

~ Eagle Pointe Community -- Bloomington, Indiana ~

Bay View Village

Handbook



Bay View Homeowners Association

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E-mail: bayviewep@gmail.com

Website: bayviewhoa.com

July 2026

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WELCOME TO BAY VIEW!

To assist in making Bay View living a positive and pleasant experience for all, our village HOA (Home Owners Association) Board members have prepared this document. It should be read carefully and viewed as one means of helping to preserve the investments, safety, and best interests of all residents, owners and renters alike. Please contact the HOA President with any questions or concerns. See p. 16 for e-mail and website addresses.

1.0 Condominium Living

Condominium living is a unique experience, quite different from owning or renting a single dwelling. If engaged in properly, and with full respect for others, it can be a particularly enjoyable experience. As with other relationships, there are rules, regulations, and guidelines necessary to fully define the rights and responsibilities of each community member.

The **Bay View HOA board** works in tandem with our management company, Mackie Properties, to govern the following matters related to our properties: maintenance of village common areas and roads, structural integrity and safety of buildings, budget allocations and collection of quarterly owner fees, and management of vendors servicing our village (e.g. trash removal, landscape, snow removal). ALL Bay View property owners are members of the HOA.

Board officers are elected for two year terms at the annual membership meeting in June and meet quarterly and as needed to conduct business on behalf of our village. Meeting minutes are posted on our website in the "Owners Only" section. Current HOA Board members are listed on p. 11.

NOTE **This Handbook and our current HOA Bylaws can be found on our website as a downloadable/printable reference document.**

1.2 Each village also has a designated representative to the Eagle Pointe community-wide **Pointe Services Association (PSA) Board**. Representatives are empowered to vote on all PSA Board issues on behalf of their village. The PSA owns and maintains the roads connecting the villages, contracts with PMI-Indy property management to handle the gated security system and collection of quarterly fees from all property owners, and provides oversight of restaurant and golf course/clubhouse recreation operations by Kemper Sports. The PSA board meets quarterly with an annual owners' meeting in April. Meeting announcements and summaries are sent via e-mail to all owners.

2.0 Responsibilities

2.1 All owners are responsible for adhering to the **rules and regulations** as defined in this document and in the Bylaws of the Bay View Homeowners Association (see Appendix A for Bylaws summary). Owners are also responsible for the conduct of their families, guests and renters.

2.2 The Board will be responsible for maintaining a confidential listing of keypad codes and/or spare keys for emergency access to each Bay View unit. In the event of emergency, if personnel are unable to open the door properly, you will be responsible for any damages as a result of delayed or forced entry.

Installation of a keypad lock is highly recommended for all units, but not required. Owners who use traditional key locks (knob/deadbolt) must provide a working spare key to the Board. The Board must be notified and updated as needed regarding the means of emergency entry to your unit(s).

NOTE **Owners should carry personal property/homeowner's insurance coverage on their unit(s) for contents and interior finishes. The HOA maintains insurance through the First Insurance Group (FIG) for building structures. Please refer to Appendix B p.14 for additional information about Insurance claims.

2.3 Owners and renters must have an **RFID** sticker or hang tag to access the gated security system and the various neighborhoods. Two stickers will be issued to each owner at no charge; additional stickers/tags are \$25 each (maximum total of 6 per owner).

For more information about the Cellgate security system, including visitor entry options, procedures, and an order form for tags/stickers, please visit the PSA website at eaglepointpsa.com and click on the 'Security Gates' tab.

2.4 Prior to the sale of any Bay View garage by any owner or co-owner, it is necessary that the HOA President be notified. The HOA Treasurer will maintain a listing of current owners who are interested in purchasing a garage and manage the process as established in the 2020 Bylaws (Article III, S-7(h)). The form used for garage requests is on p. 19 of this Handbook. The Board will provide confirmation of clearance for all indemnities due to the Association for maintenance and other repairs.

2.5 The owner has the direct responsibility to ensure the provision of a current copy of the **Bay View Handbook/Rules and Regulations**, and the **location of Bylaws** and **HOA/PSA websites** to the next owner or any lessee(s) prior to their taking ownership/residence.

2.6 Absentee Owners: Absentee owners have the additional responsibility of ensuring that all rules and regulations are followed, on their behalf, by those to whom they have delegated authority and responsibility, including family, guests, rental agents and renters.

