

Aspen Bay Homeowners Association

Rules and Regulations

Revised November 2023

Architectural Improvements:

All exterior improvements, additions or alterations must be approved by the Board of Directors before completed. Such improvements include, but are not limited to: decks, patios, swimming pools, sheds, fences, and exterior color changes.

Sheds:

No sheds or other exterior buildings are allowed without prior approval of the City of Blaine and Aspen Bay HOA. Lake property must place said storage unit against the back of the house. Maximum size allowed in 10'W x 10'D x 8'H and must compliment aesthetics of the owner's house.

Firewood:

No firewood to be stored next to a building structure. Any firewood must be piled neatly, in one stack no more than 2' x 4' x 8' in size.

Fences:

Fences are allowed in rear and side yards only and must be picket style black maintenance-free fencing. No chain link or wood fences are permitted. **

Garage and Parking:

No motorhomes, RV's, boats/trailers, or the like are to be parked in driveway or in front of house for more than 6 days in any calendar month.

Lawn/Yard Signs

Contractors are not allowed to put advertising signs on any property, except for one "For Sale" sign by contracted real estate agent. Political signs are allowed, but must be removed within 10 days of election.

Garbage Cans:

Waste containers, including recycle and yard waste are not to be stored in front of the unit. Containers may be stored outside, only along the side of the unit. Containers should be stored within 24 hours of pick up.

Outside Storage:

There shall be no storage of items outside a unit that can be seen from the street or lake.

Dumpsters or Bag Dumpsters:

Any style of dumpster is permitted on temporary basis for construction or moving purposes. Dumpsters remaining on site for longer than 2 weeks shall require approval from the Board of Directors.

Note: Rules created by the Lake of Radisson Master Association overrule Aspen Bay HOA rules.

** The black chain link fences that have been approved before 08/2021 will be grandfathered in.

Fines and Sanctions:

First Violation- A violation letter will be sent to the Homeowner. The Homeowner has 10 days to remedy or dispute the violation in writing.

Second Violation- A second occurrence of the same offense within 6 months will prompt a second violation letter and a \$35 fine will be levied. The homeowner has 10 days to remedy the violation in writing.

Third Violation- A third occurrence of the same offense within 6 months will prompt a third violation letter and a \$50 fine will be levied. The homeowner has 10 days to remedy the violation in writing.

Fourth and Subsequent Notices- A violation letter will be sent to the Homeowner and a \$100 fine will be levied. Continued noncompliance will result in a \$15.00 per day fine until resolution.

Fines not paid will be pursued by the Association per the Association Collections Policy. This may include late charges, administrative charges, attorney charges, liens, and foreclosure actions.

Violation Hearing- A Homeowner who chooses to dispute the violation must do so by submitting a written request to the Board of Directors requesting a hearing from the Board. The request must be sent to the Management Company via email, fax, or mail. The request for a hearing must be received by the deadline stipulated in the violation letter received by the Homeowner. The hearing will be scheduled at a fair and reasonable time by the Board of Directors. If the violation in question involves a fine and the Board elects to dismiss the violation, the matter will be closed immediately with no fine levied. However, if the Board elects to confirm the violation, then all fines associated with the violation shall be paid in full.