

Kidd Island Bay Homeowners Cooperative Association (KIBHA)

Policy #0302: Use and Maintenance of Beachfront Property – Revised 08/2023

The Association owns and maintains the shared beachfront property on Kidd Island Bay. It has defined the use of this property for private use only by the titled owners of the 61 lots contained within the Kidd Island Bay Association.

The homeowners will be held responsible for the compliance of this policy, and will be charged with any and all expenses relating to the Association's enforcement of this policy regarding HOA property.

It is the homeowner's responsibility to insure that rental agencies, renters, guests and family members comply with this policy.

Use of Beachfront Property

1. The maximum number of guests from any one home is limited to 10 for the common areas unless permission is granted by the KIBHA Board.
2. Fires are limited to existing fire pits, and the current regulations outlined by the Mica Kidd Island Fire District. Burning bans are often in effect during summer months. Contact Mica Kidd Island Fire District at 208 769-7946 or at mkifire.com for additional information.
3. The common beachfront is not a storage area, hence: Boat trailers and travel trailers are prohibited.
4. Loud music and excessive noise is prohibited after 10:00 pm.
5. Quiet hours will prevail from 10:00 pm to 6:00 am.
6. Fireworks: "Safe and Sane" are permitted only on the day of July 4th. Fireworks are banned on all other days. Aerial and other fireworks deemed illegal under County Ordinance are prohibited. County bans must be observed when the County has a ban on fireworks due to the high fire risk in effect.
7. Garbage & trash: members and guests using the beach are required to clean up and take away any and all the debris. Waterfront owners are responsible for keeping clear all common areas in front of their property including removing/trimming overgrown trees, branches, bushes, grasses, hoses, wood planks, etc. specifically in areas encroaching and around the community beach area.
8. Violations will be treated as follows:

Homeowners will be contacted in person, by mail, or electronic mail by a member of the KIBHA Board, when a violation of the above policy has been identified. The Board member will attempt to develop, with the homeowner, a plan to resolve the violation. Immediately following this contact, a letter will be sent to the homeowner identifying the violation, the proposed corrections needed to resolve the violation and advisement of the 30 day time limit to comply and make corrections.

If, after 30 days, corrections have not been made, KIBHA will send a certified letter to the homeowner indicating the following: Since the corrections have not been completed, the KIBHA Board will hire a company to cleanup the shared beachfront area in front of the homeowner's property. The KIBHA Board will send an invoice to the homeowner for reimbursement of the cleanup expenses. If unpaid, the KIBHA Board will place a lien on the homeowner's property.