3.0 Rules and Regulations

3.1 Exterior

Alterations: Prior approval of the HOA Board is required for any proposed physical modification to the exterior of the buildings, including its appearance. This includes painting, permanent decorative installations, construction or any other type of alteration. **Please refer to Appendix D (p. 15-16) for more details.**

Front-facing windows/frames, front doors, storm doors, and garage doors must all be of conforming style and color with other units.

No exterior awnings, solar panels, new skylights, window guards, radio or television antennas, signs, etc. are to be attached or hung from the buildings or walkways.

TV satellite dishes may only be mounted on the rear side of the building's roof and must be out of sight from roadways.

Owners may not remove screening from the back porch. Screens were part of the original design and construction of the buildings and serve to provide protection for the structural integrity of that space (i.e. potential damages from weather events and various wildlife). One removable panel is permitted for access to exterior birdfeeders.

Fires/Fireworks/Firearms: Open fires, including those in barbecue grills (both charcoal and gas), are strictly prohibited on decks. Only *electric* grills are permitted on the back deck, per Indiana State Fire Code. Fireworks are not to be used on or near the buildings. The discharge of firearms is strictly prohibited on Bay View property.

Landscape/Foliage: Care should be taken not to alter or damage the property's landscape or vegetation. Flowers and other foliage are not to be removed. Any concerns or requests may be directed to the Board.

Decorating/Signs: Decorative materials are not to be affixed to buildings or surrounding property without authorization by the Board of Administrators. No signage of any kind will be allowed per Pointe Association rules.

Storm Doors: Storm doors are optional, but HIGHLY RECOMMENDED to prevent front door weathering and to provide added safety. If used, they must be "Full view" (full glass and/or partial screen), and dark brown in color.

Front Decks/Walkways: Personal belongings (e.g. brooms, shovels, mops, boots, swim wear, towels, fishing poles, bicycles, scooters, baby carriages etc.) are not to be left or stored on the walkways at any time. **Do Not** use salt or metal shovels to clear ice or snow—use sand and plastic devices only.

Birdfeeders: Place birdfeeders at rear of unit/building only, to minimize droppings on walkways and public areas. Limit of 2 feeders per unit.

Windows: Curtains, vertical or horizontal blinds are acceptable for front-facing windows. Nontraditional window coverings in view from the outside –e.g. sheets, flags, blankets, aluminum foil or similar-- are not to be used.

Firewood Storage: Not more than one (1) rick per homeowner can be stored on the back deck at any one time. Wood must be stored off the deck surface in a metal rack or box. No wood should be stored on the front deck, walkway or in the garages. *Anyone not conforming to this policy will be responsible for damage caused by improperly stored wood.*

Exterior Lighting: The HOA is responsible for *front* entry lights for each unit and will replace the LED bulbs as needed. The types of bulbs used on the *back* porch are the owner's choice, and replacement is the owner's responsibility.

3.2 Interior

Maintenance: Cleaning, painting, and all maintenance, including maintenance and upgrades of appliances, plumbing, electrical, heating, cooling, water heating equipment and furnishings are the responsibility of the owner. **See Appendix D for specific guidelines and requirements for any interior renovations.**

Utilities: Bay View and the larger Pointe community are in the service area for the following utility providers:

Electric -- Duke Energy

Water – Southern Monroe Water Authority (SMWA)

Sewer – South Central Regional Sewer District (SCRSD)

Internet/Landline Phone/TV: Smithville Fiber, DirectTV and DishTV.

Contact information for the above companies can be found on p. 18.

Temperature Control: When departing a unit for a prolonged time period during cold weather, the furnace should be set at "Automatic" for at least 58 degrees. The sink cabinets in the kitchen and bathrooms should be left open to prevent pipe freezing.

Flammable Liquids: Flammable liquids are *prohibited* in units, on decks and in garages.

Fireplace and Chimney Inspection: The buildup of creosote and other products of combustion can cause a flue fire that can extend to the walls and attic space. Burn only *real wood* in your fireplace. NEVER BURN ARTIFICIAL WAX LOGS (e.g. Duraflame), paper products, TREATED WOOD, OR CHARCOAL in fireplaces.

PLEASE be aware that fireplaces in lower units have two dampers.

