

**River Houses at Bells Landing
Condominium Association**
Rules, Regulations and Information
November 2025

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WELCOME MESSAGE

Hello and welcome to the River Houses at Bells Landing. We are happy you have chosen us as your community. We are always looking for ways for our members to get involved in our community.

Please take a moment to visit our Facebook page:

<https://www.facebook.com/groups/1114179432672904>

Link to our website where you can download documents and submit requests:

www.bellslandingcommunity.com

In this packet you will find our Rules and Regulations. Please make yourself familiar with this information **as well as** our governing documents, which can be found on our website. If you ever have any questions, feel free to reach out to the board members. Please send your email to ALL members of the board listed below or to **bellslandingcommunity@gmail.com**:

CONTACT INFORMATION

President/Secretary – Tracy Coughlin – Unit 16	tcough.bells@yahoo.com
Vice President – Luke Andrews - Unit 21	lukeandrews.bells@gmail.com
Treasurer – JoAnn Green – Unit 22	joanna1945@gmail.com
Property Maintenance – Holley Grooms - Unit 42	hgrooms.bells@gmail.com
Dockmaster - Heather Hildebrand – Unit 35	H2hildebrand@gmail.com

RULES AND REGULATIONS

These Rules and Regulations establish basic guidelines for our community and are designed to be consistent with and complimentary to the Association's Declaration of Condominium, which is our governing documents. Every resident and owner is responsible for following these rules as well as the rules established in the Declaration. This document is subject to change annually by the Board of Directors but must always be consistent with the Declaration.

1-Basic Owner Responsibilities

Unit owner must file an owner information sheet and a copy of the property insurance policy to The Board and update it annually. Please inform the the Board right away if your contact information changes.

2-Rules for Passenger Vehicles

2.1 *Where to Park*

Park only between the lines that designate spaces. There are two spaces available per unit, which are marked with unit numbers. Please try to be considerate of your neighbors in having your guest use only designated spaces marked "G" spread throughout the condos. If there are none available, then your guest must park outside the gate at the boat ramp parking area or they will be subject to being towed away at the owner's expense. All extra personal vehicles (more than 2) need to be parked elsewhere – ask another owner if you can use a space of theirs or park outside of the property gates or rent off-site storage.

2.2 *Vehicles Permitted*

The parking lot is to be used exclusively for parking of residents' passenger vehicles that are being used (not stored). Motor vehicles with expired or missing license plates and/or non-operative vehicles are not permitted on the property. Vehicles with more than six wheels are not allowed on the property. Vehicles displaying signage or writing are not permitted without an exception in writing from the board. These vehicles are subject to being towed at the owner's expense.

2.3 *Leaving your vehicle*

Vehicles may be left for an extended period, with prior notification and approval of the Board, as long as they are insured, registered, and have a valid tag.

No vehicle that is parked in a designated guest space can be covered by a fitted car cover.

2.4 *Not Permitted*

There is no parking permitted around the end of the Clubhouse on the gate end, or the side of the pool, or the side of the Clubhouse by the mailbox. Any car(s) parked there will be subject to being towed away at the discretion of the Board of Directors.

Parking on the grass or in front of the boat sheds is prohibited, unless approved by the Board, and vehicles so parked are subject to immediate towing at the discretion of the Board of Directors. If you are having several guests, please encourage them to park outside the gate.

2.5 Recreational Vehicles

Unless approved in advance, by the Board of Directors, PRIOR to bringing into the community, *boats(see section 3), commercial vehicles, campers, recreational vehicles, trailers, and anything else other than personal vehicles of residents are prohibited from being parked in the parking lot and are subject to being towed at the discretion of the Board of Directors.

2.6 Courtesy

The speed limit on the property is 10 mph. Please give pedestrians the right of way. Please stay on the paved areas.

3-Rules for Boats and Trailers

3.1 Permission Required

All boats must be registered with the Dockmaster. Any request for dock space include the type of boat, the length of the boat, and include a copy of the boat registration and a copy of the boat insurance. Boats cannot occupy space at the dock until the dockmaster approves and assigns a slip space.

3.2 Boat Size

Boats may not be longer than 26 feet as measured from the farthest rear portion of the engine in its operating position to the most forward point of the bow. Boats may only be one deck level, not multiple levels, so as not to obstruct the view of residents. Any boats longer than 26' must be approved by the Board of Directors.

