

BAY HARBOR CLUB CONDOMINIUM ASSOCIATION, INC.
RESOLUTION NO. B-2026-06-11
Bicycles and Wheeled Recreational Vehicles in Common Areas

WHEREAS, the Bay Harbor Club Association, Inc. Board of Directors (“the Board”) is authorized under the Declaration, Bylaws, and Chapter 718, Florida Statutes, to adopt reasonable rules governing the use of the common elements; and

WHEREAS, the Board finds that the use, storage, and transport of bicycles and other wheeled recreational vehicles in carpeted hallways, the lobby, and against Association property damage the common elements and create safety and access concerns;

NOW, THEREFORE, BE IT RESOLVED that the following rules are adopted, effective June 11th, 2026.

1. **Prohibited Use.** Bicycles, scooters, skateboards, e-bikes, and other wheeled recreational vehicles may not be ridden, used, or operated in the carpeted common-area hallways and other common areas (i.e., rooftop, pool deck, etc.).
2. **Exceptions.** This resolution does not apply to:
 - a. Wheelchairs, walkers, and other mobility or assistive devices used by persons with disabilities, which are permitted at all times for both use and transport throughout the common areas; and
 - b. Baby strollers and carriages, which are permitted for transport and use through the common areas but may not be stored or left in the carpeted hallways, lobby, stairwells, or other common areas.
 - c. Requests for accommodation involving any other device may be submitted to the Board or management and will be addressed on a case by case basis.
 - d. Bikes & Scooters can be parked in the garage levels (P1 and P2) in the owner/ residents (unit) designated spot only.
3. **Acceptable Parking/ Storage Locations:** Storage and/or parking of bicycles, scooters, skateboards, e-bikes, and other wheeled recreational vehicles are only permitted in the garage (levels P1 and P2). This parking rule applies to all residents, owners and their guests.
4. **Prohibited Transport.** Such vehicles may not be rolled or transported across the carpeted common-area hallways. They must be carried or moved by the designated service elevator and route where available.
5. **Prohibited Storage.** Such vehicles may not be stored in the carpeted hallways, the lobby, or any other common area.
6. **No Parking Against Association Property.** Bicycles, scooters, skateboards, e-bikes and other wheeled recreational vehicles may not be parked, leaned,

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chained, stored or locked against any Association property, including building walls, doors, railings, columns, or landscaping.

7. **Responsibility.** Owners are responsible for the conduct of their occupants, tenants, and guests, and for any damage to the common elements caused by a violation of this resolution.
8. **Enforcement.** Items left or secured in violation of this resolution may be removed at the owner's expense, and violations are subject to fines and remedies available under the governing documents and Florida law.

ADOPTED by the Board of Directors on June 11th, 2026

Bay Harbor Club Association, Inc.