- Do not place fireplace ashes on your decks.
- Do not discard fireplace ashes in your trash.
- Chimneys in active use will be inspected every four (4) years with cost paid for by the Association. The expense for cleaning of the chimney, if necessary, will be the responsibility of the Owner.

Smoke Detectors/Fire Extinguishers: Each condominium is equipped with electrically operated smoke detectors. However, should there be a power failure the detectors are inoperative. *It is recommended that each homeowner install battery-operated smoke detector, preferably with an emergency light, in the hallway leading to the bedrooms and test its function at regular intervals. Each unit should also have a fire extinguisher.*

3.3 Trash and Garbage: All trash and garbage is to be placed in plastic bags, and deposited in the dumpster provided. None is to be left on front or back decks. All trash and garbage is to be removed from the unit and deposited in the dumpster upon leaving the unit. No large/bulky items are permitted.

3.4 Parking: Parking is permitted for owners and guests only in designated areas. No vehicles are to be parked in such a way as to impede or prevent ready access to another condo or garage, nor shall they be parked on the grass. **No boats, campers, travel trailers, boat trailers, golf carts, all-terrain vehicles, etc. shall be parked or stored in automobile parking areas. Any motor vehicle which is inoperative, not being used for normal transportation, or has expired plates, may not be stored on Bay View property** Arrangements for parking/storage of those vehicles may be made at the Clubhouse or with an off-site provider.

3.5 Electric Vehicle (EV) charging:

Owners may not run extension cords from their units for any EV charging purposes.

Garage unit owners may choose to install a personal charging station for an electric automobile in their garage at their own expense. The HOA will not provide this service or cover any related charges. Owners are responsible for all arrangements and costs associated with the installation of separate wiring and metering required for this purpose, ongoing maintenance and usage through Duke Energy.

3.6 Guests: Owners and renters are responsible for the conduct of their guests. In general, guests enjoy the same privileges and assume the same obligations to abide by Bay View rules and regulations as do owners and renters.

3.7 Children: Adult supervision is required at all times. Owners, renters, their families and guests are responsible for the conduct of children occupying the same unit.

3.8 Pets: Only customary household pets (limit of two per unit) are permitted on Bay View property. Renters and visitors may bring dogs or cats only, at the unit owner's discretion. All animals are subject to the following conditions:

- Dogs may not exceed 50 pounds in size, except those who were already in residence prior to September 2023 or are certified as service animals for their owners.
- No aggressive animals are permitted under any circumstances.
- Pets **MUST BE LEASHED** at all times when outside on any and all Eagle Pointe properties, per PSA rules, and never out of the owner's sight.
- Owners will not let pets urinate on flowers, shrubs and trees. **Animal deposits must be picked up and removed immediately** so that others may enjoy a clean and healthy environment.

- Any damage to the grounds will be the financial responsibility of the owner.
- No pet shall be housed or chained outside any residence.
- Owners are responsible for the noise level of pets so that neighbors are not annoyed.

The HOA Board reserves the right to seek removal of any pet that becomes a community nuisance due to chronic disregard of established rules and regulations.

3.9 Noise: Noise that will disturb or annoy other Bay View residents is strictly prohibited. Care and respect should be exercised as some “noises” like wind chimes are acceptable to some but bothersome to others. Excessive “party noise” will not be tolerated. Special care is to be exercised when hosting social events and operating sound systems. Normal sleeping hours are to be respected.

3.10 Disturbances: No obnoxious or offensive activity is permitted.

3.11 Unusual Events, Situations, Behavior: Residents who observe activities inconsistent with normally accepted social behavior and Bay View rules and regulations should contact proper authorities immediately.

3.12 Safety: All residents are, at all times, responsible for contributing to the safety of Bay View facilities and occupants.

3.13 Storage: Proper storage of all items is required to assure personal safety and the attractiveness of Bay View property.

3.14 Use of Units: Bay View properties shall be used for family residential purposes and common recreational activities of residents and their guests/families auxiliary thereto and for no other purposes. Units may not be used for large gatherings or meetings, as a place of business, or for commercial gain (e.g. AirBNB and other short-term rentals).

3.15 Rental Units: Some owners have elected to make their units available to others through rental programs. Rental periods may not be for less than one (1) year, and owners must notify the Board *in writing* prior to making their unit available for this purpose. While the Board will work with rental offices and renters, it should be known that the only formal relationship, and ultimate accountability, lies with the unit Owner.

