

Please keep this document with your copy of the Sandy Point Homeowners Manual.

The current version of the Sandy Point Homeowners Manual (hereinafter “Manual”) is Version 2023.01, dated June 26, 2023. The following acts of the Board and Sandy Point membership add new provisions to, or revise provisions in, the Manual. While these revisions were published to the membership at the time they went into effect, storing this information with the Manual will help keep homeowners aware of the current policies and provisions. The Manual is also available on the Residents Only page of the Sandy Point website. This supplement will be added to the website in the near future.

The next time the Manual is updated, these changes will be incorporated therein.

Policy changes affecting provisions in the Sandy Point Homeowners Manual:

Change to the Rental Policy on pages 11-12

In 2024, the membership formally amended Article X of the Declaration of Covenants, Conditions and Restrictions to establish a Rental Ban. An owner may not lease or rent his or her dwelling whether short-term (including through a platform such as VRBO or Airbnb) or long-term. A Sandy Point dwelling may not be leased or rented or occupied, whether or not for compensation, by anyone other than an owner of the dwelling together with members of his or her household.

However, the Rental Ban does not apply to the following situations:

- where a dwelling is occupied by members of the owner’s family (defined as persons related by blood, marriage, adoption, foster care, guardianship, or domestic partnership);
- where the owner continues to live in the dwelling as his or her principal residence;
- where the dwelling is being sold under the terms of an installment land sale contract.

Note: Homeowners may access Article X in its entirety on the Residents Only page of the Sandy Point website. Click on the “Legal Information like Home Owners Manual and so on” box. Click on “Recorded Documents for Sandy Point” and go to the 56th page (using your computer’s “Find on Page” function) where you will find the Second Amendment, which added the Rental Ban to Article X.

Discontinuation of the Homeowner/Guest Agreement Policy on page 12

With the establishment of the Rental Ban, the Homeowner/Guest Agreement policy is discontinued, and no new agreements will be entered into.

Change to the Snow Removal Policy on page 24

The revised policy: Snow is removed from the streets, driveways, guest parking lots, and front sidewalks leading from each home's front door as soon as possible after at least three (3) inches have accumulated. Each resident is responsible for snow removal from any other walkways or paths around their home and for the application of sand or concrete-safe ice melt on sidewalks and driveways. Using

sand, rather than salt, on driveways and sidewalks is preferred. Move any vehicles parked in driveways to allow for snow removal.

Changes to Appendix A – Architectural Standards/Rules/Regulations on pages 26-30

In 2025, the Architectural Control Committee recommended significant revisions to Appendix A of the Manual, and the revisions were approved by the Board of Directors. The revisions added a new section titled “Changes/Updates/Replacements” and revised the following three sections: (1) Replacement Garage Doors, (2) Solar Energy Systems (renamed “Alternate Power Systems”), and (3) Exterior Construction.

Additionally, the Board has approved the addition of AlumaDeck, or a similar product, to the list of materials that may be used to construct decks and stairs. The Architectural Control Committee will develop (and present to the Board of Directors for approval) aluminum decking standards related to product quality, minimum thickness and padding, waterproof features, and acceptable colors and surfaces (e.g., surfaces imitating wood).

Addition to Appendix B – Grounds-Landscape Standards/Rules/Regulations/Guidelines on pages 31-33

The use of artificial grass (aka artificial turf) on Sandy Point Common Areas, including in dog runs, is prohibited and will not be approved.

Adopted a Nondiscrimination and Anti-harassment Policy as follows:

- The Association will not tolerate any form of harassment or discrimination based on the following:
 - **Race/ethnicity, national origin, gender or gender identity, sexual orientation, age, familial status, disability, religion, or any other characteristic that is deemed a protected classification under federal or state fair housing laws.**
- Generally speaking, any form of behavior, conduct or communication which, in any way, disparages, demeans, harms, or discriminates against an individual based on race, national origin, gender or gender identity, sexual orientation, age, familial status, disability, or religion is prohibited and will not be tolerated. Examples include, but are not limited to, the following:
 - Jokes or negative comments about these characteristics
 - Lawn/property displays, symbols, reading material, or pictures containing negative or demeaning material relating to these characteristics, including electronic materials
 - Vandalism or “pranks” relating to these characteristics
 - Name-calling relating to these characteristics
 - Making threats which are specifically related to these characteristics
 - Punishment of or retaliation against a resident for complaining about harassment, including, but not limited to, any of the above

Compiled on 7/14/2026