## **RULES**

## ' <u>OF</u>

## CLINTON YACHT HAVEN DOCKOMINIUM ASSOCIATION, INC.

## TABLE OF CONTENTS

ARTICLE I Section 1.1 Section 1.2 Section 1.3 Section 1.4 Section 1.5 Section 1.6	Use of Common Elements 1 Obstructions 1 Trash 1 Storage 1 Proper Use 1 Trucks and Commercial Vehicles 1 Additions to, Appurtenances to, and Appearance 1
ARTICLE II	Actions of Owners and Occupants
Section 2.1	Annoyance or Nuisance
Section 2.2	Compliance with Law
Section 2.3	Pets
Section 2.4	Indemnification for Actions of Others
Section 2.5	Employees of Management3
ARTICLE III	Insurance
Section 3.1	Increase in Rating
Section 3.2	Rules of Insurance
Section 3.3	Reports of Damage
Section 3.4	
ARTICLE IV	Rubish Removal
Section 4.1	Deposit of Rubbish4
ARTICLE V	Motor Vehicles
Section 5.1	Compliance with Law4
Section 5.2	Registration
Section 5.3	Registration Application
Section 5.4	Guest Pass
Section 5.5	Limitations on Use
Section 5.6	Visitor Parking
Section 5.7	Speed Limit
Section 5.8	Snowmobiles, Off Road and Unlicensed or Immobile Vehicles
Section 5.9	No Parking Area
Section 5.10	Trucks, Vans, Trailers and Commercial Vehicles Limited

Swimming Pool6
State Regulations
Association Regulations
General Recreation Rules
Limited to Occupants and Guests
Boisterous Behavior Prohibited7
Reserved Areas
Children
Ejection for Violation8
Proper Use8
Commercial Area Rules
Occupancy Restrictions
Commercial Use
Access by Executive Board and Secured Space
Electrical Devices or Fixtures9
Trash9
Displays at Units9
Painting Exteriors
Cleanliness9
Marina Rules9
Use of Marine Units
Use of Marina Common Elements
General Administrative Marina Rules
Boat Storage Unit Rules
Use of Boat Storage Units
Use of Common Elements
General Administrative Rules
Consent in Writing
Complaint
Compliance with Law14
Rights of Declarant

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#### RULES OF CLINTON YACHT HAVEN

(Note: Definitions of initially capitalized terms are as found in the Declaration.)

#### ARTICLE I USE OF COMMON ELEMENTS

- Section 1.1. Obstructions. There will be no obstruction of the Common Elements, nor will anything be stored outside of the Units without the prior consent of the Executive Board except as hereinafter expressly provided.
- Section 1.2. <u>Trash</u>. No garbage cans or trash barrels will be placed outside the <u>Units</u> except at pickup areas pursuant to Article IV of this document. No accumulation of rubbish, debris or unsightly materials will be permitted in Common Elements, except in designated trash storage containers, nor will any rugs or mops be shaken or hung from or on any of the windows, doors, balconies, patios or terraces.
- Section 1.3. Storage. Storage of materials in Common Elements or other areas designated by the Executive Board, including storage lockers will be at the risk of the person storing the materials.
- Section 1.4. Proper Use. Common Elements will be used only for the purposes for which they were designated. No person will commit waste on the Common Elements or interfere with their proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by all others.
- Section 1.5. Trucks and Commercial Vehicles. Trucks, motor homes and commercial vehicles of a capacity of over one ton and having more than four wheels are prohibited in the parking areas and driveways, except for temporary loading and unloading, or as may be designated by the Executive Board.
- Section 1.6. Additions to, Appurtenances to, and Appearance. No appurtenant alterations, additions or improvements may be made without prior consent of the Executive Board or such committee established by the Executive Board.

# ARTICLE II ACTIONS OF OWNERS AND OCCUPANTS

Section 2.1. Annoyance or Nuisance. No noxious, offensive, dangerous or unsafe activity will be carried on in any Unit or the Common Elements, nor will anything be done therein either willfully or negligently, which may be or become an annoyance or nuisance to the other Unit Owners or occupants. No Unit Owner or occupant will make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other Unit Owners or occupants. No Unit Owner or occupant will play, or suffer to be played, any musical instrument or operate or suffer to be operated a phonograph, television set or radio at such high volume or in such other manner that it will cause unreasonable disturbances to other Unit Owners or occupants.

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Section 2.2. Compliance With Law. No immoral, improper, offensive or unlawful use may be made of the Common Interest Community, and Unit Owners will comply with and conform to all applicable laws and regulations of the United States and of the State of Connecticut, and all ordinances, rules and regulations of the Town of Clinton and will save the Association or other Unit Owners harmless from all fines, penalties, costs and prosecutions for violation thereof or noncompliance therewith.