3.16 Responsibilities/Renters: By signing a rental agreement and accepting the keys to a unit, each renter assumes responsibility for adhering to the rules and regulations of the Bay View HOA as they apply to renters. In general, all rules and regulations pertaining to personal conduct and respect for others and their property apply to renters also. Renters are to follow all of the same rules as owners about responsibility, safety, use of units, trash removal, parking, children, pets, noise, storage, behavior, etc.

Please refer to p.17 for a summary of Renter's Rules, which should be printed and posted in any rental units in an easily visible location.

Occupancy: Occupancy of rental units is limited to two persons per bedroom.

Damage: Owners will be responsible for any damage to Bay View property caused by renters or visitors/guests. The HOA Board will assess for any repairs needed to Bay View common property in excess of normal wear and tear.

Thermostat Setting/Trash Removal: Renters are to make appropriate thermostat adjustments and to remove trash upon vacating a unit.

Enforcement: If renters or guests fail to follow the rules, the HOA President, acting on the Board's behalf, has the right to pursue the action necessary to cause the offending renters or guests to leave or relocate.

4.0 Management/Administration/Finances

4.1 Bay View Homeowners Association (HOA) Dues/Assessments: Dues and any special assessments are billed quarterly to condominium owners and annually to garage owners and are due the 1st day of the beginning of each calendar quarter: i.e. Jan 1, April 1, July 1, and Oct 1. Payments can be made online by credit or debit card through the Mackie portal. Personal checks for payments should be mailed to: Bay View HOA, P.O. Box 152, Smithville, IN 47458.

4.2 Pointe Service Association (PSA) Fees: PSA fees are billed separately on the same quarterly schedule as the HOA fees. Billing is managed by PMI-Indy property management on behalf of the PSA.

4.3 Accounts Payable: All accounts are payable within 30 days from the due date without penalty. At that time, a late fee may be charged. The Bay View HOA Board is authorized by the Bylaws to take whatever legal action is required to collect overdue fees and to recover all related (including legal) expenses.

4.4 Collection of Overdue HOA Dues/Assessments: Thirty days after the unpaid balance for any quarter is due, the homeowner will be notified by registered mail that the account is delinquent. Non-payment of the delinquency may result in the placement of a mechanic's lien upon the unit in the amount of the assessment for the entire year within thirty days of the postmark date of the notice. This action will be taken without further notice to the homeowner if the balance of any subsequent installment remains unpaid for more than thirty days. If a mechanic's lien is filed, the homeowner will be charged \$100.00 for the filing fee. Within thirty days of the lien, foreclosure proceedings may be initiated. These proceedings may result in the sale of the unit at a sheriff's auction.

Owners who are more than six months delinquent will forfeit all HOA voting privileges until the account is settled.

4.5 Change of Address: Please inform the HOA Board of any change in your contact information: mailing address, telephone number, or e-mail address.

4.6 Insurance: The HOA Vice President will oversee all insurance claims. See Appendix B regarding current Association and homeowners insurance coverage and responsibilities.

4.7 HOA Association Board Meetings: Notice of quarterly HOA Board meeting dates, time and location will be sent to owners. All unit owners are welcome and encouraged to attend these meetings.

Owners may request items to be placed on the agenda of the board meetings by submitting them to any Board member.

Agendas and meeting minutes are maintained on file by the Secretary and may be reviewed by members of the Association at reasonable and mutually agreeable times. Meeting minutes are also posted on our website in the "Owners Only" section. Requests for other documents (e.g budget reports) can be made via e-mail to: bayviewep@gmail.com or by postal mail.

Annual meetings are held in June each year for the transaction of such business as may be properly brought before the entire HOA, including budget reports and the biannual election of Board members. Owners are given the option to cast votes by proxy if they are unable to attend.

Bay View HOA Board Members – June 2026-2027

President	Cathy Shoaf—BV 1
Vice President	Alison Becker—BV 9
Treasurer	Adam Hecht – BV 24
Secretary	Donna Downs - BV 16
At-large	Rhonda Hecht – BV 4

PSA Board Member	Alison Becker
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****MAILBOXES****

Our Bay View mailboxes are the property of the US Postal Service. If you lose the keys to your box, a request for lock & key replacement should be made to the Woodbridge PO in Bloomington. They will send out a maintenance person to change the lock and prepare a set of 3 keys which can be picked up at the downtown PO on S. Walnut St. You will be contacted when the work is done and keys are ready, and there is a \$40 fee payable at the time of key pick up.

