



May 14, 2019

Guidelines for building on Common Property

Sandy Bay Owners Association (SBOA) has the responsibility to manage the “Common Elements” ** for the common use and enjoyment of all the Owners on a non-exclusive basis. This involves the operation, management, maintenance or repair, safety and adopting and enforcing rules for the orderly operation of the Property for the benefit of all Owners.

- I. Gates across SBOA roads.
 - a. A proposed gate must have 100% agreement by owners whose lots would be impacted.
 - b. The Design must be the same as the Main Gate at the Entrance of the property.
 - c. The Design must include a “man gate” for walkers.
 - d. The Proposal must be submitted to the SBOA Board in writing. The Board must respond within a 2-month period to allow it to be presented and discussed before granting or denying the request.
 - e. The cost to fabricate, install and maintain will be by the owners of that street. Any failure to maintain the gate will result in a fee imposed on the lot owners who have petitioned for and agreed to such gate. Such fee will be used by SBOA to follow through on any needed repairs and/or maintenance and include a penalty for noncompliance.
 - f. The gate must be operable by Owners clickers.
 - g. The SBOA has the right to put gates over their roads as deemed necessary and is not required to have Owner sign off for such road. They will be responsible for costs, maintenance, etc. Owner’s gate clickers must be able to operate all gates over community roads.

** The Common Elements shall include:

1. (a) The Roads (even if platted as Lots);
2. (b) The Rights of Way;
3. (c) The Entryway Parcel;
4. (d) The Public Parking Areas;
5. (e) The Preservation Area;
6. (f) The Beaches; and
7. (g) All other parts of the Property designated by Declarant as Common