



GVB Board Brief

Community News Brief – May Edition

RE: Getting to Know the GVB Property Owners Association

Since the property owners took over control of the Grande Vista Bay Property Owners Association (POA) in 2019, our community has more than doubled in size, growing from about 120 homes at that time to now over 250 homes. Therefore, we thought it might be a good time to review some key aspects of our governing documents and provide members with important information related to the use of property and common areas in GVB. In this edition, we will:

- Highlight aspects of the GVB Restrictive Covenants and enforcement process,
- Provide a brief overview of the GVB Amenities and reservations process,
- List of GVB Board Members and Officers with contact information.

Restrictions and Enforcement

For the benefit of each person owning property in Grande Vista Bay, the Developer established the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) consisting of certain rules and restrictions governing and regulating the use of the property and amenities in GVB. All individuals who become members of the association by purchasing property are obliged to comply with the CC&Rs and By Laws, regardless of their prior knowledge of these regulations.

The CC&Rs Article X, Restrictive Covenants states that “In order to provide for a congenial occupation of the residences to be built on the Lots and for the protection of the values of the entire development, the Lots and the residences to be constructed thereon shall be governed by the following provisions.” These provisions establish the standards for use of property and improvements built on individual lots. For your convenience, Attachment 1 offers excerpts of some of the key rules and restrictions outlined in the CC&Rs.

To encourage compliance with the CC&Rs and help maintain the community’s appearance and property values, the GVB’s first property owner-controlled Board of Directors created a "Fines Policy" effective May 1, 2020. This document can be found on the Community Pro portal under the Information Center, Policy and Procedures folder.

The Board’s goal was and still is to provide property owners with due process and fairness by following a consistent set of steps. These steps are as follows:

- 1- Work Order – Complaints regarding potential violations must be received via the Sentry Work Order (WO) system. This process ensures that each complaint is documented and archived with who initiated the complaint, description of the complaint/violation, and summary of the response/resolution.
- 2- Board Review - The Board reviews and discusses the potential violation reported in the WO according to the requirements defined in the CC&Rs and Board Policies and Procedures.
- 3- Contact Property Owner - Even though all GVB property owners should be familiar with the GVB property restrictions, we recognize that members may mistakenly or unknowingly violate some rules and restrictions. Therefore, if a violation is verified by the Boards review, the property owner is given a courtesy call. The member is requested to correct the violation within a given time as may be outlined by the Fines Policy.
- 4- Warning Letter – If the violation is not addressed by the member within the requested timeframe, a warning letter is sent that outlines the violation and potential fine that may be incurred per the Fines Policy (no fine with 1st warning).
- 5- Initiate Fine - If the violation is not resolved within the specified time requirement, a second letter is sent with a final time limit in which time a Fine is applied according to Fine Policy.
- 6- Place Lien - If fines are not paid within 90 days, a lien is placed on the property as further escalation to help ensure resolution.

One of the most common complaints received from members is the issue of trailers and boats being parked in neighbors’ driveways or on their property. The CC&Rs (Article X, Section 2(u)) states that these may only be kept in the garage. You can request to have your boat or trailer in your driveway for short periods of time for things such as cleaning and maintenance by submitting a Work Order and getting Board approval. Otherwise, if you have any boats, trailers, campers, tractors, etc. parked in your driveway or on your property, please be considerate of your neighbors and help the Board by keeping them in your garage or arrange for storage off site.

It is also important to note that there are provisions in the Restrictive Covenants that allow exemptions to some rules, and so a property owner may not be in violation even though they appear to not comply with a specific requirement. For example, when the developer was in control of the Association before August 2019, he had broad authority given to him by the CC&Rs to waive any or all the Restrictive Covenants in Article X. As a result, many issues reported such as asphalt driveways or noncompliant roof pitches are not violations as they were approved by the developer and are not revokable. The homeowner-controlled Board and Architectural Control Committee lack the same authority as the developer and therefore cannot waive certain restrictions unless otherwise defined within the CC&Rs.

GVB Amenities

We are lucky enough to live in a community with many amenities which includes our:

- Community docks and picnic areas
- Clubhouse with kitchen and meeting areas
- Clubhouse covered patio area with gas grill
- Pool
- Pickleball courts
- Bocce Ball court

To reserve the clubhouse, any member can complete a work order or email our POA manager Debbie McCoy at dmccoy@sentrymgt.com and request a reservation. Events can be scheduled for up to 3 months in advance. Also, regular meetings, for example bible study, made on the same night each week can be made for up to 3 months. If Debbie needs more information like upstairs or whole clubhouse, she will contact you before making the reservation. When she has all the information she needs, she will add the event to the Sentry Calendar shown on CommunityPro and send you a confirmation email.

