



Kay's Bayview Subdivision Improvement Association

A Michigan Non-Profit Corporation, est. 1944

FAQ - frequently asked questions

A Common Interest Development, Est. 1934

"What are we?"

We are a **Common Interest Development (CID)**, *aka Planned Development*, established in 1934

"What is a Common Interest Development?"

A common interest development (CID) is real property that combines individual ownership (separate interests) with property held and managed in common among all of the other owners (common areas). 76 Bayview homeowners have deeded rights to common areas, as well as responsibilities, including maintenance of common areas as defined in both the deed restrictions & other governing documents of the Homeowners Association. This adds value to your individual property.

"Who manages the shared facilities and common areas?"

Kay's Bayview Subdivision Improvement Association Corporation (aka homeowners association, or HOA)

A Michigan non-profit corporation, incorporated 1944.

In the case of our neighborhood with 76 single-family homes, the maintenance, management, improvement and funding of the shared facilities and common areas (such as lakefront park & beach, traffic island, and both canals) are facilitated through the non-profit Kay's Bayview Subdivision Improvement Association Corporation (aka HOA, in which each home has mandatory membership and responsibilities therein.) The HOA makes decisions about annual dues, maintenance priorities, rules for lakefront park, the appearance of homes, improvements and other considerations affecting the community as a whole, **for the benefit of all lot owners**.

The HOA's **Board of Directors**-- which consist of volunteer resident representatives -- manages and cares for shared spaces. HOA's may change their rules through the voting process. HOA's also have the authority to levy fines, file Lien's or lawsuits against property owners for nonpayment of annual dues to maintain common areas or other approved assessments, to obtain injunctive relief to enforce HOA rules or restrictions, or to seek reimbursement for damage to common areas.

The HOA governs the CID based upon the governing documents, including Corporation, Bylaws, Rules, and Deed Restrictions called covenants, conditions, and restrictions (CC&Rs, aka building and use restrictions) which were recorded @ Macomb County Register of Deeds, Michigan (see **Bylaws** ARTICLE IX, section 5) when the property was subdivided and named (See your recorded Title under **Legal Description "KAY'S BAYVIEW SUBDIVISION or KAY'S BAYVIEW SUBDIVISION #1 {Liber #, Page #, Lot #, description}"**, or look this up online @ scsmi.net>city services>assessor>quick links>property information search, type in your address and see **Legal Description**, or in person at the St. Clair Shores City Assessors Office.

"Is joining the Association (HOA) optional?"

Membership in the Association is mandatory, as defined in the governing documents for those 76 homeowners who's recorded title legal description starts with "**Kay's Bayview Subdivision**" or "**Kay's Bayview Subdivision #1**"

"What is our HOA's mission?"

"The purpose of Kay's Bayview Subdivision Improvement Association Corporation is to promote and protect the public health, welfare, safety, and the value of real property in the Bayview Subdivision for the benefit of all lot owners. To form a congenial social group; to enjoy the advantages of boating, swimming, fishing, skating and harmonious community living as may be organized and promoted by the members of the Association and which are specially adapted to the location and water advantages of our Subdivision.... to hold in trust, for the benefit of all lot owners in the Bayview Drive subdivision, any legal documents, deeds. etc., which may be entrusted to its care."

(see **Bylaws ARTICLE II-Purpose** for full version, available on our website)

View/Download Bylaws, Lakefront Park Rules, Executive Board, Photographs, Improvements & other documents @

Website: www.bayviewscs.com

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