

Rules and Regulations

Parkview Bay Condominium Owners Association, INC.

Governing

Parkview Bay Condominiums

4800 Eagleview Drive
Osage Beach, MO 65065

Adopted by the Board of Directors March 25, 2022

This supersedes all prior rules, regulations, and revisions

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Article I: Buildings

1. Quiet hours from 11:00 p.m. to 8 a.m. on weekdays and midnight to 8:00 a.m. on weekends and holidays. During this time, please remember to be considerate of your neighbors. No obnoxious or offensive activity shall be carried on in any area of the complex (individual units or the common area) either knowingly or negligently which may be an annoyance or nuisance to other owners or occupants. One warning will be given. The first violation fine will be \$250 and each subsequent violation being \$500 per occurrence. If there are any confrontations or flagrant safety issues the Osage Beach Police Department will be called.
2. The use of charcoal fired barbecue grills within any building or deck are prohibited. No fire pits, deep fryers, gasoline containers, or tiki torches are allowed on the decks. (front and back) Fire extinguishers have been provided for all lakeside decks. This is subject to a \$500 fine.
3. Use caution when using gas grills by keeping them away from the vinyl siding. Any damage caused to the building by your grill, is the responsibility of the owner.
4. The general appearance and cleanliness of all outside decks is the responsibility of each Unit Owner and/or his guests. Care should be exercised when washing down or sweeping to prevent debris from littering decks of your neighbors below.
5. Nothing may be placed over outside railings for drying purposes. (Towels, swimsuits, etc.) Do NOT use any type of 'clothesline' on decks.
6. All trash must be immediately taken to dumpsters located by the maintenance office. Do not leave trash outside the front door or on the entry decks. Dumpsters are for household waste only. Do not dump furniture or appliances. Furniture can be donated to Dogwood Animal Shelter Thrift Shop at 573-346-7932, Habitat Warehouse Resale Shop at 573-346-4787, or Citizens Against Domestic Violence at 573-346-9630. Appliances can be hauled off by The Junk Man at 573-777-0171 or Ken's Junk Removal at 224-237-5179. Cameras are being installed at the dumpster area and will be monitored. The fine for each occurrence is \$100 and shall increase with each infraction.
7. It is not the responsibility of the management to provide unit keys to guests of unit owners.
8. In addition to the weatherization period, owners must turn the water and water-heater breaker off each time they leave the condo for extended periods (i.e. from weekend to weekend) to minimize the possibility of damage to units around them. The owner will be liable for damages for violation of this rule.
9. Clothes dryers must have a lint filter, which must remain installed at all times. No cooking appliance with a grease screen shall be operated without the screen in place. All such filters and screens must be kept clean, and in operating order and repair by the Unit Owner.
10. For Unit windows and sliding doors facing the exterior of a building, only approved window treatments are allowed; and, these are white and off-white. Sunshades and fans are subject to board approval per item 13 of Article I. All decks must have white aluminum powder-coated metal posts and all screens must be a charcoal color. No 3 or 4 season rooms will be allowed on decks. Broken or otherwise damaged fans or screens shall be replaced by the owner within 30 days of damage or notice by the Property Manager that damage has occurred. For more information contact the Property Manager.

11. No flag poles may be mounted to the decks, except for the flagpole standard as approved by the Association Board of Directors.
12. For safety and maintenance reasons, each unit owner shall provide to the Property Manager a key or key code for unit entry. Access to all units is required for a variety of reasons including (but not limited to) mandatory pest control, heat checks and other like circumstances involving the good of all owners. Should entry be necessary for an emergency situation and a key or code has not been provided, entry to the unit will be gained by force and the unit owner will be responsible for the cost of damages caused.
13. Modification of decks or any other common elements of the condominium CANNOT be made without prior written authorization by the Association Board of Directors. The modification request form can be found at the Parkview Bay website at <http://www.parkviewbayhoa.org/>
14. A \$100.00 fine will be imposed for any unit not accessible by management. Please note the following insert from the Parkview Bay Bylaws:

RESERVATION FOR ACCESS, MAINTENANCE, REPAIR AND EMERGENCIES:
The Unit Owners shall have the irrevocable right, to be exercised by the Managing Agent or Executive Board, to have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Elements therein or accessible there from, or for making emergency repairs therein necessary to prevent damage to the Common Elements or to another Unit.

