

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

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BayWatch III Information Bulletin #6

***RENTAL AND OWNERS VIOLATIONS POLICY -
Update***

March 1, 2011

Summer 2008 was the first year of our Rental and Owner Violations Policy and this Bulletin is an update of the results from these first three years of the policy.

First of all, we would like to thank all owners for the excellent seasons and the reduction in incidents during the years since the policy was initiated.

As a reminder, it is mandatory that owners and renters alike 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 Rental and Owner 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 a decrease in violations to the various rules and regulations at Bay Watch III. After one serious incident early in the 2008 season which resulted in evictions from two units, the number of violations was very limited. Even in this one major incident the policy was followed correctly by both the owners and the Board and seemed to be effective.

The most prominent Rules and Regulations that seem to have been violated in past seasons were:

- 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) Bike riding, skateboarding 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-Q 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.*

The Board has decided to continue with this Violation Policy without change in 2011. 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. The Property Manager will document the violations and keep a record of the reports. As always, unpaid fees or fines can lead to property liens for the unit owner. We request that unit owners who observe violations respectfully ask the violating party to cease the illegal activity and to call the Police or Fire Department 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.

It remains the responsibility of the unit owner to communicate and enforce the policy with his/her rental agent and renters.

Thanks again for excellent results since the 2008 season.

Sincerely,

Your Board Of Directors
BayWatch III Condominium Association