Owners are advised to ensure they have an adequate supply of their current mailbox keys to avoid this situation.

Per our USPS carrier, any *outgoing* mail may be safely deposited in the slot box (on the top row) of the Pointe Retreats mail center by the tennis courts.

****AND....A SPECIAL NOTE ABOUT GFI WIRING IN UNITS****

Please be aware that electrical outlets on both bathroom walls, along with the outlets on the *back* porch, are wired to a main GFI outlet on the **front** porch. It is not a part of the main electrical panel for the unit. In the event of a power failure, or to interrupt power for repairs, please use as needed to manage electrical current to those outlets.

APPENDIX A -- BYLAWS: RELEVANT REFERENCES

The following Bylaw citations have been paraphrased for easy reference.

1. The Board of Administrators has the responsibility to establish reasonable rules and regulations of the Association. (Article III, Sections 7e and 8)
2. The annual Association meeting will be held on the third Saturday of June unless there are significant circumstances requiring postponement . (Article II, Sections 3 & 4)
3. Special meetings of the Association may be called at any time by the Board of Administrators or upon written request of not less than 10% of the unit owners. (Article II, Section 5)
4. A major responsibility of the Board of Administrators is the operation, care, upkeep and maintenance of the common areas and buildings, (Article III, Section 7a)
5. Special Assessments may be levied by the Board of Administrators upon unit owners in appropriate circumstances. (Article VI, Section 3)
6. Unit owners are responsible for the maintenance and repair of their unit's interior and for damages to any other Bay View property caused by the owner, owner's family, guests agents, renters, employees, or contractors. (Article VI, Section 10)
7. If interior unit repair is necessary due to negligence by an individual owner, the Board of Administrators may have repairs made at the owner's expense. (Article III, Section 7k)
8. The Board of Administrators has responsibility and authority to enter a unit in connection with repairs or maintenance for which the Board is responsible, or in case of emergency when the owner is unavailable or unable to respond. The Board has the authority to retain and utilize an entrance key and/or keypad passcode for each unit. (Article III, Section 7l)
9. Current residential unit owners will be given priority for purchasing garage units for sale, per protocols established and managed by the Board. (Article III, Section 7h)
10. Units may not be used for commercial purposes. Owners must advise the Board in writing if their unit will be used for rentals, and rental period must be a minimum of one (1) year. (Article VI, Section 9)

NOTE: The complete set of Bylaws can be found on the Bay View HOA website.

APPENDIX B

-- INSURANCE

One of the many functions of your HOA Board is the purchase of a 'Single Entity' insurance policy to cover the building structures and common liabilities of our association. It is the intent of the board to provide coverage that would restore your unit to its original condition in the event of a loss.

As owner, it is your responsibility to cover your contents and personal liability. For losses that are contained solely within the unit, please coordinate any remediation and settlement plans with your chosen insurance company.

For claims on structural damages, the Association policy has a deductible payment. When a claim is made through the Association policy it may be necessary for the unit-owner to pay the deductible.

This situation would most commonly occur when the loss originated from *within* a unit. For example, smoke damage results from a fire in the fireplace. The deductible, loss to the unit-owner's personal property, and improvements and betterments would be the unit owner's responsibility. Check your insurance policy to find out if it includes some 'structural' coverage which may help to cover the deductible amount, and if so, this should be included in the claim.

However, on most losses that originate from *outside* the unit, such as wind, lightning, etc., the Association will pay the deductible and be more significantly involved in the coordination and repair outcomes in conjunction with the Association's insurance agent. Please contact the HOA Vice President with any questions or concerns.

In the event of an incident, please consult with the HOA President or Vice-President as quickly as possible to initiate the reporting process, develop remediation plans and follow up with insurance claim processes as appropriate.

It is important that no general repair work to be submitted to the Association for payment be started until you have received approval from the Association's insurance agent.