If you are unsure if Professional Services has the correct entry key or information, we ask that you please reach out to maintenance so all records can be updated accordingly.

15. It is not the responsibility of the association or management to furnish keys to owners, guests or renters. Unit owners will be fiscally responsible for any cost associated with lock-outs. The cost for each lock out will be \$50 per occurrence.
16. The maximum occupancy for an overnight stay per unit is dependent on the square footage of each individual unit. The square footage can be found on your quarterly assessment or you may find it listed on the association website. The International Fire Code, Table 1004.1.2 defines the occupancy limits. The Occupancy Code allows for 1 person per 200 square feet. (When calculated, if there is a fraction of a person, we will round up). If the number of occupants exceeds the Occupancy code, the owner shall be fined \$250.00 per occurrence for each overnight stay.

Article II: Grounds

1. Burning of refuse is prohibited on the property.
2. Fireworks, firearms, and air guns may not be discharged on the property at any time. Violators will be subject to Osage Beach Police enforcement and significant punitive action by the Board of Directors including a fine starting at \$500.
3. The throwing or launching of any projectiles on the property is prohibited. This included but is not limited to stones, rocks, and water balloons.

4. Rollerblades, skates, skateboards, bicycles, and sporting activities that could damage parked cars or impede pedestrians are prohibited in the parking lots, the sidewalk, the boat dock and ramp, and the pool area.
5. Each owner, their guests, tenants and invitees are responsible for controlling their children or their guests' children while on property. Climbing or playing on entries, railings, fences, ladders, etc. located on the property is not allowed and subject to a fine. Children under 12 must be accompanied by a responsible adult at all times.
6. The common elements shall be kept free and clear of rubbish, debris, and other unsightly materials. Cigarette butts must be disposed of in the proper container.

Article III: Pets

1. You must keep control of your pet, including noise, litter and running loose. Your pet must be on a leash, or otherwise confined, at all times when it is outside the unit.
2. Dogs must be on a leash at all times. No animal shall be restricted by chain, rope or other method which is secured to any portion of a building, tree, shrubbery, or stake.
3. Pet owners must immediately clean-up after pet's defecation.
4. Please DO NOT leave pets unattended on condo decks to bark at all passing strangers.
5. Pet Owners with pets that are deemed a nuisance due to excessive noise or threatening behavior will receive a warning based on the first written complaint.
6. The fine for each pet violation is \$25 per occurrence. The fine will double with each additional occurrence with no limit.

Article IV: Parking

1. One vehicle per unit may be parked next to the building in the reserved parking spaces. Units that were issued parking passes by the HOA, must have the original tag displayed in the vehicle with the tag number visible. All other vehicles must be parked against the retaining wall in non-reserved parking areas.
2. Vehicles blocking entry walkways, stairways to a building or dumpsters are prohibited.
3. Handicapped designated spots are reserved for said vehicles. Using more than one parking spot per vehicle is not permitted.
4. NO boats, trailers, or PWC's may be parked in the parking lot.
5. Parking fines are \$300 per occurrence.
6. Creating or duplicating parking passes that are not original issue by the HOA will result in a \$250 fine to the unit owner.

Article V: Outdoor Swimming Pool

1. Obey all rules as posted in the pool area.
2. There are NO LIFEGUARDS. Persons are notified the pool is used at their own risk. Be careful.

