

# Bay Breeze Point Homeowners Association

## Board of Directors Resolution # 091321

**Subject:** Clarification Guidance on “Roomers/Boarders”

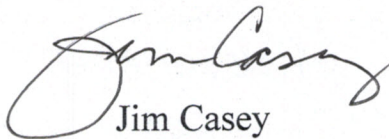
**Background:** The results of a 2018 HOA-wide vote clearly established the fact that Bay Breeze Point HOA did not support short-term rental type arrangements, hence Article VII, Section 7.1. (d) of the Declaration of Covenants, Restrictions, Reservations and Easements of Bay Breeze Point, was rewritten to restrict leasing-type arrangements to a minimum of six-month periods to reflect the results of the HOA-wide vote.

**Discussion:** The 2018 change discussed above focused on establishing a minimum lease period for a “Living Unit” to a single-family dwelling. The 2018 change failed to clearly identify a minimum lease period for a “roomer/boarder”. Norfolk’s ordinance defines roomer/boarder as a person occupying a dwelling unit that lacks a major bathroom or kitchen facility. Norfolk’s ordinance allows a total of two or less roomers/boarders in a single-family detached dwelling occupied by a family related by blood, marriage, adoption, or legal guardianship.

**HOA Approved Position:** Based on the HOA-wide position on minimum lease periods, the following clarifications to Article VII, Section 7.1, (d) of the Declaration of Covenants, Restrictions, Reservations and Easements of Bay Breeze Point is added and applies to leasing provisions for authorized roomers/boarders of any Bay Breeze Point dwelling:

- 1) leases shall be for a period of not less than six (6) consecutive months;
- 2) leases shall be for residential purposes only;
- 3) leased space shall not be physically separated from the dwelling unit; and
- 4) the property owner shall provide the HOA with the names and contact information (including all day and nighttime phone numbers and email addresses) of all authorized occupants of the Dwelling Unit no later than the commencement date of the lease or date of occupancy by a “roomer/boarder”, whichever shall first occur.

This BOD Resolution was approved on September 13, 2021 and is effective immediately.

  
Jim Casey  
President