

2024 BVOA PRESIDENT'S REPORT

For the past year, I have had the pleasure of serving as your association president. When we first purchased in the Beach Villas in 2008, I never dreamed of having to study documents such as the BVOA Deed, BVOA Memorandum & Articles of the Association, BVOA Memorandum of Association and Bahamas Company Act. Needless to say it was a learning experience and I am now much more informed of what is required to run an organization in this beautiful paradise known as Treasure Cay. I have also learned that keeping over 100 owners happy from different parts of the globe can present many challenges. In my opinion, our board has met those challenges with respect and professionalism. Keeping up with the needs of homeowners while maintaining the integrity of our association documents is no small task.

Speaking of the board, I wish to thank past president Bill McLean, treasurer Sharon McCann, Secretary Sue Slaff, Joni Manz, Bill Chew and Allen Butts, for their time and efforts over the past year. Their work has enhanced the quality of life in the Beach Villas that is enjoyed by all owners and renters that have spent time here.

I also wish to thank our great staff. This group has worked diligently to keep our grounds in great shape as well as attending to owners needs when called upon. Shantell Brutus our General Manager is continuing to grow in her position and we hope to have her running the show at the BVOA for many years to come. Israel Wallace continues to perform all special projects with ideas and solutions to streamline the work required. Under Louben's guidance, Tony, Iliair and Philip make their scheduled rounds to maintain the property on our behalf. I have had a chance to work closely with all the members of the staff and I have a deep respect for all they bring to the table.

Completed Projects List

During the past year the board has overseen many projects to improve life in BVOA. Here is a list of some of the work completed.

- 1) Entrance lights installed at the gates of Beach Road, Cabot Road and Fox Lane
- 2) Irrigation donuts around sprinkler heads, which allowed removal of orange poles
- 3) Painting of all solar light poles to neutral color
- 4) Building of ramp to observation deck
- 5) Installation of Tiki Huts on beach and around pool area
- 6) Purchase of additional furniture on the beach and around pool area
- 7) Construction of gate at pool walkway to block blowing sand
- 8) Construction of sand fence on beach
- 9) Construction of golf cart parking lot next to pool

- 10) Expansion of parking lot behind villas 501 & 502
- 11) Major cleanup and plantings at the roundabout after lift station installation
- 12) New sod planted at the end of Fox Lane
- 13) Drainage work at 4 locations
 - a) Parking lot next to villa 691
 - b) Parking lot next to villa 637
 - c) Parking lot to the rear of villa 509
 - d) Walkway near villa 561

HOLIDAY USE REMINDER

I wanted to remind all owners that rent villas about our documents that limit the use of villas to Holiday Use. With the recent news of a binding sales agreement for the Treasure Cay Resort, there will most likely be construction workers seeking housing in the area during the construction phase. Our documents do not allow rentals for this type of housing.

In closing, my wife Ann thanks everyone for respecting my request to refrain from engaging her in BOVA business over the past year. I wish the 2024 BVOA board well for the upcoming year and I look forward to returning to life as a "vacationer" here in Treasure Cay.