APPENDIX C -- LOSS CONTROL RECOMMENDATIONS (from First Insurance Group)

Dear Unit Owner:

The purpose of this letter is to address action steps which can be taken by the Association and its Unit Owners to reduce the risk of loss to the real property.

The action steps are as follows:

- 1) Perform periodic inspections of the unit's smoke/fire detectors and fire extinguishers.
- 2) Perform periodic inspections and replacements of the unit's water supply lines, i.e. washing machines, dishwashers and icemakers. Water damage is one of the major causes of loss to unit owners' property.
- 3) Perform periodic inspections and cleaning of the heating systems, including monthly filter changes.
- 4) Perform periodic inspections of chimneys/flues **(HOA responsibility)**.
- 5) Perform periodic inspections/cleaning of exterior dryer vents. **(HOA responsibility)**.
- 6) When units are going to be unattended, perform routine inspections of those units at least monthly.
- 7) When units are going to be unattended for long periods of time, shut off the main water service in the unit as well as turn off the water heater.
- 8) Maintain the heat in the units during the winter months when not occupied.
- 9) Do not leave candles burning while unattended.
- 10) Cut back any landscape around the buildings which might impede accessibility in the event of a fire.
- 11) Do not place trash dumpsters next to the buildings.
- 12) Do not store flammables in garages.
- 13) Tenant-occupied units should provide the unit owner with evidence of liability insurance.

Hopefully, these recommendations can serve as a starting point.

Sincerely,

FIRST INSURANCE GROUP

Prior Approval Requirement

Prior written approval from the Bay View HOA Board of Directors is required before any owner undertakes the following modifications to a condominium unit, garage unit, or any portion of the property:

Exterior Modifications

- Any alteration, repair, replacement, or addition affecting the exterior appearance of a building.
- Structural modifications or repairs to any building component.
- Painting or changing exterior colors or finishes.
- Installation of permanent decorative features, fixtures, or attachments.
- Construction projects of any kind affecting the exterior of the property.

Interior Modifications

- Any project involving alterations to existing electrical, plumbing, or mechanical systems.
- Any modification that may affect the structural integrity, stability, or safety of the building.
- Any work that impacts common elements or shared building systems.

Architectural Committee

The President of the Bay View HOA Board shall appoint an Architectural Committee consisting of two (2) Board members. The Committee shall review, monitor, and oversee all remodeling and construction requests submitted by owners.

The purpose of the Architectural Committee is to:

- Protect the structural integrity and appearance of Bay View buildings.
- Ensure compliance with applicable local, state, and federal building regulations.
- Verify that all required permits and approvals have been obtained.
- Help maintain compliance with insurance carrier requirements and risk management standards.

All owners must submit renovation, remodeling, construction, or alteration requests to the Architectural Committee through the Association's designated email address:

bayviewep@gmail.com

No work may commence until written approval has been received.

Required Documentation

Depending on the scope of the project, the Architectural Committee may require submission of one or more of the following documents:

- Copies of contractor licenses.
- Proof of general liability insurance.
- Workers' compensation insurance documentation.
- Surety bond information, if applicable.
- Copies of all required building, electrical, plumbing, or other governmental permits.
- Plans, drawings, specifications, or project descriptions sufficient to evaluate the proposed work.

For any project affecting structural components of a building, the owner must provide a report, certification, or plans prepared by a professional engineer or licensed architect authorized to practice in the State of Indiana.

Upon completion of the project, the owner may be required to provide:

- Copies of final inspections and approvals issued by the applicable governmental authority.
- Any additional documentation requested by the Architectural Committee to verify compliance.

Enforcement

Owners are solely responsible for obtaining and submitting all required documentation in a timely manner.

The Architectural Committee and/or Board of Directors reserves the right to suspend, postpone, or require the cessation of any project that:

- Has not received prior written approval;
- Lacks required permits or documentation;
- Violates applicable building codes, HOA governing documents, or insurance requirements; or
- Differs materially from the approved plans.

Work may not resume until all deficiencies have been corrected and the required documentation has been provided to the satisfaction of the Committee and Board.

*****BAY VIEW OWNER/RENTER GUIDELINES: PLEASE READ AND POST*****

Grilling: Charcoal grills and gas grills on decks are strictly prohibited; electric grills may be used on rear decks only, per Indiana State Fire Code.

