

Bay Village Regulations and Rules for Community Living 2024

Bay Village Board of Directors is taking this opportunity to update all Owners, Landlords, Current Residents and Tenants with the following rules and regulations for community living.

- **Dumpster** -- All trash/garbage are to be bagged and put into the large dumpster/trash bin. **No trash is to be left outside, ever.** If your trash falls, please pick it up. This dumpster is emptied on Friday. This is set under ordinance of The City of Daphne,
 - IMPORTANT TO NOTE: It is your responsibility to dispose any furniture, mattresses, TV's or electronics, bookcases, construction debris from your unit elsewhere – not in the dumpster.
 - The dumpster is monitored. A \$250.00 fine will be charged to Owner/Landlord for not properly disposing of garbage. Owners/Landlords are responsible for their tenants.
 - The dumpster is emptied by truck and drivers of the truck will not leave the cab. This means they will not pick up anyone's trash left outside the dumpster, EVEN IF THE DUMPSTER IS FULL. Please do not leave any trash bags on the ground beside the dumpster if it is full.
- **Mailboxes** - each homeowner/resident should have a key for their box. The mailbox is maintained & repaired by the owner. Keys can be purchased from Daphne Post Office
- **Private Space** – Owners/Landlords and Tenants shall respect the “Private Element” area/s below each unit in Building 1 and Building 3 as defined in the Declaration of By-laws, Access to other units “Private Elements” requires permission from that unit owner. **Private Space is to be kept free of garbage and debris at all times.**
- **Repairs by Owner** – All owners are to submit to the Architectural Review Committee (ARC) any planned changes or repairs greater than \$2,500.00 in cost to your Condo or Private Area. This will keep a uniform look at Bay Village and prevent potential changes that could damage a common area or adjoining owners' units. These changes are to be acknowledged and approved by the ARC prior to work starting. In addition, the expected completion date will also need to be submitted for approval prior to the start date of work. Should completion of the date submitted be delayed or unattainable for any reason, a new completion date will need to be submitted for approval to avoid a \$250.00 fine for each month work is not completed. This fine shall increase to a \$500.00 per month fine after twelve (12) months if not completed by the approved completion date. No extension will be unreasonably withheld if supported by a good reason (weather, delay in materials, contractor dispute, etc.) The fine will begin on the first day of the month following the approved completion date. Failure to submit a completion date will result in the Bay Village fine from the start date of any work or repairs and continue until the date the work is approved or the owner completes restoration to their unit to the original state, at owner's expense. In the event Bay Village is required to remove, replace, or remedy any unauthorized work, the owner will be responsible for the cost and the same may be added to the owner's account, subject to all remedies available for failure to pay account assessments and monthly dues to Bay Village.
- **Leases** – All Owners/Landlords/Management Companies are to submit Lessee information for approval prior to move-in date. The name and Contact Information for family occupied units are also to be submitted to Management for insurance and notice purposes. (PLEASE NOTE, rentals are limited by Bay Village Bylaws to a term of no less than three (3) months; and therefore, no unit in Bay Village is eligible for use as sort-term rentals such as AirBnB.)

- **All Vehicles** – Per State of Alabama Ordinance 32-13 all vehicles must be registered with current state tag/license plate and operable/drivable. If not registered with current tag or operable, owner will receive a 30 day notice to update tag or remove from premises. If not registered within 30 days of notice, proof to be supplied to management, a fine of \$250.00 will be assessed for each month following and any inoperable vehicle is subject to being towed from property with all associated costs and fees to be paid by owner. Owners/Landlords are responsible for their tenants' compliance.
- **Parking** – No semis or large commercial trucks/vehicles allowed. Our drive is not rated for nor can withstand weight of these types of trucks.
- Parking shall not inhibit or limit view for any resident entering, parking in, or exiting their drive. Each unit in Building 3 has two assigned and numbered parking spots. Be respectful of these and if you have guests or workers coming, please ask them to park in the unmarked spots South Side of Building 2 near the mailbox
- **Guest Parking** - Available at North End of Building 1 and South Side of Building 2. **No one, owner, tenant, or guest, is to park on curbs as this inhibits car traffic and entrance/exit for emergency vehicles.**
- **Decks** – Do not hang anything over the railings, i.e. towels/bathing suits. No type awnings can be affixed to exterior walls, decks, or balconies. Decks and Balconies are considered Private Areas to be maintained, repaired or replaced by each unit owner.
- **Deck Lighting** – No string lights on or under decks. This type of light distracts from the uniform look of Bay Village and we were advised that these exterior lights attract termites. Holiday Lights are permitted only during the Holiday Season.
- **Carports** – Materials stored in carport are to be kept neat. No debris/trash is to be left underneath, as this is a fire hazard and has the potential to attract wildlife.
- **Grilling**- Open flame (gas/wood/charcoal) grilling is not allowed on decks and under carports. Any open flame grilling must take place in an area which is minimum 10 ft. from any building (this is a State and City Law/Ordinance). No Fire Pits allowed. Electric grills are allowed on decks.
- **Drive** cautiously through the Village as there are children and elderly living here and we do not want any accidents!
- **Pets** -- Clean up after your pet by Ordinance of The City of Daphne. All dogs are to be kept on a leash whether in common or private areas.
(FYI – Bay Village has had situations where dog owners have been fined for not cleaning up after their dog and Bay Village was previously sued by a victim of an unleashed dog bite.)

Thank you for working together to make Bay Village a pleasant and safe neighborhood.