To simplify the reservations for Pickleball and Bocce Ball courts, the IT group created a reservation system on the GVB website. With this system you will not need to sign in to Sentry's CommunityPro portal or email Debbie. You will be able to access the system via your Cellphone or Computer/Tablets. You also will be able to reschedule or cancel the date and times.

Steps for making website reservations:

1. Go to GVB Website: <https://grandevistabay.org/>
2. Navigate to the toolbar at the top, click on Amenity Reservations or go to this link: <https://grandevistabay.org/amenity-reservations-popup-text/>
3. Choose Pickleball court #1, #2, or #3, or Bocce Ball.
4. Choose the 60-minutes prompt to schedule your time slot.
5. Select your date. Example June 17th at 7:00 am, select next. If the time is not available, it means that the time has already been taken. To be more equitable, under the new system you will only be able to reserve up to 3 weeks in advance.

6. Enter your Full Name, email address, any notes. You can also add additional guests email addresses. The new system will send you a confirmation email and allow you to add invitations to others.

Finally, for members that do not have dockable lots you can lease one of our community dock slips on an annual basis. For boat slip information and leases, you can contact Debbie and/or Mark Altimer for further information.

Board and Officers Contact Information

The 2025 GVB Board invites all inquiries as we continually strive to improve our communications and enhance our community's success. In addition to our Sentry property manager, Debbie McCoy at dmccoy@sentrymgt.com, please feel free to reach out to any of your Board members and Officers listed below with your questions or comments.

Board Members	Area of Responsibility	Email
Greg Malone, President	Board oversight, ACC chair, roads maintenance	gregmGVB@gmail.com
Dave Eshoo, Vice President	Website development, IT support, communications	dave@helpinghandpc.com
Ray Fumi, Director	Ground maintenance, fences, gates	rayfumigvb@gmail.com
Sherry Deppermann, Director	Work Orders	deppermannsgvb@gmail.com
Mark Altimer, Director	Docks	maltimier1@gmail.com
Mark Stevens, Director	Pool, Clubhouse	marksgvb14@gmail.com
Non-Board Member Officers		
Mary Butler, Secretary	Meeting minutes, P&P management	marybgvb@gmail.com
Gary Fridenberg, Treasurer	Financials	GaryGVBay@gmail.com

Attachment 1: Summary of key CC&Rs Rules and Restrictions

The following are some of the key rules and restrictions outlined in the CC&Rs. Note that the restrictions related to new construction and the Architectural Control Committee's (ACC) review and approval process have been intentionally excluded.

ARTICLE V.

MAINTENANCE AND REPAIR

Section 2: Individual Lot Owners. Each Owner shall be responsible for the maintenance, painting, and proper upkeep of the Owner's Lot and Boat Slip, if applicable, and all improvements thereon, including, without limitation, all areas within easements. Grass, weeds, and vegetation shall be kept neatly mowed to the curb and all debris and animal waste shall be cleared at regular intervals from each Lot so as to maintain same in a neat and attractive manner.

ARTICLE X.

RESTRICTIVE COVENANTS

Section 2: Uses, Prohibited Uses and Nuisances. In order to provide for a congenial occupation of the residences to be built on the Lots and for the protection of the values of the entire development, the Lots and the residences to be constructed thereon shall be governed by the following provisions:

(a) The Property is hereby restricted to single-family private residential dwellings for residential use only, and no trade or business of any kind shall be conducted on a Lot except for such uses permitted to Declarant as shown herein. Each lot shall have only one dwelling. ...

(b) ...

(c) No structures of a temporary character, trailers, tents, shacks, garages, barns or other out-buildings shall be used on any portion of said Property at any time as a residence, either temporarily or permanently, unless approved by the Committee.

(d) ...

(e) ...

(f) ... No garage door may be left open to a street for an extended period of time.

(g) ...

(h) All private fences must be constructed of (1) brick, stucco, Dryvit (or other EIFS system) and/or wrought iron, (2) wood planks shadow box style no more than 8" in width, or (3) Kentucky fences

consisting of wood or vinyl posts and three (3) wood or vinyl rails. In accordance with Article VIII hereof, all fences must be approved by the Committee. No fence, hedge or other separating device shall be constructed beyond the front house line, nor on corner lots beyond the side house line. All fences, regardless of location, shall be no more than eight (8') feet tall. Notwithstanding all of the foregoing provisions of this paragraph (h), the Committee shall have the right to grant approval for such variations, waivers or exceptions to any or all of the above restrictions related to fences as it, in its sole discretion, shall deem proper.

(i) No obnoxious or offensive trade or activity shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance. All rubbish, trash, or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.

