



Subject: Proposed Amendments to the Rules and Regulations

Dear Homeowners,

This letter serves as formal notification that the Board will be voting to adopt the proposed amendments to our community's Rules and Regulations at its called meeting on January 28, 2026. The Board of Directors, in consultation with legal counsel, has drafted these changes to:

- Show that Bay Point Improvement Association, Inc. d/b/a/ Bay Point Community Association is the master association. (Redline pages 1, 2, 6, 7, 22, and 38)
- Consolidate and exercise the rules in a manner consistent with decisions by the Board of Directors of Bay Point Improvement Association. (Redline pages 1, 2, 6, 7, 22, 38, and 45-49)
- Set the speed limit throughout the property at 23 MPH. (Redline pages 10-11)
- Clarify rental regulations and all lease/rental agreement registration requirements. Prohibits short-term rentals for single-family residences. (Redline pages 7, 18, and 19)
- Allow for a single architectural review process. (Redline pages 22-36)
- Address editorial updates including but not limited to common language referring to Bay Point Office, Electronic Entry Access. (Entire redline document)
- Generally, organize the document as follows, definitions, rules/regulations, fining, and enforcement. (Entire redline document)
- Updated fine types and increased amounts. (Redline pages 45-49)

We encourage you to review both the red line and clean documents posted in AppFolio (homeowners shared documents) and on the BPCA website carefully. Please take the time to understand the proposed changes which will be voted on by the Board at the Called Board Meeting on,

Meeting Date: January 28, 2026

Meeting Time: 5:30 PM

Meeting Location: BPCA Conference Room (Zoom Available)

Voting Procedure:

Per our current governing documents, a majority vote of the Directors is required to approve these amendments. The proposed changes will be officially adopted if they receive an affirmative vote of a majority of the Board of Directors present.

Your Input is Welcome: Please submit any questions or comments in writing to the Board no later than January 16, 2025, via email to admin@baypointflorida.org. You are also encouraged to reach out to your board members, providing your opinion and feedback on the changes.

We believe these amendments will help us manage our community more effectively and ensure our governing documents are clear and up to date. We look forward to your participation in the meeting.

Sincerely,

The BPCA Board of Directors