

## 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, or a rental in excess of 90 consecutive days, 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 or on-line at bvoatc.com. These regulations are strictly enforced and violations are subject to fines and other penalties.

6. **Villas must be maintained in good repair (a deeded requirement\*)** 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. **Safety.** 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. **Garbage** is to be bagged and deposited in the BVOA landscape truck usually parked to the rear of the office/laundry. No garbage is to be deposited into the in-ground containers used for garbage prior to hurricane Dorian.

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.

11. The BVOA is a **smoke-free environment**. Smoking is not permitted on/in any of the BVOA common areas, including the office/laundry, roads, sidewalks, parking lots, pool, deck or beach.

### **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. BVOA beach furniture may not be removed from the immediate BVOA beach/cabana area. After use, be sure that furniture is brought back above the high water mark.
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 vegetation or sand in 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 renters and employees.

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

6. For insurance liability reasons, only vehicles that are registered by and insured to BVOA owners, or are rented or leased by BVOA owners, renters and bonafide guests 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 May 9, 2024  
Board of Directors