

**Bylaws of
Sebago Cove Estates Homeowners Association, Inc.**

**Amendment to
Article II
Section 6**

For the purpose of conducting any homeowner voting, and pursuant of the Maine State Legislature "Act to Expressly Allow Nonprofit Corporations to Conduct Electronic Voting", the SCEHOA Board of Directors hereby approve the electronic transmission of voting by email.

Voted into the "Bylaws of Sebago Cove Homeowners Association, Inc.

Approved: April 20, 2024

**Sebago Cove Estate Homeowners Association
Regulations for Rental Properties**

page 1

These Rental Bylaws are effective June 10, 2023 and replace the guidelines in place dated June 1, 2013.

These regulations are intended for rental properties signing a lease for less than one year and apply to all renters. A Renting Homeowner is required to deliver to the renter a copy of the Sebago Cove Estates Homeowners Association (SCEHOA) Rental Bylaws.

Owners must notify the association if they are planning to rent their property.

Homeowners must recognize that the tenants they rent out to are their responsibility. Any violations their tenants make must be shouldered by the property owner.

Owners renting their property need to submit to the associations' board of directors a copy of the listing or ad for the rental property, as well as any rental guidelines they provide to renters. All rental guidelines issued to renters must note the residential nature of the neighborhood and that all surrounding property, including the waterfront, is privately owned and not accessible to renters. Owners can obtain the rental bylaws by contacting the board of directors or visiting the SCEHOA website.

Owner contact information (phone, email and current permanent address) must be on file with the association. If there is a property manager or other person managing the rental property it is suggested that person's contact information also be provided to the SCEHOA board of directors.

Association dues and any other required association fees or assessments must be current before a property can be rented.

All Renters must abide by all bylaws of the association, same as owners. It is the responsibility of the owner to ensure renters are aware of the associations' bylaws.

Renters are not allowed use of SCEHOA common areas, including docks, unless accompanied by the lot owner.

The associations 'quiet period' starts at 10:00 pm. Loud parties, fireworks, or other noise that will disturb neighbors is not allowed. The association reserves the right to impose fines on owners whose renters do not follow the guidelines with regards to disturbing other neighbors.

No hunting or fishing is allowed within the SCEHOA association, either on homeowner or association property.

Renters must keep the property free of debris. A fee will be charged to the property owner for any cleanup required by the association.

Renters are not allowed use of 'off road' vehicles such as ATV's, dirt bikes, golf carts, snowmobiles, etc. on association property.

Owners must pick up after their pets and all pets must be on a leash.

Approved by a vote of the SCEHOA Board of Directors on June 10, 2023.

Sebago Cove Estates Homeowners Association

Road ordinance

Section A

All driveways shall pitch down from road a minimum of 1" per foot for at least 8' from road. A culvert shall be installed of sufficient size as to not restrict water flow in the road drainage ditch.

Section B

~~There~~ shall be no overnight or extended periods of parking in the association right of way as to impede the normal flow of traffic or restrict access of emergency vehicles.

Approved by the board of directors on 9/8/2012

Barbara White

[Signature]

Kevin Wotton

Jeanne Parunzo

Shirley A. Dean

[Signature]

[Signature]

Amendment to Article 1 Section 6

To the Bylaws of

Sebago Cove Estates Homeowners Association, Inc.

The board of directors will establish the amount of the annual assessment or any special assessments if needed and the due date each year. Notice of the amount will be sent to each lot owner no later than 30 days before the due date. Any lot owner that does not pay assessments by the due date will be subject to a penalty of 18 percent per year on any unpaid balance.

Any lot owner not paying assessment in full within 90 days of due date will be subject to a lien on their property. Lot owners will be responsible for any legal costs incurred by the association in an effort to collect unpaid assessments.

Approved date:

11/13/10

Michael Ch
Frank Cohen
Barbara Woth
Mendy Callanan
Amy Hill (proxy)
E. C. H. D. J.
J. K.