



**RULES COMMITTEE  
ANNUAL REPORT  
2010 – 2011**

Throughout the past year, the Rules Committee has spent time working on the following:

**Ballot Issues.**

- 1) After the Ballot Issue addressing the definition of Single Family as provided for in the Covenants failed at last year's election, the Committee spent considerable time researching this issue and has provided Covenant amendment language for member consideration at the 2011 Annual Meeting/Election.
- 2) After the two Ballot Issues addressing the Tree Covenant both failed at last year's election, the Lot and Greenbelt Committees resubmitted language for the 2011 Annual Meeting/Election which was reviewed and approved by the Rules Committee.

**Rules and Regulations and Committee Guidelines.** The Rules Committee reviewed and forwarded revisions concerning the following onto the Board of Directors for consideration:

- 1) Rules and Regulations, Part II, Chapter 20, Committees
- 2) Rules and Regulations, Part II, Chapter 50, Elections
- 3) Rules and Regulations, Part I, General, Member Privileges
- 4) Shelter Bay Company, Chapter 40, Marina
- 5) Building Committee and Building Construction Guidelines
- 6) Ad Hoc Communications Committee Guidelines
- 7) Ad Hoc Enhancement Committee Guidelines
- 8) Ad Hoc Eco-Sense Education Committee Guidelines

**Fines Levied.**

- 1) Levied fines of \$50 on 2 lots for members who failed to comply with view restoration decisions.
- 2) Levied a fine of \$50 for a member's failure to obtain a permit to cut trees.
- 3) Levied a fine of \$1,500 for the unauthorized cutting of trees in a Shoreline and Sensitive Area.
- 4) Levied 2 fines of \$50 for a member allowing pets to roam off-leash.

**Appeal Hearings.** The Rules Committee held and participated at the Board level in the following Appeal Hearings:

- 1) Lot 805 – View Restoration for Lot 885
- 2) Lot 578 – Discrepancy in Committee Guidelines vs. the Covenants, Re. Date of View
- 3) Lot 584 – View Restoration for Lot 578
- 4) Lot 805 – Fine for failure to comply with Lot Committee view restoration decision
- 5) Lot 99 – Fine for the unauthorized cutting of trees without an approved permit
- 6) Lot 584 – View Restoration for Lot 577

**Items Still in the Working/Discussion Stage:**

- 1) Lot Committee Guidelines Re-Write and Revisions
- 2) Trees, Landscaping, and Views Policy Language into Rules and Regulations – Part I
- 3) Tree Management Plan

The Rules Committee also held a telephone conference call with Shelter Bay Legal Counsel Philip Buri to discuss enforcement issues and the Community's authority to take action regarding non-compliant lots. Outcome was that the Community has the authority to take administrative action as in imposing fines and other sanctions, but does not have the authority to take corrective action on built-out lots.

As Chair of the Rules Committee, I would like to acknowledge the volunteers who give so generously of their time, energy, knowledge and experience to serve on the Committee:

Vice Chair Lynn Koontz

Georgia Powers

Tom Napier

Barbara Cooper

Judy Colby

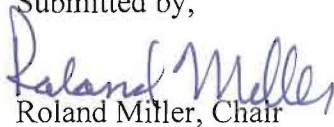
Deborah McFarlane

Bob Doupe

As well as our Board Reps Judi Slajer and Britt Wisniewski

And special acknowledgement of Debbie Byrd, who is the one who pulls all of the pieces together.

Submitted by,



Roland Miller, Chair

Rules Committee