3.3 Parked Boats

Boats may only be parked in designated boat sheds, unless prior approval has been received from the Board. *Exception: Boats may enter for a maximum of 2 hours to be washed or have their motors flushed, unloaded, etc., in the parking lot provided they are not more than 2 hours nor overnight. If more than two hours, permission from the Dockmaster beforehand is required.

3.4 Dock Slip Rentals

Fees for dock slip space is \$3 per linear foot per month.

The dockmaster will assign dock space on the following priority: A) resident unit owners; B) resident tenants; C) non-resident owners who are leasing their unit or do not live in their unit full time. The Dockmaster has the authority to require boats to be removed from the dock in the event that a person with higher priority requests a space when none is available.

Dockage is limited to one boat per homeowner regardless of how many units they may collectively own and must be registered to the resident of that unit unless there is available dock space for second boats. Partnership boats are not permitted at the dock unless the partnership is comprised entirely of unit owners or tenants.

Visiting boats may be docked overnight for a maximum 48-hour period with permission in writing from the Dockmaster at a charge of \$25 per 48-hour increment due prior to the docking. Proof of insurance and a copy of current registration will also be required.

All boats must be moved from the dock twice a year and the move must be adequately documented by the Dockmaster or the boat space will be revoked.

If your boat is causing collection of marsh grass/debris getting lodged on the dock, it is the owner's

responsibility to remove it or have the wrack removed and the boat may need to move off the dock more often, so as not to cause such large build-up.

3.5 Power and Water

No 220-volt electrical supply will be approved to be added at the dock as of January 1, 2020. Usage of 220 volt supplies currently at the dock will be disallowed as those boats are no longer using those spaces at the dock. Any boats using 220 volt supply will be responsible for paying the monthly electrical bill for the entire dock during the months that their boats are occupying the dock.

Water is available sporadically throughout the floating docks. Please report any water leaks you find to the dockmaster. Make sure to TURN OFF the water and not waste, as the HOA is charged.

3.6 Insurance

All boats are required to be covered by a minimum of \$100,000 liability insurance for each (injury to others and property damage to others) while docked or otherwise on Association property. Proof of this insurance must be submitted to the Dockmaster and must be kept up to date.

3.7 Items on Floating Dock

Storage of fuel, batteries, and other items that might damage the docks and/or boats is not permitted. Any gear left on the dock must be stored in boxes that do not block access to boats and must be kept clean, orderly, and must not block the walkways.

Crab traps and bait wells may not be placed or tied up on or around the dock where they may interfere with use of the dock by boats.

4-Dock Usage

All residents are permitted to use the upper pier/fixed dock for fishing or leisure. Be mindful of casting, crabbing, etc. so as not to damage the boats below. **Floating docks are reserved for boat slip renters.** Boat owners also agree to use caution and be respectful of owners' property when accessing the floating docks.

Dinghies or kayaks on the dock are not permitted unless putting in or getting out of the water. Note there is a public boat ramp next door to property which is the safer method for launching kayaks.

Children 12 years or younger are permitted on the fixed and/or floating dock only when accompanied by a resident adult over 18. While on the floating dock with their boat-owner adult, children 12 years and younger must wear a Coast Guard approved life vest.

Skateboards, bicycles, roller skates and motorized vehicles are not permitted on the dock.

Diving from any dock is not permitted.

Crab traps and bait wells may not be placed or tied up on or around the dock where they may interfere with use of the dock by boats. Any crab trap that is left at the dock is owned by an individual, not the community. Do not take crabs out of traps that do not belong to you!

All guests, while on the dock, must be accompanied by their resident host.

Unit owners are responsible for the actions of their tenants; parents are responsible for the actions of their children/grandchildren; and hosts are responsible for the actions of their guests.

Loud radios, foul language, and other offensive behavior is prohibited.

You must clean up after yourself and your guests – to include cleaning up after cleaning fish, crabbing, bait cutting, etc. Put things back where they should be (such as hose).

Boat owners – put the chains to the gangway ramps back up as you enter and exit to go to floating dock.

Use the dock at your own risk. The Association is not responsible for injury, theft, or other peril and posted rules at dock must also be followed.

The Board will need to approve any and all events held at the dock.

