



## GVB Board Brief

### Community News Brief – November 2025 edition

#### RE: Simplifying our Documents – A Final Update

This is in follow up to the last GVB Board Brief from September, 2025 titled “Simplifying our Documents,” where we left off with this:

*“All documents are currently being reviewed by our POA attorney to ensure we’re compliant with our CCRs & Bylaws, along with any other necessary laws. As soon as we receive the attorney’s feedback and make any final edits, our plan is to retire the old documents and approve the new documents at one meeting.”*

The new documents are now approved. All the old ones have been retired and archived.

But first, by now we hope everyone understands that the original documents created by the developer govern all of us – namely, the Declaration of Covenants, Conditions and Restrictions (CCRs) & the Bylaws. They’re our foundation and virtually impossible to change. Unfortunately, they can also be difficult to understand, ambiguous and are not organized in a way that makes it convenient to know what “the rules” are in certain situations.

This year, we tried to fix that...for all of us!

We’ve created only one (1) document for Members called “POA Rules & Regulations” (R&Rs). It attempts to organize and clarify many of the property use restrictions from the CCRs in one place – for both common property and private property. We’re not claiming to have captured it all, but it does start to organize the major rules. It’s located in Sentry’s CommunityPro portal *Information Center* in the *Community Information* drawer, then select the **“Member Rules and Regulations”** folder. **Alternatively, it can also be found on the [grandvistabay.org](http://grandvistabay.org) website under the “Insight Line” tab, then select the “Member Rules and Regulations” file.**

Although this one (1) document is 13 pages, it's not necessary to read through all 13 to find what you need. For example, if you're only interested in knowing the rules about renting boat slips in GVB, the first page directs you where to look in the document for "Boat Slips & Docks - Rules & Regulations." Same for "Gate Access - Rules & Regulations," "Clubhouse/Pool & Amenities - Rules & Regulations," "Common Roads/Streets/Rights of Way & Fences - Rules & Regulations." These are the rules for Common Areas within GVB that we all enjoy.

In addition to the rules for Common Areas, there are also "rules" for the individual lots and homes of each Member. Those are the ~43 "Restrictive Covenants" in the CCRs - again, not well organized and often not clear. In this R&R document, we tried to organize many of those ~43 restrictions or rules in a section titled "Architectural Controls & Property Use - Rules & Regulations." This part was a bit tricky, so we made two sub-categories in this section:

"Architectural Controls - Rules & Regulations" addresses where to find the rules specific to architectural controls. You'd want this information if you were going to build a new home or make significant improvements to your lot.

"Property Use - Rules & Regulations" addresses the other rules for individual lots. Although they don't attempt to address ALL the Restrictive Covenants for individual lots, they do try to better define ambiguous terms for the more commonly reported alleged violations. For example, what defines a "nuisance?" What is "habitually?"

Finally, this same R&R document also explains the procedure for how violations are enforced by the Board of Directors (BOD), along with the current fines.

It's our hope that this one (1) document will be a convenient place for Members to find most of what they need, along with providing a bit more clarity for CCR topics that may have been confusing in the past. We intend for this document to be used consistently over the years, although changes may occur from time to time as GVB grows and as our needs may change.

Members should also know that we updated official GVB forms managed by Debbie McCoy, our Sentry Community Manager. You may be familiar with some of these forms, used for things like leasing a boat slip or getting access to the Clubhouse/Pool & amenities. If you've submitted agreement forms in the past, they'll remain in your individual files with Sentry. Just be aware that the most current rules & regulations for all Common Areas will now be in the R&R document, posted in the **locations** indicated above.

Lastly, we've updated Policy & Procedures documents (P&Ps), which are now only intended to help standardize BOD operations; however, Members may view them if they wish on Sentry's CommunityPro portal **or on the grandvistabay.org website**. They're in the folder **or file** titled **"BOD Policies and Procedures."**

As always, Members are encouraged to contact their Board members if they have any questions or comments.