Fireplace safety: Burn only real wood in your fireplace. NEVER BURN ARTIFICIAL WAX LOGS (such as Duraflame), TREATED WOOD, CHARCOAL, OR COAL in your fireplace. *Do not* place fireplace ashes on your decks. *Do not* discard fireplace ashes in your trash. *Be aware that fireplaces in lower units have two dampers.*

Firewood Storage: Store all firewood on rear decks. Not more than one (1) rick per homeowner may be stored at any one time. Wood must be stored off the deck surface in a metal rack or box. *Anyone not conforming to this policy will be responsible for damage caused by improperly stored wood.*

Front Porch Housekeeping: All trash/garbage is to be bagged and deposited in the provided dumpster. No trash can or garbage bags should be left on FRONT OR REAR decks to prevent pest problems. Personal belongings (i.e., brooms, mops, shovels, swim wear, towels, boots, fishing poles, bicycles, baby carriages, rugs etc.) are not to be left or stored on front decks or walkways at any time.

Pets: Renters may have a dog or cat only, not weighing more than 50 pounds. All pets are to be kept on a leash and not allowed to roam freely. **CLEAN-UP AFTER PETS (IN GRASS, FLOWER BEDS, ETC.) IS MANDATORY.** Attention should be paid to noise control or aggressive behavior of pets.

Freeze Protection: When the owner/renter plans to be away, please follow the following guidelines: • Set the thermostat at 55 degrees. • Open cabinet doors under kitchen and bathroom sinks.

****AND....A SPECIAL NOTE ABOUT GFI WIRING IN UNITS**** Please be aware that electrical outlets on both bathroom walls, along with the outlets on the back porch, are wired to a main GFI outlet on the **front** porch. It is not a part of the main electrical panel for the unit. In the event of a power failure, or to interrupt power for repairs, please use as needed to manage electrical current to those outlets.

THESE SIMPLE AND SAFE GUIDELINES ARE APPROVED AND ISSUED BY THE BAY VIEW BOARD OF ADMINISTRATORS. ALL HOMEOWNERS ARE RESPONSIBLE FOR COMMUNICATING ALL POLICIES TO RENTAL AGENCIES AND RENTERS.

