RESOLUTION GUIDELINES WHEN PLANNING IMPROVEMENTS TO BE DONE ON A PRIVATE LOT

A TELECONFERENCE MEETING OF THE BOARD OF DIRECTORS WAS HELD AT 10 AM ON AUGUST 29, 2017. A QUORUM OF ALL 7 MEMBERS ATTENDED.


WHEREAS; Pursuant to Article VII, Section 1 of the Bylaws; The Board of Directors has the power to adopt and publish rules and regulations governing the use of the common areas and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof;

WHEREAS; Each lot in Bluewater Key RV Resort is privately owned and Owners have the right to modify or construct improvements on their lot(s) pursuant to the rules and regulations outlined in the Initial Rules and Regulations of the Landscape and Architectural Board and pursuant to Article VII, Section 2 of the Covenants;

WHEREAS; Pursuant to Article VII, Section 5 Nuisances: No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or any other Lot Owner. In the event of any question as to what may be or become a nuisance, such question shall be submitted to the Board of Directors for a decision in writing, which decision shall be final.

WHEREAS; the Association operates a year-round rental program and Guests rent private lots in the Resort for their use and enjoyment;

WHEREAS; All Owners and Guests may reside on various lots in close proximity to one another and have a right to privacy and the expectation to use and enjoy the lot while in residence;

WHEREAS; there have been complaints from time to time from Owners and Guests who occupy a lot or lots adjacent to other lots that are being remodeled or improved;

WHEREAS; when complaints arises from a Guest, it is the responsibility of the Concierge Director or the Assistant Concierge Director (in the Directors absence) to determine if the complaint is valid or not. If the Director determines that the compliant is valid, then the President of the Association will be informed and a determination will be made by the Board as to the extent of the compensation depending on the particulars
of the specific incident.

WHEREAS; various forms of compensation have been provided to Guests who have complained about disturbances and nuisances associated with projects being done on lots adjacent to their rental lot;

THEREFORE BE IT RESOLVED:

The Board of Directors is recommending the following guidelines and rules for Owners who are having work performed on their lot(s):

- Plan major lot remodeling projects; such as, paver installations, sea wall constructions and/or dock building to be done in August and/or September when lot occupancy is lower;

- Notify the Office of the intended date of your project and how long you anticipate it to last;

- Review Guest reservations on adjacent lots with Office staff during planned construction time frame; the Office will in turn make every effort to inform any potentially affected Guest reserved on adjacent lots in advance and allow opportunity for reparations, if necessary;

- The Owner must notify their contractor that quiet hours are maintained until 9 AM and work cannot begin prior to that time and NO WORK is allowed on Sundays!

- Please recommend to contractor to use a wet saw when cutting brick, rock or pavers.

- The Owner having work done may ultimately be responsible for any rate adjustments or other compensation deemed necessary by the Concierge Director/Assistant Director in conjunction with the determination of the President/Board.

- All written complaints by Guests and/or Owners will be documented and provided to Owners who are having work done.

ADOPTED BY THE BOARD OF DIRECTORS THIS 29TH DAY OF AUGUST 2017.

BLUEWATER KEY® RV OWNERSHIP PARK
PROPERTY OWNERS ASSOCIATION, INC.
BY: ___________________________________________
    SECRETARY

DATE: ______________________________