

BPOA Operating Policies

Approved by the BPOA Owners at Annual Meeting May 19, 2008
Revised by the BPOA Board at Aug. 10, 2009 meeting and Nov. 5, 2012 meeting
Revised and approved at the BPOA Owners Annual Meeting Dec. 10, 2012
Revised by BPOA Board at June 12, 2017, May 14, 2018 & June 11, 2018 meetings
Revised by BPOA Board at July 18, 2026 Special Board Meeting

The following items are set forth to ensure that Bayou Pines is a quiet and safe community where everyone can enjoy living without encroachment from others. All residents need to respect the rights of their neighbors.

1. **Legal Residents:** Only owners and signatories on lease/rental agreements are authorized residents. Units may not be sublet. Leases must be for a period of 6 months or greater. (Note: Anything less is considered a vacation rental). Owners that rent their units need to provide a current lease agreement and a signed BPOA Tenant Policy Acknowledgement Letter to the board of directors prior to renters moving into the unit. For security reasons, this should include information on vehicles, so that we will know which vehicles are authorized to be in the parking lot.
2. **Parking Lot:** All vehicles will be parked in the driveway or parking lot. Trailers are not allowed in the parking lot. Derelict vehicles (expired/no tag) will be towed at owner's expense. Each unit is allotted one parking space in the parking lot. (See BPOA Parking Permits and Policies)
3. **Driveway:** Vehicles authorized to park in driveway are cars and small trucks/vans. If two vehicles are parked in driveway, bumper must clear end of driveway. No boats, RVs, or trailers are authorized to park in driveway.
4. **Street:** No parking on the street except for loading and unloading---this includes repair and workmen. At no time are you authorized to block another unit's driveway. No parking in the grass areas. (See BPOA Parking Permits and Policies)
5. **Nuisances:** No loud noise or music that disturbs owners or tenants. Any barking or other noise or disturbance created by pets which is audible to other owners beyond the wall of the unit containing a pet is prohibited.
6. **Pets:** All pets must be confined to the interior of each unit, except when under full control and supervision of owner. Pets must be walked in designated pet walk area only. Designated pet walking area is the grassy area across from Building 3 (Units 11-15). Pets are not permitted to be walked on the boardwalk, docks, another unit's property (which includes easements), or any other common element. Owners are responsible for cleaning up after their pets. Owners/residents are responsible for animals brought on the premises by their guests. Dog owners--only small dogs are allowed; small dogs are defined as weighing 25 pounds or less.(See BPOA Covenants)
7. **Common Area Usage:** Clean and pick-up common areas after use.
8. **Exterior of Unit:** Exterior of units shall be kept clean and neat at all times.
9. **Children** under 13 years of age may not use the common areas unless supervised by an adult. (This includes the docks and the parking lot.)
10. **Boat Slips:** Please see BPOA Rules and Regulations for Docks, Boat Slips, and Boardwalk.
11. **Speed Limit:** Please go slow and use caution throughout the complex. Observe the stop bar at the entrance.
12. **Commercial Use:** Units are single family dwellings and may not be used to conduct commercial enterprises and/or businesses from.
13. **Trash Pick-up Days:** Monday and Thursday are trash pick-up days. Friday is recycling day. Trash cans and containers should be removed as soon as possible after it is picked up and be stored out of sight. (See BPOA Covenants)
14. **Vendors:** All vendors contracted by the Association must be licensed and insured.
15. **Fireworks:** No fireworks are permitted on BPOA properties.
16. **Firepits/Grills:** No wood-burning firepits or charcoal grills are allowed.
17. **Questions or Problems:** Contact any board member.