

Summation of Covenants (CCR's) & Policies

Following is a summation of the POA of Sunset Bay CCR's and Policies that have been implemented. It is the homeowner's responsibility to review the CCR's to ensure compliance. This document is for your convenience and does not supersede the CCR's. The New Home Application Form must be completed, submitted, and approved before any building activity on the property can commence.

1. Residential Only:

- a. Dwellings minimum of 1,400 square feet of living (heated) space.
- b. No time limit to build, however, once approved construction has commenced must be completed within 12 months.
- c. New Home Application must be completed and approved prior to any building or topography activity on the property. (Located on our website: www.sunsetbaypoa.org, under the Documents tab.)
- d. Maximum home height 40 ft.
- e. Homes must be of earth tone colors.
- f. No vinyl, aluminum or vertical siding.
- g. No pre-fabricated, modular or mobile homes allowed.
- h. A garage, shed, and outbuildings are allowed, but must be built in unity with the main structure. No living in structures other than the main home. **Structures after the home is built must be submitted for approval. The ACC Review and Request form is located on our website: www.sunsetbaypoa.org, under the Documents tab.**
- i. No farm animals allowed with the exception of horses on properties of five (5) acres or greater for recreational purposes. One horse per acre.
- j. No commercial use of property.
- k. No storage of commercial equipment or machinery.
- l. RV's allowed once home is complete and may be stored on a concrete pad. Living in the RV outside of a declared disaster situation is prohibited.
- m. Ponds allowed on properties of three (3) acres or more. Please see guidelines for ponds listed on the New Home Application.
- n. Guidelines for fencing are noted in the CCR's and a more detailed addendum on fencing materials and guidelines is located on our website under the Documents tab.
- o. Any property changes that negatively impact proper drainage will be the responsibility of the property owner to cure and restore or repair or replace damage in an acceptable, approved manner at the property owner's expense.
- p. Hard surface (concrete or asphalt) driveways are required from the street to the residence.
- q. Mailboxes are located in the common area. For mailbox assignment and keys, please complete the Mailbox Application form located on our website under the Documents tab.
- r. Non-working vehicles are prohibited. Non-working vehicles that are being worked on shall be stored in an enclosed garage.
- s. No lots shall be subdivided.

2. Water and Sewage:

- a. All lots will be serviced by Quadvest Water System.
- b. All residents will be required to install aerobic septic systems.

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3. Building Line Setbacks:

- a. Lots shall have 25-foot front and rear building setback lines, and 10-foot side lot lines or as shown on the recorded plat. Bayfront lines shall have a 50 ft. building setback on the rear (waterfront) property line.
- b. All utility and drainage easements will be located inside the building line or as shown on the recorded plat.

4. Property Owner's Association

- a. The Property Owner's Association (POA) was formed to govern, preserve, enforce restrictions, effect policies, collect annual Maintenance Fees and maintain the desirability of the community along with the maintenance of the common areas, and community amenities currently available or added in the future.
- b. All Board members must be property owners.
- c. The Annual Property Owner's Meeting is held in the month of August
- d. Annual Maintenance Fees are \$305 and due by March 1st.
- e. Late fees are applied to all Maintenance Fees received after March 1st
- f. The POA maintains the pier for the benefit of the community, it is not a public pier and access is restricted to property owner's in good standing. From time to time the pier code will be changed to prohibit unauthorized access.
- g. Current contact information should be updated as needed by completing the Change of Address form on our website located under the Documents tab.
 - i. Property Owner's that do not provide a current address, will be liable for any late fees that may be incurred due to receipt of payment after March 1st.
 - ii. It is recommended and encouraged that Property Owner's provide an email address to the Board.
 1. Email addresses can be used to send the annual invoice if you prefer.
 2. In the event of a natural disaster, the Board will send a community update for those that we have an email address.
 3. The Board will send community notices and the annual meeting notice to your email if you prefer.