Section 2.3. Pets. No animals, birds or reptiles of any kind will be raised, bred, or kept in the Common Interest Community or brought on the Common Elements, except for: no more than one dog of less than 20 inches in height at the shoulder at maturity and of gentle disposition; no more than two cats, or other household pets, approved and licensed by the Executive Board or the Manager as to compatibility with the Community. Pets may not be kept, bred or maintained for any commercial purposes. Any pet causing or creating a nuisance or unreasonable disturbance or noice will be permanently removed from the Property upon three (3) days' written Notice and Hearing from the Executive Board. In no event will any dog be permitted in any portion of the Common Elements unless carried or on a leash; no dogs will be curbed in any courtyard or close to any docks, except in special areas designated by the Executive Board. will compensate any person hurt or bitten by any dog, and will hold the Association harmless from any claim resulting from any action of his pet whatsoever. Seeing eye dogs will be permitted

those persons holding certificates of blindness and necessity (20/200 in the better eye with correction). Each Unit Owner shall clean up his pet's waste.

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Section 2.4. Indemnification for Actions of Others. Unit Owners will indemnify and hold the Association and other occupants harmless for the actions of their children, tenants, guests, pets, servants, employees, agents, invitees or licesees.

Section 2.5. Employees of Management. No Unit Owner will send any employee of the Manager out of the Property on any private business of the Unit Owner, nor will any employee be used for the individual benefit of the Unit Owner, unless in the pursuit of the mutual benefit of all Unit Owners, or pursuant to the provision of special services for a fee to be paid to the Association.

# ARTICLE III INSURANCE

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Section 3.1. Increase in Rating. Nothing will be done or kept which will increase the rate of insurance of any of the buildings, or contents thereof, without the prior consent of the Executive Board. No Unit Owner will permit anything to be done or kept in the Common Interest Community which will result in the cancellation of insurance coverage on any of the buildings, or contents thereof, or which would be in violation of any law.

Section 3.2. Rules of Insurance. Unit Owners and occupants will comply with the Rules and Regulations of the New England Fire Rating Association and with the rules and regulations contained in any fire and liability insurance policy on the Property.

Section 3.3. Reports of Damage. Damage by fire or accident affecting the Common Interest Community, and persons injured by or responsible for any damage, fire or accident must be promptly reported to the Manager or a member of the Common Interest Community by any person having knowledge thereof.

Section 3.4 Each Unit Owner shall maintain his own liability insurance for his Unit and/or personal property, including, but not limited to, any boat stored or docked in a Unit. Each Unit Owner shall be responsible for maintaining his own insurance on his boat and any personal property associated therewith.

#### ARTICLE IV RUBISH REMOVAL

Section 4.1. Deposit of Rubbish. Trash container locations will be designated by the Manager. Pickup will be from those locations only. Occupants will be responsible for removal of trash from their Units to the pickup locations. Trash is to be deposited within that location and the area is to be kept neat, clean and free of debris. Long term storage of rubbish in the Units is forbidden. Trash containers will not be left in the pickup areas more than 12 hours before scheduled pickup, nor more than 12 hours after pickup.

#### ARTICLE V MOTOR VEHICLES

- Section 5.1. Compliance with Law. All persons will comply with Connecticut State Laws and Department of Motor Vehicle regulations on the roads, drives and Properties.
- Section 5.2. Registration. All vehicles of employees, agents, owners, and occupants regularly using the premises must be registered with the Manager and all vehicles parking for more than 4 hours must either display a vehicle sticker or carry a guest pass card. Construction and management vehicles not registered will be identified by a special pass card. No more than two (2) automobiles per Marine Unit and one (1) automobile per Boat Storage Unit may be parked at the premises, including guest parking subject to Section 5.4 below.
- Section 5.3. Registration Application. The Manager will register vehicles on a special application form. The form will provide that registered vehicles parking in "no parking" areas, on the pavement or blocking access, fire lanes, or otherwise improperly may be towed at the owner's expense as a Common Expense assessment.
- Section 5.4. Guest Pass. Vehicles parked on the property for more than 8 hours without a guest pass (or sticker) will be deemed trespassers and will be removed. Guest passes will be issued to Unit Owners requesting them. They will be registered in the name of the Unit Owner who upon receipt of the passes, will assume responsibility for the actions, and towing charges of vehicles displaying such passes, as a Common Expense assessment.

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Section 5.5. Limitations on Use. Parking areas will be used for no other purpose than to park passenger motor vehicles, and loading or off loading. Trucks, commercial vehicles, trailers and boats may not be parked on Common Elements, and are prohibited in the general parking areas and drives, except for temporary loading and unloading. Special permission may be obtained from the Executive Board for small οf such vehicles to be parked in a designated Construction equipment used in the actual repair, construction maintenance of the Common Interest Community will restricted.

Section 5.6. Visitor Parking. Except where special arrangements are made, vehicles displaying visitor cards are limited to three days parking.

Section 5.7. Speed Limit. The speed limit on Riverside Drive is 25 miles per hour. The speed limit on curves and on other drives is 15 miles per hour. Riverside Drive and other drives shall be kept clear of parked vehicles.

