

**Bay Point HOA
300 Bay Point Drive
Whitefish, Montana 59937**

Bay Point Owners Association and Owner Agreement

All Bay Point Property Owners by virtue of owning a Bay Point condominium unit agree to the following;

Abide by all the Rules and Regulations of the Bay Point Owners Association.

Provide proof of the recommended personal property insurance coverage for individual unit(s) to the HOA Property Manager.

Provide all guests with a copy of the Rules and Regulations of Bay Point and see that they abide by them at all times while on Bay Point property.

Call the HOA Property Manager, Chris Bowman at 406-871-1807 to make arrangements for a seasonal boat slip or use of a daily boat slip while staying on Bay Point property.

All Owners using a subcontractor for any work done in their unit(s) will provide a copy of “Bay Point’s Contractor Terms & Conditions” to the contractor for their signature. Owners will give the signed copy along with copies of the Contractors insurance and license to the HOA Property Manager. The same documents are required of any Bay Point unit Owner performing work in their unit(s) or acting as their own general contractor.

All Owners will complete a “Design Review & Request” and submit it to the Board for approval before doing any work to the outside of their unit that changes the outside appearance of the building in anyway.

Owners will respect the house on property as a private residence and not a place to go if needing assistance. If for any reason an Owner needs or wants to go to the house they will notify the HOA Property Manager who in turn will give the tenants the required 48 hours’ notice.

All Owners renting their property will provide their tenant(s) with a copy of the Rules and Regulations of Bay Point and see that they abide by them while staying on Bay Point property. Owners will give them their personal contact information for any assistance they may need while on property. If it is an HOA maintenance emergency (electricity, water or heat) the property Owner will call the HOA maintenance emergency number 406-871-1869 to report the problem. If it is an after-hours non-emergency call all “on call” fees will apply and be billed to the unit Owner. At no time is an Owner to instruct their tenant(s) to call the HOA maintenance number or the Property Manager’s number for assistance. If a tenant calls the HOA maintenance or the HOA Property Manager asking for assistance all HOA “on call” fees will apply and be billed to the unit Owner.

All Owners renting their property will provide proof of required insurance coverage to the HOA Property Manager. They will also provide arrival and departure dates for their tenant(s), vehicle information and any other pertinent information. If Owners are renting their unit(s) through a Property Management Company they will provide all of the required information to the HOA Property Manager plus contact information to the tenant(s) for assistance.