

Bay Breeze Estates Phase II Homeowners Association, Inc.

Rules & Regulations

A variance request must be submitted for any item that states it requires Board approval. A variance request form can be obtained by contact Realty Performance Group at 225-7440 or online at www.realtyperformancegroup.com and select Bay Breeze.

1. Checks for assessment fees should be made payable to **Bay Breeze Estates Phase II HOA** and mailed to the management company. Monthly payment is due by the 1st of the month with a grace period of 10 days before a \$25 late charge will be assessed.
2. Placing or displaying for public view any advertisement or sign requires approval by the Board of Directors.
3. Except for one (1) dog and one (1) cat belonging to an owner or tenant of a lot, fish, or birds kept in a cage, no animals, birds or insects shall be kept or maintained on any lot or other portion of the property except with the consent of the Board of Directors. Pets may not be allowed outdoors unless accompanied by a responsible person and leashed. A kennel or outdoor enclosure for retaining a pet out of doors may not be constructed without the consent of the Board of Directors. At all times, owner must clean up after a pet immediately.
4. Construction of walls, protective screening, or private fencing must first be approved by the Board of Directors.
5. Use of a temporary building, trailer, basement, tent, shed or garage as a dwelling requires approval by the Board of Directors.
6. Installation of outside television satellite antennas requires approval by the Board of Directors.
7. Removal or installation of any tree, shrub or any plantings on common area, on lots and in the patio area requires approval by the Board of Directors.
8. Operation of a snowmobile, all-terrain vehicle or other motorized recreational vehicle requires approval by the Board of Directors. The Board of Directors shall not consent to such operation on the steep slopes.
9. Use of the property for wholesale or retail business or service occupations in conflict with applicable municipal laws and ordinances is not allowed.

10. Outside storage for more than one 72 consecutive hour period per month of a recreational vehicle, camper, boat, truck, trailer, or any other vehicle anywhere within the development is not permitted without prior approval of the Board of Directors.
11. Outdoor performances of repair work (other than minor servicing) on any motor vehicle, boat or machine is not allowed.
12. Outdoor drying or airing of any clothing or bedding is not allowed.
13. Oil and mining operations are not allowed.
14. Noxious or offensive activities are strictly prohibited.
15. Keeping out of doors overnight any commercial vehicle weighing two (2) or more tons or any unlicensed vehicle is strictly prohibited.
16. Construction of a chain link fence is strictly prohibited.
17. Any homeowner interested in renting their unit may only do so after a minimum of 2 years residing at Bay Breeze Estates Phase II. Any rental requires a minimum term of 12 months and the Board of Directors must be provided a copy of the lease.
18. Parking of vehicles is limited to the garage or driveway at each unit. Guest parking is available opposite units 1-3. Parking on Bay Park is prohibited except for temporary occurrences such as emergency response vehicles, moving vans, deliveries and contractor vehicles if hired by the Association. Any contractors doing work at individual units need to park in driveways, in guest parking or on Smith Road. Homeowners are responsible to inform their guests and contractors of the parking rules.
19. Keeping harmony with the exterior appearance of the community is extremely important. All exterior lights are to be white in color.

Failure to abide by these Rules & Regulations could result in the following:

First Warning – Written letter from Management Company with 30 days to comply

Second Warning – Final warning letter from Management Company with 15 days to comply

Third Warning – \$100 Fine to be charged monthly until in compliance