RESOURCE TELEPHONE NUMBERS

BLOOMINGTON HOSPITAL 812-353-6821

DIRECTTV www.directv.com 800-531-5000

DISH TV www.dish.com 844-848-1071

DUKE ENERGY www.duke-energy.com 800-521-2232

EMERGENCIES – Fire, Sheriff, Ambulance 911

INDIANA STATE POLICE 812-332-4411

MONROE COUNTY CONSERVATION OFFICE 812-349-2048

POINTE RESTAURANT/CLUBHOUSE 812-824-4040

SMITHVILLE FIBER www.smithville.com 800-742-4084

SOUTH CENTRAL REGIONAL SEWER DISTRICT www.scrsewerdistrict.com

812-334-8871

SOUTHERN MONROE WATER AUTHORITY www.southernmonroewater.com

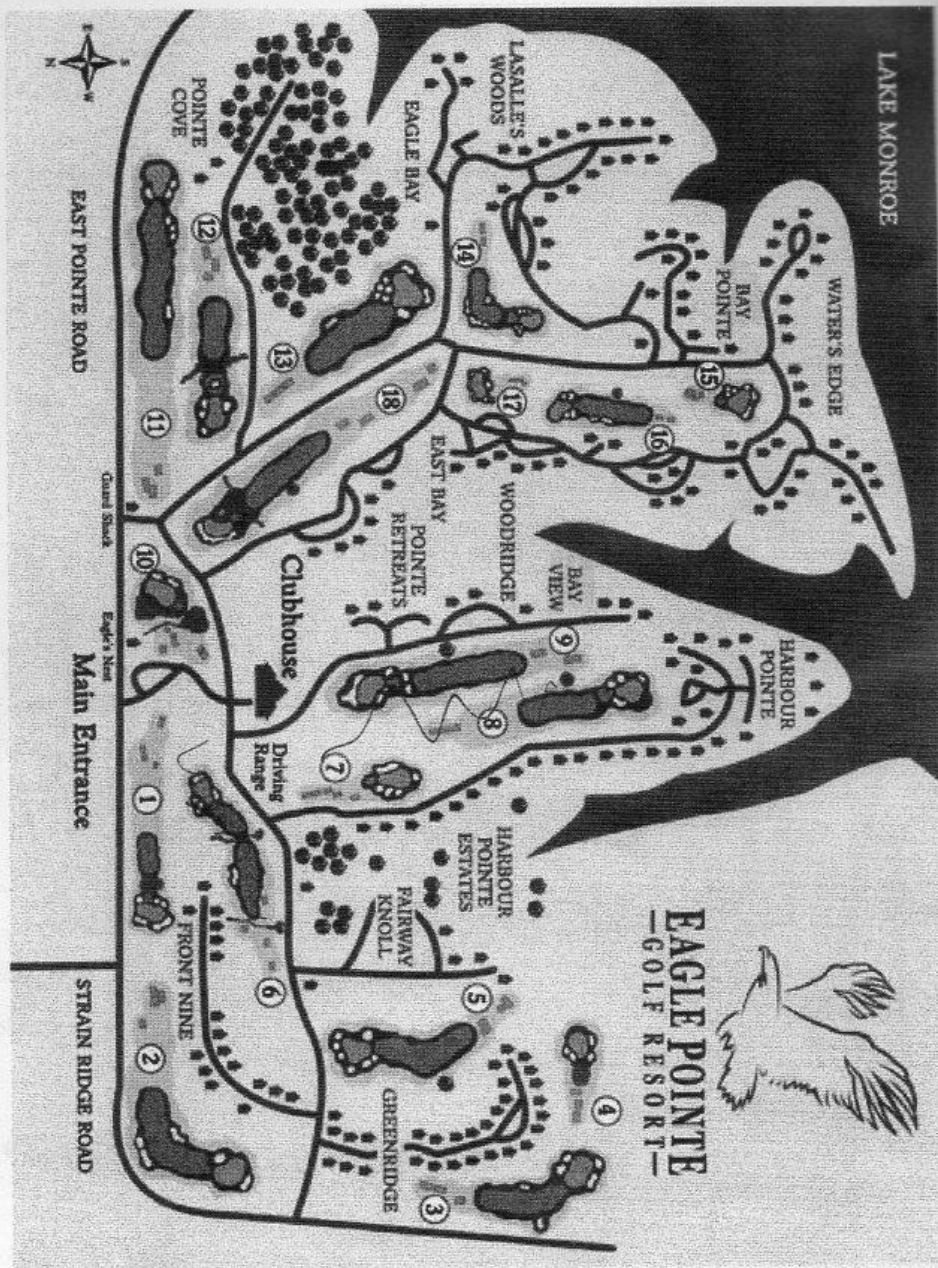
812-824-7220

WEBSITES

Bay View Homeowners Assoc (HOA): **bayviewhoa.com**

Pointe Service Association (PSA): **eaglepointepsa.com**

Golf Club at Eagle Pointe (clubhouse, restaurant, events, etc): **eaglepointe.com**



BAY VIEW GARAGE WAIT LIST APPLICATION

Only Condo Unit owners of Bay View HOA are eligible for the garage waiting list. As garages become available, they will be offered to Condo Unit owners based on the asking price or best accepted offer, plus any additional costs, that a current owner has in hand. This applies to resident Condo owners as well as non-resident Condo owners.

Preference will be based on the date the Condo owner has closed on their unit, with the oldest date given priority over current garage owners. Only when the non-garage owner list is exhausted will the garage owner list be considered, again on the basis of the date their Condo unit was closed.

Current Bay View Condo unit owners/single garage owners can buy a double garage when available, with the agreement that such owner shall offer for sale their single garage to a non-garage owner on the Wait List by priority as previously explained.

The Unit owner with priority on the Wait List will have 3 days from date of notification of availability of a garage to accept or reject. If rejected, the next owner in line will be given 3 days, and so on down the list.

Any Unit owner/garage owner may sell their garage as a package with their Condo unit without regard to the wait list.

Just a reminder that garages are deeded and taxed separately and are subject to HOA dues and assessments.

1. Condo Owner Name_____
2. Unit Number_____
3. Email address and phone number_____
4. Closing Date_____
5. I currently_____ (own a garage) _____(do not own a garage)

Signature of Owner_____

Date_____

Submit this application to the Bay View HOA Treasurer who will maintain the list.

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