3. **ABSOLUTELY NO GLASS CONTAINERS** or **KEGS** are permitted in the pool area. Litter must be placed in proper receptacles. There will be a \$500 fine, plus the cost of draining, chemicals, and man hours to re-open the pool will be assessed to the offending unit per occurrence.
4. Pool furniture may not be removed from the pool area.
5. Pets are not allowed in the pool area.
6. Running on pool deck is prohibited. General acts of 'horseplay' such as pushing people into the pool is prohibited to prevent danger to those swimming, as well as for the safety of the person being pushed.
7. Noise must be kept to a minimum.
8. Children wearing regular diapers are **NOT** allowed in the pool at any time. Children not yet potty trained, can only be in the pool if they are wearing swim diapers.
9. Appropriate swim attire must be worn in the pool, no cut-offs are allowed, as they cause the filter to clog.
10. There will be no private parties that shut down any pool at any time. The pools are open to all HOA members at any time that the pools are scheduled to be open.
11. The fine for any pool violation is \$100 per occurrence, unless otherwise stated above.

Article VI: Boat Dock Area

1. Dock slips are privately owned. If it isn't yours, don't park in it. (You will be towed)
2. Each slip lessee is expected to keep his area clean and free of debris.
3. Running on docks or ramps is prohibited. Roller-blades, skateboards, roller-skates, bicycles, etc. are not allowed on the boat docks or ramps.
4. Dock walkways must be cleared of all obstacles, including personal watercraft (i.e. paddle boats, canoes, rafts, wave runners, jet skis). A \$5.00 (five-dollar) per day fine will be imposed on owners following notification. Any obstacles in dock fingers should be organized with the allowance of proper access to the boats on each side of the finger.
5. While on the docks or ramps, respect the rights of others by keeping all excessive noise at a minimum. Loud and boisterous conduct on docks and ramps is prohibited.
6. Pick up and drop off of passengers are restricted to the end of the large docks only.
7. No overnight docking at the ends of the docks.
8. No tie up to PWC dock.
9. Fish cleaning must be done in designated areas only. If you use the fish cleaning station, please clean up after yourself.
10. Absolutely no gasoline containers or combustible materials are allowed on any docks.
11. The proper way a boat is to be parked is as follows: The nose not extending onto or over the walkway area as to obstruct the pathway, and not beyond the dripline of the dock roof. Watercraft will **NOT** be permitted in any way to obstruct the walkway. Please follow this parking procedure because if someone is injured due to your boat being improperly parked, you will be solely responsible. Anchors that protrude into any part of the walkway

will be given one warning. A fine of \$250 will be assessed if not corrected. The fine will then double for each infraction.

12. Any child on or near the docks, under the age of 7, must wear a PFD (Personal Floatation Device) at all times.
13. Nothing may be added or attached to any slip without the prior written consent of the Association. This includes swim platforms, boat lifts, covers, tarps, curtains, wind or sun barricades, storage boxes or units or other improvement of any kind.
14. Altering electrical wiring is strictly forbidden without prior written approval from the Association. A request to allow special wiring to accommodate unique needs may be considered and approved by the Association, but only after the applicant meets certain rigorous criteria, including a monetary deposit.
15. Swimming near the boat docks is not recommended. The docks have underwater bracing, and electrical wiring. Areas around the docks are busy with boat traffic. Swimming in an area with boat traffic can pose risks for both the swimmers and boat operators. Swimming near boat docks is at your own risk.
16. Boats that are docked or located in the boat dock area may never be used as a DOMICILE (a residence). No slip Lessee or any unit owner shall permit anyone to sleep over night in a boat docked or located in the Parkview Bay boat dock area.

Article VII: Security

1. If you need to report any disturbance or violations of the above rules, please call Kevin Taylor 573-216-8699, Maintenance 573-216-0369 or the Main Office at 573-302-1059. If there is an immediate need for help, call 911.
2. All notices sent or provided to owners from the Board of Directors or Professional Services are considered proprietary information and are strictly for owners. A \$1,000.00 fine will be imposed for anyone that disseminates proprietary information about the Association from either the Board of Directors or Professional Services. This includes any form of publishing such as Facebook or other media platforms.

