

COMMUNITY RULES ARTICLE FOR THE TIDINGS OCTOBER 2022

GUESTS AND RENTERS IN THE HARBOUR

Many Harbour owners rent their homes or invite family members and friends as guests to use their home. We are located in a wonderful seaside community where tourists and others love to visit. Owners should share the association's rules and inform renters and guests that this is a residential community with many permanent residents. Access to amenities, the beach access trails, and other Harbour activities may vary for persons who are not owners.

Here are a few suggestions and association rules that will assist all Harbour residents and visitors:

Tell Neighbors and Administration Whether You Are Living in Your Home or Renting It

For the community's safety and security, you should inform the Administration if you rent your home on a short- or long-term basis and provide the name/contact information for a local contact person. That person may be the owner, a property manager, or other Harbour resident who can respond when matters arise concerning the home.

Tell Your Guests and Renters About Association Rules

The Association "Rules, Procedures and Fines" explain the allowable use of Common Areas and Amenities. A copy of these rules can be found at BHHA.org > Documents.

A copy of the **Notice to Guests** owners should provide to all renters, visitors and guests is here:

[LINK](#)

NOTICE TO GUESTS

Tell Your Guests and Renters Which Amenities They Can Access

The Use of Amenities (pool, sauna, tennis courts, exercise facility) are set out in the BHHA Use of Amenities Policy (Association "Rule 9").

The Board of Directors is currently taking comments on a revision of Rule 9, Use of Amenities. Owners were recently sent information on this proposed rule revision. The current Rule 9 is:

9. Use of Amenities.

Amenities (pool, sauna, tennis courts, exercise facility) are for the use of Owners, and in some instances their guests, Owners' family with access cards, and tenants (long-term rentals) with a rental lease of six months or longer. Access by long-term tenants is obtained by filing a copy of the lease with the Administration office.

Owners and family members with access cards and their guests are welcome to use the amenities, with the exception of the exercise facility. That amenity is available to Owners and family members with access cards.

Owners and long- and short-term tenants may use the playground, basketball, bocce, and have clubhouse beach access. (See CC&R 2.4)

Amenity Use Chart:

Category/Amenity	Pool, Locker Room & Sauna	Exercise Room	Tennis/Pickle Ball	Playground, Basketball & Bocce	Clubhouse Beach Access (d)
Owners & Accompanied Guests (a)	Yes	Yes (No Guests)	Yes	Yes	Yes
Family of Owners with cards & Accompanied Guests (b)	Yes	Yes (No Guests)	Yes	Yes	Yes
Long-Term Renter/Tenants & Accompanied Guests (c)	Yes	No	Yes	Yes	Yes
Short-Term Renters	No	No	No	Yes	Yes

- a. A BHHA Owner is an Owner of record as shown on the Grant Deed for a lot(s) in Bodega Harbour.
- b. Family of BHHA Owners as defined in (a), provided that no more than six access cards may be issued per lot. The first four cards, including Owners', are free, additional cards are \$25 each. The Owner of Record must approve in writing the issuance of all additional cards.

If your access card is lost or stolen you may request a replacement card, however there will be a charge of \$25 for each replacement card issued. If you lose your access card, or sell your home, or no longer need an access card, it is imperative that you contact the Administration office immediately so that it can be deactivated.

Any changes in Rule 9 will be shared with all owners in future articles.

Give Your Contact Information to Neighbors and Administration

Owners should share their contact information with neighbors and the Administration. This improves safety and security because you can be contacted if any situation at your home needs attention. You should let Administration know if you have any change of address to ensure notification of Association activities and deadlines.

Owners Obligations To Inform BHHA Administration Regarding Occupancy

All owners and their guests and visitors are required to follow Association rules, with consideration that the Harbour is a residential community. The rules prohibit loud parties, late night gatherings, large events, and many other situations not compatible in a residential setting. Owners are allowed to have larger than usual events (book club or other BHHA clubs, alumni gathering) that may briefly impact parking with **Owner notice to Administration/Security** of the planned event. It is wise to inform neighbors as well.

Owners and managers of short- or long-term rentals should share their contact information with immediate neighbors. You must provide the BHA with a 24-hour working number of the property owner, the property manager or other designated representative who can respond to on-site emergencies, issues or complaints.

Let's All Enjoy the Coast Together!