5-Boat Sheds

5.1 Permission Required

Boat sheds are assigned by the Dockmaster. If requesting a shed, please contact the dockmaster. Sheds are leased on an annual basis. If you are approved for a shed assignment, you must agree to leasing the shed for the entire year.

Use of the sheds is limited to a maximum of one per unit/homeowner regardless of how many units they may collectively own. If a resident owns more than one unit, they can request/occupy a second shed only if there are vacant sheds available. Once a waitlist has been generated, the second shed must be vacated.

5.2 Rental

Rates for shed usage is \$50 per month for small shed and \$100 per month for large boat shed. Large boat sheds will only be rented to units that are storing a DNR registered boat or trailer for boat at the dock. These boats and trailers must have active registration filed yearly with the association. **There is no requirement to own a boat to rent small sheds anymore.**

If a large boat shed is no longer being used to store a boat, boat equipment and/or boat trailer, rights to the use of the shed terminate or the shed user will pay \$170 per month for use of the shed. If terminated, the Dockmaster will reassign the shed to another user. Anyone not using the shed for the intended marine vehicle related use can lose usage of their shed to a resident, whether owner or tenant, who has a marine related vehicle need.

5.3 Availability

If there are currently no sheds available, a waitlist will be created. The board will do everything possible to ensure boat owners have priority in obtaining a shed.

Boat owners must make other arrangements at their own expense for storage of their boat and/or trailer if no sheds are available. Boats and/or trailers are not permitted to be stored in the parking lot. Cars, motorcycles, golf carts, or other non-marine related vehicles are not permitted to be stored in the sheds. Sheds are not garages.

6-Trash

Garbage and Recycling containers must remain stored in the garbage/AC shed in front of your unit, out of sight of the parking lot, except for the City's specified garbage pickup day. Alterations to your garbage/AC shed must be requested through Architectural Review process. Your shed must have a door and the door must remain closed. Trash sheds are the owner's responsibility to maintain.

7-Amenities and Features

The association provides several amenities and features for the use and enjoyment of its owners, renters and their guests. Any owner who has been notified that they are in arrears on payments due to the association will lose these privileges as well as their family and lessees if the unit is leased. Owners who lease their unit assign to their tenant their rights and privileges to use the amenities.

7.1 Association Dues

Association dues, currently \$506.00 per month, are due to the Association by the first of each month. A late fee of \$10.00 plus interest is added to all fees not received by the 10th. For faster recording, electronic payments will need to be made through our accounting firm, Canady, Richbourg & Associates (Sarah Richbourg). **All association dues must be set up to be paid by auto draft.** Please reach out to the board or the CPA with questions regarding setting up payments.

7.2 Late Payments

The Board of Directors may, at its reasonable discretion, suspend the rights of such person(s) who are delinquent from using the Common Elements for a period not to exceed thirty (30) days (if they become delinquent during that 30 days), as provided in Section II, Article 3 of the By-Laws.

Any person(s) who remains delinquent more than thirty (30) days may at the Board of Directors discretion, have their name(s) posted as delinquent and the amount currently due is subject to be posted along with any steps, if any, the Board of Directors has or will be taking to collect the outstanding amenities.

Any person(s) and their tenants who remain delinquent more than thirty (30) days may, at the Board of Directors discretion, have their right to use any common element amenities suspended until past due amounts are paid in full.

Any person(s) delinquent for more than \$1,000 will be handed over to collections, or an attorney, as deemed necessary by the Board of Directors.

7.3 Green Space and Common Areas

No parking on the green space.

All events are to be approved by the Board using the same guidelines as the Clubhouse.

Any and all improvements or modifications to the space will also be governed by the Board.

All Common Areas belong to the HOA. No individual unit owner can modify or improve any common area without express approval from the Board. Common Areas are defined as any area that is not immediately in front of an individual unit. Sides of buildings, and the spaces between buildings are also Common Areas, as well as the green space, pool and clubhouse areas.

7.4 Pool

Hours are from 8:00 am to 10:00 pm.

Private parties are not permitted.

Proper bathing attire must be worn. No cut-offs permitted.

No food is allowed within two (2) feet of the immediate pool area.

No pets are allowed in the pool or the pool area.

No glass containers are allowed in the pool area.

Loud noise, foul language, and other offensive behavior is prohibited.

All rules promulgated by the Chatham County Health Department, as posted in the pool area, must be followed.

Limit of 10 guests per single unit, regardless of how many units are owned by same person(s).