(j) Unless approved by the Committee, no animals of any kind shall be raised, bred or kept on any of the Lots, except dogs, cats or caged birds provided that such dogs, cats and birds are not kept, bred, or maintained for any commercial purpose and are confined within homes, fenced yards, or restrained by leash at all times. Any dogs kept outside shall not be allowed to be noisy, bothersome or a nuisance. No pens or runs are allowed.

(k) ...

(l) No three-wheelers, four-wheelers or other vehicles not approved for use on public streets (except bicycles) shall be permitted on the streets of the Property. This provision may also be enforced by the proper Roane County authorities.

(m) No signs whatsoever (except normal mailbox signage and one (1) "for sale" sign per Lot (approved and furnished by the Committee for a nominal fee), unsightly objects, or nuisances shall be erected, placed or permitted to remain on the Property, nor shall the Property be used in any way or for any purpose which may endanger the health or unreasonably disturb the Owner of any Lot or any residents thereof. ...

(n) No exterior television or radio antennas, nor any satellite dishes with a diameter in excess of 20 inches (the location of which shall be approved by the Committee) shall be placed, allowed or maintained upon the Property or any improvements to be located upon the Property.

(o) No clothesline may be used or maintained on any Lot.

(p) ...

(q) ... no obstruction shall be allowed within ten (10') feet of any right-of-way, except on property or easements owned by the Association or unless approved by the Committee.

(r) All equipment, air conditioning units, electrical transformers, garbage cans, service yards, and woodpiles shall be kept screened by adequate planting or fencing so as to completely conceal them from view of all streets and neighboring Lots. Further, any and all of the foregoing items, along with any basketball goals or other playground or sports equipment shall be located and placed no closer to any street than the front of the house. Basketball goals shall not be attached

to the front of any house. "Front of the house" as used in this Declaration shall mean that part of the structure of the house farthest away from the street but facing such street. Corner lots must comply with this restriction as to both streets.

(s) The construction of all swimming pools shall be approved by the Committee. ...No above-ground pools shall be allowed.

(t) No tennis court fence shall be erected on any Lot unless the construction, size and materials are approved by the Committee. In the event wire fencing is approved, it must, at a minimum, be coated with green or black vinyl or a similar material of like color.

(u) No wagons, trailers or recreation or commercial vehicles, including, without limitation, boats, boat trailers, horse trailers, motorcycles, trucks, motor homes, camping trailers, or similar type items shall be kept other than in a garage. No automobile or other vehicle shall be continuously, habitually or regularly parked on any street or right-of-way or in any yard.

(v) No tree with a diameter of six (6) or more inches, as measured two (2') feet from the ground, shall be removed without the approval of the Association, except for the emergency removal of a tree that constitutes a hazard to person or property.

(w) ...

(x) Boat Slips and those areas owned by the Association shall be used only for docks, picnic tables, benches, swimming and picnicking. ...Each Boat Slip shall be for the exclusive use of the owners and their guests. Use of a Boat Slip by guests without the presence of the owner shall be prohibited except by consent of the Association. ...

(y) ...

(z) No Lot may be further subdivided, except by Declarant. No portion of any Lot may be conveyed except

with the prior written approval of the Committee.

(aa) ...

(bb) ...

(cc) ...

(dd) ...

(ee) ...

(ff) ...

(gg) No vegetable gardens shall be allowed in front or side yards.

(hh) ...

(ii) ...

(jj) The Declarant reserves unto itself the right to alter these Restrictive Covenants or approve additional or separate Restrictive Covenants at the time of sale of any Lot, and such Restrictive Covenants may differ from Lot to Lot.

(kk) ...

(ll) There shall be no violation of any rules which may from time to time be adopted by the Board of Directors for the operation and use of the Property and promulgated among the membership by them in writing. The Board of Directors is hereby authorized to adopt such rules including the levying of appropriate fines which will then be treated as assessments.

(mm) ...

(nn) No firearms shall be discharged within the Subdivision.

(oo) Outdoor lightning fixtures may be no more than 15 feet in height above grade. Full-cutoff designs are recommended: No light may be emitted above the horizontal plane passing through the lowest point from which light is emitted. If the fixture is not full cutoff by design, then the fixture must be equipped with a full-cutoff fixture shield.

Canopy lightning fixtures (including that used at gas stations and convenience stores) may not emit light at any angle higher than five degrees below a horizontal plane passing through the lowest point from which light is emitted. The maximum lighting under a canopy must be less than 24 footcandles and designed to prevent glare offsite.

Direct illumination fixtures must be aimed and shielded so that direct illumination is focused solely on the intended site fixture and away from adjoining properties. For example, lighting fixtures that illuminate signs must be aimed and shielded so that direct illumination is focused exclusively on the sign.

(pp) ...