

**BAY WATCH III  
CONDO ASSOCIATION  
BOARD OF DIRECTORS**

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*BayWatch III Information Bulletin #3*

**NEW RENTAL VIOLATIONS POLICY**

September 9, 2007

Summer 2007 has been a particularly difficult one regarding violations of rental policies at BayWatch III. Clearly, the renters of units at BayWatch III do not have the same level of concern for our property investment and life style as do the owners. However, it is mandatory that owners and renters follow the State, City and Condominium Rules and Regulations when they are at BayWatch III. It is incumbent on the Board of Directors to protect our property and to enforce the rules and regulations that we all agreed when purchasing our units. The purpose of the new Rental Violations Policy is to protect our investment and lifestyle here at BayWatch III and not to reduce, in any way, the fun and enjoyment by owners and renters alike.

This year has seen an increase in violations over past seasons. The types of direct violations of Condominium Policies, Rules and Regulations observed, but not limited to, were as follows:

- 1) As many as 14 persons staying in a 3 bedroom unit while the fire regulations limit is 8 people (*Fire Code violation*)
- 2) Noise violations as late as 3:30 am and numerous police visits (*Ocean City Code and Condo Association violation*)
- 3) Dogs and Cats in Rental units with significant dog urine damage visible on the lawns (*Condo Association violation as NO Pets are allowed by renters – Repair Expense*)
- 4) Towels and bathing suits being hung over the deck railings (*Condo Association violation*)
- 5) Vomit left in the common walkways (*Condo Association violation and expense to clean*)
- 6) Bikes, skateboards and ball playing in the common areas (*Condo Association and Insurance Regulation violation*)
- 7) Smoking materials deposited off of decks to units below, onto lawns and onto common walkway carpets (*Condo Association and Fire Code violations with expense to police the area and repair the carpets*)

- 8) Excess renters automobiles with as many as four cars from a single unit  
(*Condo Association violation*)
- 9) Rock throwing from our flower beds onto parked cars in our parking lot  
(*Condo Association, city and State Violations*)
- 10) Boat and wave runner trailers in the BayWatch III Parking Lots.  
(*Condo Association and Ocean City Regulations*)
- 11) Bar-B-Cue grilling on decks, parking lots and common areas of BayWatch III  
(*Fire Regulations and City Code violations*)
  - a. *Note: Only electric grills with an indoor UL certification are allowed on the decks, meaning the type of grill that you could use on your counter top in the kitchen.*

Due to these violations, and at the request of several unit owners who have had unfortunate experiences with these issues, the Board of Directors has initiated an **NEW RENTER VIOLATION POLICY going into effect on January 1, 2008**. Fines will be levied against the unit owner for violations by renters or by owners in their units. This fine will be \$250.00.

Violations can be reported to the Property Manager or to any Board member by an owner who observes these violations. As always, unpaid fees or fines can lead to property liens for the unity owner. We request that unit owners respectfully ask the violating party to cease the illegal activity and to call the Police or Fire when appropriate. All calls to the Police or Fire Departments should be reported to the Property Manager for additional action. It is the responsibility of us all to protect our units and environment at BayWatch III.

In order to fully communicate this new policy, this Information Bulletin #3 is being sent a full three months prior to the effective date of the new policy and will be again communicated to all unit owners in the 1<sup>st</sup> Quarter of 2008. Owners should make sure that their rental agents are aware of the violations and policy. Additionally, the Board will attempt to send the new policy to all rental agents and we would be happy to send the policy directly to any rental agent that we are asked, by a unit owner. Please advise Marie Ballezzi, our Property Manager, of your rental agent to be certain that we can get the policy into their hands. However, it remains the responsibility of the unit owner to communicate and enforce the policy with their rental agent and renters.

Finally, due to the severity of the rental issues in 2007, discussions have taken place at BayWatch III Board meeting regarding the possibility of changing the minimum rental period to one month or even three months in order to try to reduce the number of violations. At this time, the Board decided to postpone that decision until we determine the effect of this new violations policy and we have the opportunity to discuss the subject as a group of unit owners at the Annual Meeting in the spring of 2008.

Sincerely,

Your Board Of Directors  
BayWatch III condominium Association