



149 Sunrise Dr. | Rockport, TX 78382 | www.sunsetbaypoa.org

POA of Sunset Bay Regulation Highlights

The POA maintains a website at: www.sunsetbaypoa.org. A Welcome Packet, New Home Build Application, Information and Forms including the CCR's, Bylaws and Policies (under the Documents Tab), can be found on our website.

Property Owner's are responsible for insuring compliance with any Aransas County regulations or mandates.

A New Home Application must be filled out prior to any work commencing for a new home build. The property owner must receive approval from the Board prior to any work.

Any topography changes before or after a home build require an ACC Request and Review Form. The property owner must receive approval from the Board prior to any work.

A Summation of Covenants is located on our website under the Documents Tab. This summation is for your convenience, it is your responsibility to review all documentation and insure compliance.

Short Term rentals are allowed with stipulations; the rental must be to a single family unit. Short term rentals for social or corporate events are prohibited. Families that rent must adhere to all Sunset Bay community rules and regulations. The Property Owner is responsible for the conduct and upkeep of any short term rental property and/or renters. Property Owners must inform the Board if they opt to engage in Short Term Rentals. If a violation of the CCR's or Policies of the POA of Sunset Bay occur, any remedies the Board deems necessary including legal action, fees or costs to remedy will be the responsibility of the Property Owner.

The Board may impose a fee to the property owner for failure to comply with any documented rules, regulations, or policies.

Community areas; the pier, picnic pavilion, mailboxes, walking trail are part of Sunset Bay amenities for residents and guests of residents, please keep these areas clean and dispose of trash properly.

Per the CCR's For Sale Signs on unimproved property are not permitted. The Board has been lenient with the smaller signs. Large 'For Sale' Signs are prohibited and will be taken down without regard to the Property Owner and/or Realtor.

The Board does not manage community utilities; these were determined by the Developer and/or County. The Board will strive to support the community in concerns that impact property owners. However, any issues or concerns must first be addressed to the vendor providing such service or product.