Children and guests

Children under 12 are permitted in the pool area only when accompanied by a resident adult over 18.

Infants are not permitted in the pool until they are toilet trained or are wearing secure waterproof swimwear.

Pool furniture

When you leave the pool, please put down any umbrellas not being used, even if you did not put them up. Take all floats, toys, and personal items with you when you leave. All property left behind will be disposed of in the trash.

7.5 Clubhouse

The Clubhouse is available for rental by adult residents for private parties to a maximum of 50 guests. Persons under the age of 21 are not permitted to rent the Clubhouse. The responsible adult resident renting the Clubhouse must be present throughout the event.

No political or religious events will be allowed.

All events need to be concluded and attendees leaving the clubhouse by 12:00am.

All residents are welcome to use the Clubhouse at a \$100.00 fee. The clubhouse will not be reserved until both the deposit and rental fee is received. If an event is cancelled less than two weeks prior to the event, the resident will forfeit their \$100 rental fee.

A cleaning/damage deposit of \$100.00 is required for all who use the Clubhouse, which will be returned if the Clubhouse is satisfactorily cleaned and no damage is noted. Cleanup must be done by 10:00 am the following day. Extensions can be granted upon request.

Consumption of alcoholic beverages by persons under the age of 21 is strictly forbidden.

All guests for the Clubhouse should be instructed to park in designated guest parking spaces only or outside the gates. Violators are subject to be towed at the owner's expense.

Clubhouse users must supply their own paper towels, toilet tissue, and soap. It would be nice to leave the Clubhouse fully stocked when you depart at the end of your party.

After using the Clubhouse, please; A) check for fire hazards, including the range and oven; B) remove all food from the refrigerator; C) turn off heat or air conditioning; D) police the grounds around the Clubhouse for litter and cigarette butts; E) mop and vacuum the floors; F) ensure no water is left running in sinks or toilets; G) contact the board member you obtained access from and walk through the Clubhouse with your Clubhouse checklist to ensure all items are approved and checked off to ensure the return of your deposit; H) turn off the lights; and I) lock all windows and doors.

Exclusive use of the pool is not included with rental of the Clubhouse.

The person who rents the Clubhouse is responsible for the actions of his guests, including damage to Association property.

8-Altering your Unit

If you want to make upgrades or changes to your unit, you will need to have written approval for your plans before beginning work. You can request approval through submitting an Architectural Review Request through the Board/BLCA website. When your plans are approved, the Board will let you know in writing. Please note: the board does have the authority to stop or undo any work or construction begun without approval.

Before any modification to the exterior of a condominium can be done, i.e., change to a deck, adding an awning, changing sliding glass doors to French doors, or any other modification, plans must be drawn up and submitted to the Board of Directors for approval with an ARR Request. No unreasonable request will be turned down, but if the request will block the view of a neighbor or substantially change the looks of the unit, the request will require approval of the adjacent owners as well as the approval of the Board of Directors.

Any modification to the exterior of the condominium will result in the owner becoming responsible for any and all future repairs required to that area. They may pay the association for that portion of the repairs made or if they choose to make the repairs themselves, they must furnish the association with copies of liability insurance and proof of workman's compensation insurance prior to having their person work on the building association property.

8.1 Floors

New flooring must have soundproofing underlayment material of STC63 and IIC 63 or higher.

8.2 HVAC

The compressor unit in front of the unit shall be no higher than the front exterior trash sheds.

8.3 Windows

Windows are the responsibility of the owner which shall include the maintenance, repair and replacement of all windows, window frames, screens, and doors. Furthermore, the Association has broad discretion regarding any exterior changes to your unit.

Windows must conform in both design and size and frame/trim color to the ones presently used in the community.

The following steps must be taken in order to ensure compliance. Prior to purchase, contact the Board and submit an Architectural Review Request with your vendors final estimate for review and approval.

As with any other building change, the Vendor must be approved and meet contractor requirements.

Replacement is not permissible until the Board of Directors approves the request in writing. Upon selecting a date for install, please contact the board to notify of scheduling.

Please recall that "windows" reference the entire unit, not just the glass panes of a window. If glass is fogged please contact a glass company for replacement. General feedback is the order and install process takes 4 – 6 weeks. Please plan accordingly.

