

2015

Bay Colony Homeowners Association

Rules and Regulations Governing use of the Common Areas and Individual Units

The Board of Directors is authorized in the By-Laws to adopt and publish rules and regulations governing the use of the Common Area. (By Laws of Bay Colony Homeowners Association, Inc. Article 7, Section 1. Further direction comes from the Declaration of Covenants, Conditions and Restrictions).

1. Parking:

Vehicles are to be parked in garages barring special circumstances (for example: temporary situations related to remodeling/construction constraints). Parking in the common roadway is not permitted at any time (doing so obstructs the movement of motor vehicles such as Emergency responders, law enforcement, utility and delivery trucks, and individual owners attempting to enter/exit their garages). Permanent parking in drives in front of garages is not permitted. Garages were constructed to house owner vehicles and allow for some storage. Garages were not (and are not) designed to be used as commercial like storage units. Further, some driveways are shorter than others and will not accommodate the full length of a car- vehicles that protrude into the common roadway pose a hazard and are an obstruction to movement.

Please ask visitors, workmen that do not need to have a vehicle immediately next to the work site, and children home for vacations, to park in Association parking on Bayshore Drive. Visitor parking is also available in the small square inset at the center of the neighborhood. Note: using the interior parking square as a permanent parking place is not allowed as it poses as obstruction to mail delivery and to residents exiting their garages opposite the parking area.

2. Garbage:

Store garbage cans inside garages or individual enclosed service areas (out of public sight). Please place curb side on evening prior to pick up and return by end of pick up day. If you will be out of town following placement/pickup, please ask a neighbor to pull your cans inside the garage or inside your fenced area.

Yard trash and cuttings should be bagged (if possible) and left at the east corner of the common parking area on Bayshore. Do not place trash on corner by entrance.

3. Impact to Common property:

The paved roadways/parking areas of the property are private and maintenance is the responsibility of the Association. Do not contract for any services that will impact the roadways (including paved driveways into garages) without first gaining permission in writing from the Board of Directors.

4. Changes to individual units:

Individual units are components of the overall planned community. Do not make major changes to the exterior of townhouses/walls/roofing/fencing/sidewalks/landscaping, etc. without first bringing the proposed changes before the Board for approval. The original (and ongoing) intent of the Association was (and remains) to maintain an appearance that is consistent with the original architectural concept.

Note: the paint color for townhouse exterior walls is: Glidden: Wayfarer Gray (Paint Mart)
Roofing: Timberline

5. Homeowners who rent their units are responsible for making sure tenants are aware of these regulations and that renters agree to follow them prior to signing a lease. Please note that "for rent or for sale" signage is not permitted inside the community or on the street at the entrance to Bay Colony. Permission to post any signage must be approved by the Board.

Purpose of the Declaration of Covenants, Conditions and Restrictions June 7, 1974:

....to provide for the preservation of the values and amenities in said community and to this end to subject the real property described above to the covenants, restrictions, easements, charters, and liens hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof.

Bay Colony Homeowners Association Board of Directors

Margo S. Stringfield, President

Vince Currie, Vice President

Nancy Halford, Secretary

October 28, 2015