft. of living area is required.
- A building footer of 10" x 20" on inside lots and 10" x 30" (with 3- #5 rebar) on waterfront lots is recommended.
- Roof overhang must be 2'6" minimum.
- Soffitt must be stucco on galvanized steel or better lathing.
- Desired roof pitch is 5' for 12' and minimum acceptable is 4' for 12'.
- Imitation brick, stone or masonite type exteriors are not acceptable.
- Pools will not be built closer than 15' from the seawalls.
- Any walls built along side property lines will be of the concrete masonry type. Wrought iron or better quality decorative fences are acceptable in pool and patio areas. Chain link and wood fences, other than decorative wood in appropriate areas, are not acceptable.