Article VIII: Sale of Condominium

1. Each Parkview Bay owner whether acting individually, or by and through an agent, shall remain responsible for compliance with the provisions of this rule in the sale, lease or other transfer of such Parkview Bay Owner's Condominium.
2. Sellers must obtain a resale certificate from the Association prior to the sale of their unit. This is required ten days prior to closing.
3. The use of a vehicle (or any other mobile device) to which any sign advertising any Parkview Bay Owners Unit for sale on the drives, streets or any other common element of property is prohibited.
4. The Association retains the right to remove (or otherwise enforce the removal of) any sign and/or flag, balloon or other devise NOT in conformity herewith.
5. The furnishing of keys to Parkview Bay Owners, their agents or prospective purchasers of any property being offered to sale, lease or other transfer, is and shall remain the sole

responsibility of the Owner. The Association, its agents or employees shall have no obligation in connection therewith.

6. Each Parkview Bay Owner (and/or any successor owner) shall remain liable for any unpaid assessments pertaining to the respective Unit.

Article IX: Insurance

1. Adequate insurance coverage is a very important obligation of all Condominium Owners. The Association Board of Directors encourages you to check with your insurance professional to ensure that you have the appropriate insurance coverage for your Unit. Please have your insurance agent send us a copy of your insurance certificate for our files. This will greatly help us in case of a loss. The master policy for the Association is a comprehensive policy which provides coverage for the building, including your basis Unit. It does not cover any options or upgrades added to your Unit. You should contact your personal insurance agent to obtain coverage for your personal property and amenities inside your Unit. Your agent can provide you with a HO-6 or condo policy that will provide protection for your property and your personal liability.

Article X: Procedures for Fine Collections

1. A letter will be sent to the homeowner within 7 days specifying the rules violation. The violation may have been perpetrated by the homeowner, a family member, guest or renter.
2. If no fine is provided for elsewhere in these Rules and Regulations or the By-Laws, a written ticket of \$50.00 (fifty dollars) will be issued to the owner of record for each infraction of the same By-law and/or Rules and Regulation.
3. For payment of fines, unit owners, when sending in assessment payments, should include the payment plus the specified fine amount. If the homeowner chooses to pay partial payments, the fines, late fees, court judgements, maintenance charges, and all other incidental expenses will be deducted before assessments are reduced. This will result in the unit owner's assessment payment being incomplete. Incomplete assessments will incur the appropriate late charges.
4. Any unit owner subject to fine or penalty in an amount exceeding Two Hundred Fifty Dollars (\$250.00) may request the Association reconsider the imposition of the fine and/or reduce the amount of the fine. Any such request shall be in writing and sent to the Property Manager. Within 30 days of receipt of a request for reconsideration or reduction, the Association will provide a date for a hearing. The Association may also request a list of witnesses, a description of evidence to be presented, a statement of the grounds for reconsideration and establish reasonable rules and procedures for this hearing. Any costs incurred by reason of this hearing must be paid by the unit owner requesting the hearing. If the Association ever determines a fine will be reduced, any fine amounts already paid by the unit owner will be credited to that owner's account. Until such time as the Association rules that the fine will be reduced, the fined unit owner remains responsible for the fine and will be considered **not** in good standing
5. A fine or penalty assessed against anyone using a unit is also the personal liability of all owners of the unit.

As stated above these rules are in addition to the provisions found in the condominium Declaration, our Bylaws, the slip lease, and signs posted on the property. Because new situations may prompt the Board to add new rules and amend existing rules, be sure to check whether this set has additions.

We thank you for your cooperation in helping the Board of Directors and Property Manager to make Parkview Bay Condominium a safe, attractive, and congenial property.