Please note, the Homeowners Association does have the authority to halt or remove any window installation that is not in compliance with the above guidelines. It is the hope of this Board that such action would never be required.

8.4 Decks, Patios, and Exterior

Decks- No towels, clothing, trash or storage containers may be left in view on the front or rear decks.

No unit can block a neighboring unit's view of the river. Examples include installing fencing, umbrellas, or shades that restrict neighboring units view of the river.

For Sale or Rent Signs. One sign, of a maximum of one square foot, may be placed inside the kitchen window of a unit advertising that unit for sale or rent. No other signs are permitted within the gate.

Realtor signs or other appropriate signs pertaining to selling or renting a unit may be posted outside the gate.

Political signs, banners, flags or any other item deemed an endorsement of a political/religious person, group or party will be prohibited inside the gate.

Exterior doors, windows, decks, and steps are the responsibility of the unit owner to maintain. Step and railing color must be uniform with the rest of the Community and will need to be approved by the Board.

Trash yards are the responsibility of the owner.

No charcoal grills nor wood-burning fire pits allowed on decks. Gas/propane type must ALWAYS be attended.

9-Pets

Only indoor pets are permitted. You may have up to two dogs and two cats. They must be approved and registered with the Board and their vaccinations must be kept current. Pet registration form can be emailed to you by Director of Maintenance to be kept on file. The City of Savannah “Dog/Cat Ordinance” Sec. 9-5021 through Sec. 9-5040 shall apply to any animal within the Condominium boundary.

In general, residents are discouraged from owning large pets, as they are incompatible with living in a small condominium community.

All pets must be leashed and under control when they are on the property outside your unit. You are responsible for cleaning up after your pet – this means waste removal to your own trash can or the one in the green space designated for dog waste. If your pet damages common areas, you are responsible for the cost of repairs.

Pets are not allowed to be tied up outside the owner’s unit.

The Clubhouse and pool areas, including the landscaped areas surrounding them, are strictly off limits to pets. Pottying or leg-lifting to urinate is strictly NOT ALLOWED on units, trash yards, nor plants, shrubbery, decor or other’s personal property.

Common courtesy - Do not take your dog to the common area beside nor behind someone else’s unit to purposely do its business. Use the area behind or beside your own unit or the green space field or outside the front gates for its primary relief purposes.

Pets are not allowed in the swimming pool nor within the pool fencing.

9.1 Safety Concerns

Breeds known for their propensity to be dangerous or ability to cause grave harm, are not permitted to live or visit in the community. Please see below for a list of restricted breeds.

Only standard household pets are permitted.

Any pet that shows aggressiveness to other pets or individuals will be given one warning. Restrictions, based on the severity of the incident, may be imposed. A 2nd offense will require the pet to be removed from the Condominium within 7 days. During those 7 days, the animal must be contained, under control at all times and muzzled when outside.

Residents are responsible for the cost of cleaning or repairs to common areas resulting from action(s) of their or their visitor’s pets.

Residents are liable and responsible for any injury or harm to humans or others’ pets.

Restricted breeds or predominant mixes thereof: Pitbull (including APBT, Staffordshire, etc.), Mastiff breeds (Bull, Neapolitan, etc.), American Bulldog, Rottweiler, German Shepherd (exception law enforcement dog), Chow Chow, Doberman, Presa Canario, Wolf Hybrid, Akita, Cane Corso.

Dogs also weighing over 100 lbs. are not allowed in the community.

10-Courtesy and Safety

10.1 Fireworks

Fireworks of any kind may not be used or discharged on community property.

10.2 Guests

Guests (not including immediate family members) staying at Bells Landing for longer than 30 days must be registered with the Board. Please note that owners are responsible for their guests.

10.3 Security and Gate Codes

The general security of the community is the responsibility of every resident, while each individual owner is responsible for their own safety.

Each unit has a gate code specifically assigned to that unit to be used by those residents. These codes must be changed when a unit changes ownership.

Gate codes are not to be shared with the general public. Exceptions to this would-be emergency personnel and delivery persons, or other persons with a valid need for a gate code.

Security Equipment needs to be approved by the Board for consistency. Cameras need to be mounted within the overhang area of the front porches. One camera per unit in the front is allowed as well as one camera in the back of the unit. Units #1 and #42 can have end/side cameras due to security reasons.

10.4 Noise

Noise levels within the units should be kept to a level that does not disturb the residents of adjacent units.

