

Bayview Condominium Association

Nuisance Guideline and Procedures

June 2023

Bayview was built as apartments about 50 years ago without the benefit of today's acoustic materials and more stringent building codes that exist today. Sound transfers easily between units, especially from upper units to lower units. It is because of the noise transfer that there are quiet times rules and hardwood floors are not allowed on upper floors (note, a procedure is in place allowing this that is given by unit, and adjacent unit owners below). All occupants need to always be considerate of their neighbors.

Disturbances are subjective, what will bother one person will not bother the next.

If an occupant feels there is a noise disturbance caused by their neighbor, the following procedure below needs to be followed.

1. Respectfully notify your neighbor of your feelings and ask if they could help make the nuisance go away.
2. If the above does not work, respectfully thank them for their efforts, but ask that they do a little more.
3. If the above still does not work, notify the Managing Agent, who will make a formal request to them.
 - a. You may call the Sheriff to help with the situation and make a record to substantiate your claim.
4. If the above continues to fail to work:
 - a. A fine will be issued, to be formally approved by the Board.
 - b. Both Complainant and Owner/Member of the unit being complained about, will be asked to appear before the Board in an Executive Session at the next Board Meeting. The Board will try to mediate the issue and determine if the fine should be waived.

As an Owner/Member, you have legal rights against the party causing the disturbance and may exercise your rights at any time. Keeping a log of the instances would be necessary to support your claim.

Quiet Time remains between 10PM to 8AM.

This is to become a part of and attached to the Bayview Condominium Association's Rules and Regulations first dated June 20, 2019.