

October 25, 2021

Dear fellow Bay House Co-Owners,

In the month following our September 2021 Homeowners' Meeting, your board has been diligently working on several projects. This letter is to bring all owners up to date on that work and other reminders.

Decks

Pfzner Enterprises, Inc. of Baytown, Texas commenced work on the decks on Monday, October 4. Bay House has retained an independent Civil Engineer to monitor all work quality. The work began with the demolition of the decks connected to the 1500 building. Our property manager, Ed Naranjo, has been updating the Bay House Facebook page with pictures and videos of the on-going construction. To date, all deck support posts for the 1500 and 1600 decks are set, the under deck erosion stabilization (sheet pile and support posts) are complete and the under deck skirting is installed for the same buildings. Most stringers/floor joists have been set for the same decks.

Owners in 1500 and 1600 should have received an email relating that the week of October 25 is the time owners wishing to have electricity run under the deck should have a licensed electrician provide that work.

The decks attached to the 1700 and 1800 buildings have been demolished with deck support posts to be set soon.

As rotted support posts for upper balconies and roofs on end units are encountered, the posts are being replaced while the deck is removed.

When owners are notified by email of the date to have their decks cleared for demo, all furniture, rugs, low hanging items on walls, bar-b-que grills and accordion shutters must be removed from the deck. Any electricity running under the deck must be disconnected by a licensed electrician. Bay House personnel cannot be responsible for removing these items. Anything left on the decks are subject to disposal.

Pfzner crews will be working from mid-morning Mondays until Friday late afternoon. They begin early in the morning and work late into the afternoon. Please be aware that the area in which they are working is a construction site and owners/guests should stay clear of that area while they are working.

The parking areas in front the buildings with construction on-going will have building materials occupying some parking spots. The materials will be moved around the complex as the work moves. The boat trailer parking area is also being used for construction materials. Do not park trailers or vehicles in that area. Boat trailer parking at the Harbor Oaks Boat ramp should be used during the deck construction.

Most owners are current with their deck payments or have paid for their deck in full. It is extremely important to meet the payment deadlines as the Association must meet payment obligation to the contractor. If your payment is not current, please bring your account up to date as soon as possible. Remember, scheduled payments over 10 days late will accrue 10% interest charges, collection fees, and legal expenses, if any. All decks must be paid in full by November 15, 2021.

Landscaping

The Landscape Committee has been meeting and working on a landscape design for the flower beds and some common areas that were destroyed or ruined by Hurricane Harvey and the severe freeze of 2021. The committee is developing the design plan keeping in mind long-term costs and upkeep, minimal watering requirements, and plants that are adapted to the Rockport climate and are the appropriate size for the location.

The long-term landscape plan will include irrigation, bed preparation, and planting design. The plan will not include the narrow beds leading to front doors or beds under staircases (owners are responsible for these), nor will the plan include areas along canals or the back sides of condos.

So that owners can see the type of beds and plants being considered, demonstration beds will be installed in front of condos 1912 and 2507. These beds will be temporary; the installation of irrigation later will necessitate the removal and reinstallation of plants.

Landscape committee members will be contacting owners in the coming weeks to get owner feed back. After the plan is complete, the committee will present it to the board for a vote. After the board affirms the plan, all owners will be able to vote on the plan.

Trash Dumpsters

Over the last 6-8 months, our trash dumpsters have been filling to over flow capacity on a regular basis. This has led to extra charges of up to \$250 per month at times. The board has researched several solutions to the problem, most requiring an increase in price for trash removal services. It has come to our attention that people outside of our property are using our dumpsters. The Rockport Police Department facilitates pressing charges against any person illegally dumping. Please notify the office if you see this activity occurring. A photograph with a license plate will be necessary to report the activity to the police.

Owners should not leave any item(s) next to dumpsters. This would include old grills, furniture, building materials, landscape brush, bags of trash, etc. that are no longer needed. Please break down all boxes to conserve dumpster space.

If the dumpster nearest your condo is full, please use the next closet dumpster that is not full. Lids on the dumpsters should remain completely closed at all times.

By-laws and Rules

It's great to see that Bay House is continuing to get 'back to normal' and so many people continue to enjoy the property. Remember that there are by-laws and rules we all follow so that everyone's enjoyment is maximized.

The following rules should be followed at all times and are the most frequently abused:

- Owners and their guests are required to keep their pets on a leash and promptly clean/pick up after their pets when outside of their condo.
- Outdoor cooking on the decks by co-owners or guests of co-owners is restricted to propane or electric cookers ONLY.
- No chimineas and/or tiki torches are allowed on any decks or on any of the common area of the property.
- Upon leaving condos for extended periods of time (3 to 4 days or more), the water supply outside the front of each unit shall be turned off and the plumbing inside the unit de-pressured. All water valves on the front of the buildings have been marked with the associated condo number.
- Owners shall not obstruct common walkways. This applies to sidewalks and the bulkhead walk. Kayaks, canoes or similar small boats may be stored on the piers or on patios / decks. Trucks and cars should not be pulled forward or backed-in in such a way that the sidewalk is blocked.
- No fishing is permitted on any dock without permission from the owners of the unit where the dock is located or assigned.
- Swimming pools are for the use of co-owners and their guests and renters. Pool hours are 7:00am to 10:00pm. No animals are allowed in or around pools. No glass containers are permitted in or around pools.

If your unit is in the rental market, all by-laws and rules must be posted in the condo. All by-laws and rules can be found on the Bay House website, in the Owners Area – www.bayhousecondos.com.

The password to the owners area is golphish. Your efforts to abide by the by-laws and rules is greatly appreciated!

Roadrunner

Our contract with Roadrunner is very near completion. We continue to wait on a few window/door screens and wind certifications. We anticipate to have final payment made by the end of November.

The board appreciates your support and constructive input. Owners are welcome to attend board meetings, but must be on the agenda in order to speak.

The schedule of meetings for the 2021-22 term are:

January 29, 2022

April 9, 2022

June 9, 2022

August 11, 2022

All meetings begin at 1 pm. If you wish to attend in person or by Zoom, please contact the office.

The 2022 Homeowners' Meeting will be held on September 24, 2022.

Hope to see you around Bay House soon!

Bay House Board of Directors