Construction work on the outside or inside of the condominium units needs to be limited to the hours of 8:00 am to 6:00 pm, Monday through Friday, 10:00 am to 4:00 pm on Saturday. No work is allowed on Sundays or holidays unless organized by the Association. **NO CONSTRUCTION TRAILERS CAN BE LEFT ON ASSOCIATION PROPERTY MORE THAN 48 HOURS.** Any contractor working on Association property must furnish the Association with proof of insurance and proof of workman's compensation insurance prior to beginning work. Construction projects lasting longer than 30 days will require an update to the board and a more detailed/explained time frame for completion at each 30-day increment.

The following items follow the City of Savannah Noise Control Ordinance.

During the normal daylight hours, Monday thru Friday, of 7 a.m. and 7 p.m. sounds in excess of 60 decibels is not permitted. Contractors may be required to exceed this level in order to complete the work they have been contracted to do.

During the normal evening hours, Monday thru Friday, of 7 p.m. and 7 a.m. and during the weekend hours of 7 p.m. Friday thru 7 a.m. Monday and for Holidays defined under Federal Law 5 U.S.C. 6103 (Postal Holidays), sound level may not exceed 50 decibels. Contractors may only exceed this level between these times on an emergency basis.

A dog that barks, bays, howls or makes any other noise, continuously for a period of 10 minutes or intermittently for one-half hour or more to the disturbance of any person at any time day or night is not allowed.

Music, band practice, and television volume must be maintained at a level that does not disturb fellow residents.

10.5 POD Storage

If you would like to use a POD for temporary storage, you must receive prior approval in writing from the board. Once approved, you will have one week for loading or unloading. After that, the POD must be moved to an approved parking space for a maximum of 30 days. Use off-site storage as an option to hold the POD if it will be longer than 30 days.

11-Businesses

Running a business and/or distribution center that causes disruption within the gates or the community will not be allowed. Should anyone running a business have clients, vendors, customers, or visitors in

any way connected to the business entering the community that can be seen, heard, or noticed by any neighbor will be in violation. This applies to both For-Profit and Not-for-Profit businesses equally.

12-Leasing your Unit

To ensure that the Association has the necessary information regarding occupants and their contact information, owners who wish to lease their unit are required to submit an intent to lease with the tenant's full contact information.

12.1 Lease Requirements

Short-term or vacation rentals are not permitted. The minimum lease length is 12 months, and a copy of the lease must be submitted to the Board prior to moving in.

A copy of the lease requested must be submitted to the Board for review and approval to ensure the lease complies with the Association Declaration and Rules. This must be completed and approved by the Board **before the tenant may move into/reside in that Unit**.

The Board may revoke leasing privileges if the owner is late for more than 60 days in HOA fees or fines.

12.2 Association Dues and Fees Responsibility

Owners are responsible for monthly condominium dues. If tenants wish to rent a shed or dock slip, these fees will appear on the owner's monthly invoice.

Owners are responsible for legal fees incurred by the Association in any action taken against a lessee.

Owners are responsible for damage to common areas as well as the payment of any fees and fines incurred by their lessee.

12.3 Governing Documents

Owners and/or their property managers are responsible for ensuring that their tenants are given the Rules and Regulations and are ultimately responsible for their tenant's behavior. The Declaration of Covenants, Article VIII, Section 12, second paragraph states: Pursuant to Section 13 of the Act, the Board of Directors shall have the authority to impose reasonable fines for violations for each failure to comply with said rules or with any condominium instruments, and to suspend temporarily the right to use certain of the common elements.

13-Violations

Unit owner will typically receive a warning on the first offense, based on severity as determined by the board. Any violation is also subject the amount required to repair damage, liability or to the compensation of attorney fees or if an action repair or fee collection is necessary. In the case of tenant infractions, a copy of the violation will be sent to the local BLCA address if we do not have the owner's current mailing address.

Fine Schedule:

- 1st Violation – Written Warning (in most cases)
- 2nd Violation - \$100 fine
- 3rd Violation - \$250 fine
- 4th or more violations \$250 fine and loss of amenities for one month

These fine increments will be administered for all violations of the rules and regulations, Covenants and Bylaws Declaration.

We appreciate your cooperation in keeping our little community a beautiful and safe place. If you have any questions or concerns, please email us, by CC'ing all members of the Board. Thank you!