Very best regards,

Stephen E. Wainwright

BVOA President

BEACH VILLA OWNERS' ASSOCIATION

RULES AND REGULATIONS

Use of the Beach Villas

1. Only residential holiday use is permitted. The word "holiday" is synonymous with the word "vacation." Persons seeking a place to live while employed in Abaco are NOT considered persons on holiday. *This is a deeded restriction.**
2. Pets of any kind are not permitted in the village area. Pets may not be housed temporarily in a villa. A Bahamian Supreme Court Ruling in 2013 confirmed that the BVOA deeded prohibition against "pets" includes so-called "therapy" and other medical type dogs. *This is a deeded restriction.**
3. Any rental or lease of a villa consisting of a series of three (3) consecutive monthly periods must be approved in advance, in writing, by the Board of Directors. Any rental or lease of a villa in excess of three (3) months must be approved in advance, in writing, by the Board of Directors.
4. Any villa owner placing his/her villa with a real estate agent for sale or rental must give such agent a copy of these regulations.
5. Exterior alterations to an existing villa, patio or deck, or construction of an addition to or major exterior repairs to a villa, patio or deck cannot be undertaken without the prior written approval of the plans by the Building Committee of the Board of Directors. A complete set of building regulations and application may be obtained at the BVOA office. These regulations are strictly enforced and violations are subject to fines and other penalties.
6. Villas must be maintained in good repair and the grounds immediately around the villa must be kept in a neat and clean condition. The Board of Directors has authorized the assessment of penalties for owners who are unresponsive to requests to improve the condition and appearance of villas.
7. Each villa must be equipped with two functioning smoke detectors and an operational fire extinguisher. It is strongly recommended that each villa be equipped with an air horn for use in medical, fire or security emergencies. Two blasts of the horn is the emergency call for help in the BVOA area. Air horns are available for sale at the BVOA office.
8. An in-ground garbage container is required to be installed and used for every villa. There is no approved alternative location for placing your garbage.
9. Residents and guests shall not engage in behavior that creates a nuisance or is an unreasonable annoyance to other residents. Villa residents and guests should be especially considerate of noise between the hours of 11:00 PM and 7:00 AM.

10. Solicitation is not permitted in the BVOA. Please contact the office and/or a Board member to report any solicitation.

Pool

1. The BVOA does not employ a lifeguard. Use of the pool is at your own risk.
2. The use of the pool is only for villa owners, renters and their guests. Guests must be in the company of the owner or renter.
3. Children under the age of 16 are not permitted in the pool or pool area unless under the direct supervision and control of an adult. Running or rowdy conduct is not permitted.
4. No animals are allowed in the pool area.
5. Musical devices shall not be played in the pool area except with ear buds or head phones.
6. Untrained children are not permitted in the pool unless they are wearing swimming diapers.
7. For safety reasons, glassware or bottled drinks are not permitted on the pool deck.
8. Bicycles, tricycles, carts or other riding equipment are not permitted on the pool deck or observation deck.
9. Furniture is not to be removed from the pool or observation deck.
10. Regular pool hours are from 7:00 AM to 10:00 PM. Other than scheduled BVOA events, the pool area should be vacated no later than 10:00 PM.

Beach, Cabana Area and Dune Area

1. Chairs and chaises may not be removed from the BVOA property, bounded by Fox Lane to the east and Beach Road to the west. Chairs and chaises moved from the immediate cabana area are to be returned by those who used them.
2. Access to the beach area is only via the pool, the walkway to the immediate left of the pool, Fox Lane or Beach Road. Please respect the privacy of those who own villas adjacent to the beach/dune area.
3. Do not damage, remove or alter the beach and/or dune vegetation.

4. The dune area is Common Area owned and controlled by the BVOA. It is defined as the land between the northerly property lines of villas 591, 595, 596, 598, 599, 711, 712, 713, 715, 716, 717 and the mean high water mark. No alteration of the dune area is permitted without the express prior written permission of the Board of Directors and any permitted alteration shall require the direct supervision of the Board of Directors.

Common Areas

1. Golf carts, bicycles and other non-motorized vehicles may be used on walkways solely for the purpose of access to villas.

2. Great care must be exercised when operating such vehicles on the walkways. Operating at a high speed is prohibited.

3. By Bahamian law, the minimum age to drive a golf cart is 18 years and a valid driver's license is required. Bahamian law is to be followed within the confines of the BVOA.

4. The laundry and RO water system are for the exclusive use of BVOA owners, guests and renters.

5. Owners who have flats type boats may park them in the designated space within the BVOA parking area only while in residence. See the Office Administrator for details on location.

6. For insurance liability reasons, only vehicles that are registered by and insured to BVOA owners are permitted to be parked on the BVOA property. Unauthorized vehicles or unregistered/uninsured vehicles left on the premises will be towed and stored off premises at their owner's expense.

7. The BVOA assumes no risk for vehicles parked on the BVOA premises.

Fines and Penalties

The Board of Directors is authorized to establish and assess fines for violations of the above regulations. Each day a violation continues shall be deemed a new violation. The Directors may also assess such other penalties as they deem appropriate to enforce these regulations.

**** Deeded restrictions are not subject to change by the Board of Directors or by the Shareholders.***

Revised and effective February 7, 2017

Board of Directors