

Eastbay Village HOA
2835 Bay Club Drive, Navarre, FL 32566
eastbayvillage.org
850-396-1931
eastbayvillagehoa@gmail.com (secretary/general questions)
eastbayassoc@yahoo.com (treasurer)

Dear Homeowner:

At our last Board of Director's meeting we voted on an increase in the monthly dues. After a long discussion and review of the HOA's expenses, a three dollar (\$3.00) a month increase was approved, which is allowed in our Covenants. The new monthly dues will be \$68.00 starting with the January, 2016 invoices. It has been many years since the monthly dues have been increased, while the costs for the Association have steadily risen.

Additionally, we will be enforcing the Insurance Covenant starting in 2016. This specific Covenant deals with the amount and type of insurance each Homeowner must carry. I have copied the specific Covenant for you below. If you need to speak with your insurance agent to adjust your policy, please do that before sending in the declaration page of that policy. Additionally, if you are renting out your property we will need a copy of the declaration page of your tenant's renter's policy as well. Either you or your property manager can forward that policy to the HOA by scan and email or by mail to the HOA addresses noted above.

**Article X, Section 2 of the Declarations, Conditions and Restrictions
for East Bay Village HOA at Villa Danielle states:**

Insurance of the Parcels and Units

It shall be the responsibility of each Owner to obtain, at his expense, liability insurance with respect to the Ownership and use of his parcel, including his Unit and Limited Private Area, and the Association shall not be responsible for obtaining such insurance or have any liability whatsoever in connection therewith. Each Owner shall obtain and maintain fire insurance and insurance against the perils customarily covered by an extended coverage endorsement in an amount equal to no less than the full insurable value of the Unit (based upon replacement) and shall forward evidence of such insurance coverage together with evidence of payment of the most recent premium therefore to the Association. All policies of insurance obtained by Owners or the Association as to Parcels and improvements located thereon shall contain waivers of subrogation and of any reduction of pro rata liability of the insurer as a result of any insurance carried by any other Owner of a Parcel or, of the invalidity arising from any acts of the insured, and shall provide that such policies may not be canceled or substantially modified without at least ten (10) days prior written notice to all of the insureds, including any mortgagee of any Parcel.

Please forward your latest Declarations page for your property to the HOA prior to March 31, 2016.

Sincerely,

Patrick Somers
President
East Bay Village HOA