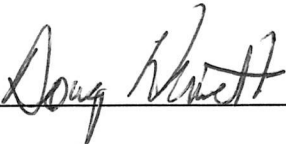


Bayview Village Association

Association Rules and

Supplemental Declaration Clarifications

As approved and adopted this 14th day of May, 2025, by a vote of the Bayview Village Association Board of Directors and confirmed by the officers' signatures below.

Doug Hewett, President 

Kurt Mackes, Treasurer 

Introduction

Bayview Village (BV) is a 55 home 55+ village within the South Bay part of the Port Ludlow, Washington Master Planned Resort. Within Bayview Village, each Owner purchases their home and the associated Private Lot on which the home is located in accordance with the By-Laws and CC&Rs (Supplemental Declarations) of the Bayview Village Association (BVA).

The remaining Bayview Village property (Common Area) is co-owned by all the Owners and is managed by BVA, a non-profit corporation. The Association is governed by the Articles of Incorporation, the Association By-Laws, and the Supplemental Declarations (CC&Rs).

Planned community living, as in Bayview Village, places on each resident responsibilities much different from those living in non-planned communities. All Homeowners have, as a result of purchasing a Lot and Home in Bayview Village, agreed to abide by the Association By-Laws and Supplemental Declarations (CC&Rs) in addition to the South Bay Association Master CC&Rs and By-Laws. Homeowners should take time to understand the By-Laws and CC&Rs and their responsibilities to the community.

The BVA Supplemental Declarations give the BVA Board of Directors the ability to develop and pass a set of community Rules. These Rules may be deemed necessary to supplement the CC&Rs where they are insufficient in definition and consequences. The BVA Board reserves the right to revise, delete, or add to these Rules as necessary for the safety, security, and appearance of Bayview Village, and to aid in maintaining good neighborhood relations.

The BVA Board encourages Homeowners to try to resolve issues directly, neighbor to neighbor. However, there are times when that is not possible. Therefore, the Board of Directors has created this set of Rules to address and remedy Rule violations.

Authority

The BVA Board of Directors is granted authority to develop Rules under the State of Washington, RCW 24.03, and the BVA Articles of Incorporation, By-Laws, and Supplemental Declarations.

The BVA Board of Directors does hereby adopt the following Rules and Supplemental Declarations Clarifications. These shall apply to all Homeowners, lessees, guests, and other occupants. Homeowners are responsible for compliance with these Rules and Clarifications and also responsible for any non-compliance by their guests, tenants, or other occupants of their homes.

Revisions, deletions, and additions to these Rules and Clarifications shall become official and take effect immediately upon the Board's approval. Homeowners will be notified of updates to this document. Constructive suggestions, comments, and recommendations about current or proposed Rules and Clarifications should be submitted, in writing, to the Board of Directors.

Homeowners in Bayview Village acknowledge, based on the governing Articles of Incorporation, By-Laws, and Supplemental Declarations, that the Rules apply to them, their guests, other occupants in the home, and their representatives. Any fine resulting from a Rule violation by any Homeowner, their guests, other occupants in the home, and their representatives shall be the responsibility of the Homeowner.

Any Rule violation may be appealed to the BVA Board of Directors in writing within 30 days of receipt of the Rule Violation Notice. A closed hearing of the BVA Board may be requested by the Homeowner. All subsequent decisions by the BVA Board of Directors are final but subject to any superseding master authority from the South Bay Community Association.

If a Homeowner desires to have an attorney present at the Hearing, two-week notice must be provided to the Bayview Village Association Board of Directors so the Board shall have the opportunity for their own legal representative to be present at the Hearing.

Rule #1: Late Fee for Dues and Special Assessments

Homeowner Dues and Special Assessments not paid within 30 days of the due date shown on the Invoice statement, shall be assessed a late fee of \$30 and interest of 1% of the full amount due. An additional 1% interest will be added for each additional 30 days the Invoice remains delinquent or for which a partial payment has been received.

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Rule #2: Right to appeal Rule Violations

Homeowners found to be in violation of any Rule by the BVA Board of Directors shall have the right to appeal that finding within 30 days of receipt of a Violation Notice. Appeals shall be in writing. Homeowners shall have the right to speak at an Appeal Hearing before the BVA Board of Directors for the purposes of relief or reconsideration. Upon request of the Homeowner, this Hearing shall be closed to preserve the privacy of the Appellant. Subsequent decisions by the BVA Board of Directors shall be final but subject to any superseding master authority from the South Bay Community Association.

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Rule #3: ARC Violations/Failure to obtain ARC

Homeowners who contract or perform work without an approved ARC must stop work immediately when notified by the Association. Before work can resume, they shall obtain an Approved ARC.

Homeowners who contract or perform work, either with no ARC or an Approved ARC, which adversely affects BVA Common Property or neighbor's area, are responsible to return the impacted area(s) to original condition.

Failure to cease work when notified or failure to cause the repairs may be followed by imposition of fines as shown below and/or a lien on the Homeowner's property in accordance with the Association's By-Laws and Supplemental Declarations. In addition, legal action for non-compliance or collection may be initiated by the BVA Board of Directors as authorized in the By-Laws and Supplemental Declarations.

Homeowner(s) in violation of this Rule shall be subject to the following fines:

	1st Occurrence	2nd and following Occurrences
Rule #3 Violation	Violation Notice to stop project, obtain ARC and/or make repairs	Up to \$5,000 and immediate project stop until ARC is approved and/or repairs made

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Rule #4: Pet Management

Homeowners with pets shall utilize BVA Common Areas or their own Private Lots for their pet needs. Homeowners shall clean up and dispose of their pet waste from BVA Common Areas and their own Private Lots.

Homeowner(s) shall not allow their pet(s) to use any Private Lot (except the Homeowner(s) Private Lot) as a relief area or exercise area, or for any other pet related purpose.

Homeowner(s) in violation of this Rule shall be subject to the following fines:

	1st Occurrence	2nd and following Occurrences
Rule #4 Violation	Violation Notice	Up to \$250

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Rule #5: Driveway Access

Given that access to each Homeowner’s driveway is a critical need in the BV 55+ community, no Homeowner, guest, occupant, or lessee shall block another Homeowner’s access to that Homeowner’s Private Lot driveway. If a Homeowner refuses to move any car or other item blocking access to a driveway after being asked to move the item, the Homeowner shall be considered to be in violation of this Rule.

CC&R Clarification: As of January 2025, Bayview Village Association voted to transfer Private Lot driveway maintenance and replacement responsibility from the Association to the Homeowners. For some BV Private Lot driveways, part of the Private Lot driveway is on the Homeowner’s Private Lot, and the remainder of the driveway is on a neighbor’s Private Lot. In those cases, it is the intent of the Association that the Homeowner shall not be restricted in the use of their Private Lot driveway in its entirety for the purposes of maintenance, replacement, and access.

Homeowner(s) in violation of this Rule shall be subject to the following fines:

	1st Occurrence	2nd and following Occurrences
Rule #5 Violation	Violation Notice	Up to \$2,500 per occurrence

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Rule #6: Bayview Village Common Area Tree and Shrub Maintenance

In no case shall any Homeowner or representative of a Homeowner cut down, trim, or otherwise alter or remove any BV Common Area trees or shrubs without an approved ARC.

In addition, no Homeowner or representative of a Homeowner shall cut down, trim, or otherwise alter or remove any BVA Common Area trees or shrubs outside the scope of an approved ARC.

Homeowner(s) in violation of this Rule shall be subject to the following fines:

	1st and following Occurrences
Rule #6 Violation	Up to \$10,000 per tree or shrub plus the replacement value of each tree or shrub

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