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Section 5.8. Snowmobiles, Off Road and Unlicensed or Immobile Vehicles. Snowmobiles, off road vehicles including trail bikes, four wheel drive vehicles not used in maintenance are prohibited, except where licensed and equipped for passage on public highways, and actually used by licensed drivers on the paved portions of the Property. Except for other motor assisted bicycles and wheel chairs as permitted by State law, all highway vehicles used or parked Property will be licensed and properly equipped operating condition for safe travel on the public highways of State. Except for temporary repairs not involving immobility 10 hours, highway vehicles will not be disassembled, repaird, rebuilt, painted or constructed outside of garages on the premises. No vehicles, other than maintenance vehicles, may travel on the Property except on roadways and parking areas.

Section 5.9. No Parking Areas. Vehicles may not be parked in such a manner as to block access to any garages, fire hydrants, sidewalks running perpendicular to drives, pedestrian crossing areas, designated fire lanes, or clear two lane passage by vehicles on roads and drives. Violators will be towed, after reasonable efforts to contact the person or host to whom the vehicle is registered. In addition, the person or host to whom the vehicle is registered, following Notice and Hearing may be levied a \$25 per day fine for the period that the vehicle violated these Rules, unless at such hearing good and valid reasons are given for such violation. Costs of towing may be collected as a Common Expense.

Section 5.10. Trucks, Vans, Trailers and Commercial Vehicles Limited. The following types of vehicles are prohibited in the parking areas or drives except for temporary loading or unloading for a period in excess of 8 hours, following which the vehicle must be removed from the Property for at least 16 hours: commercial vehicles (carrying a sign advertising a business); trucks, vans and vehicles having a capacity of over one ton; trailers of any kind; and vehicles with more than four single-tired wheels. Construction equipment used in the actual repair, construction or maintenance of the Property will not be so restricted during such use.

#### ARTICLE VI SWIMMING POOL

(The rules set forth in Article VI, herein are included for the time when and if the pool is developed).

#### A. State regulations

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Section 6.1. Bathe Before Entry. All persons will bathe with warm water and soap before entering the pool.

Section 6.2. Diseased Persons. Any person known or suspected of having a communicable disease will not use the pool.

Section 6.3. Spitting or Blowing Nose. Spitting or blowing the nose in the swimming pool is prohibited.

Section 6.4 Boisterous Play. Running and boisterous or rough play (except supervised water sports) is prohibited.

Section 6.5 Regulation of Department of Health. Additional regulations required by the Connecticut State Department of Health will be included by reference.

#### B. Association Regulations

Section 6.6 <u>Limitation on Number of Guests</u>. Except by prior arrangement with the Manager, the number of guests of one Unit Owner at any time may not exceed four (4). All guests will carry a guest card. All guests under 16 must be accompanied by a resident at all times.

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Section 6.7 Children in Pool. Children under the age of 12, who have not passed the Red Cross certified "swimmers" course, will not be allowed in the pool area unless accompanied by an adult. Children under 12 may not swim between the hours of 5 p.m. and 6 p.m. No children in diapers will be allowed in the pools.

Section 6.8 <u>Hours.</u> Swimming pool hours will be from 8 a.m. to one-half hour before sunset during the season. The season will be determined by the Executive Board depending on weather and the readiness and condition of the pool.

Section 6.9 Pets, etc. Pets, glassware, underwater breathing apparatus, knives or dangerous equipment are prohibited from the pool area.

Section 6.10 Supervisor's Authority. The pool supervisor, if any, and staff will maintain order and their requirements as to the enforcement of the regulations, maintenance or order, and enhancement of safety will be obeyed.

#### ARTICLE VII GENERAL RECREATION RULES

Section 7.1 Limited to Occupants and Guests. Passive recreational facilities and open space within the Common Elements, are limited to the use of Unit Owners, their tenants and invited guests. Guests must be accompanied by a Unit Owner. All facilities are used at the risk and responsibility of the user, and the user will hold the Association harmless from damage or claims by virture of such use.

Section 7.2 Boisterous Behavior Prohibitied. Boisterous, rough or dangerous activities or behavior, which unreasonably interfere with the permitted use of facilities by others, is prohibited.

Section 7.3 Reserved Areas. Specific portions of woodland or open space facilities, or specific times of recreational schedules, may be reserved, or priority given, to certain age groups. Such reservations and scheduling will be done by management personnel, and will be effective after publication in the newsletter.

Section 7.4 Children. Parents will direct and control the activities of their children in order to require them to conform to the regulations. Parents will be responsible for violations or damage

caused by their children whether parents are present or not.

Section 7.5 Ejection for Violation. Unit Owners, member guests and tenants may be summarily ejected from a recreation regulations within a facility, and may be suspended from the use violation and thereafter suspended for the period establist following such hearing.

Section 7.6 Proper Use. Recreational facilities will be use for the purposes for which they were designed. Picnic areas, if as equipment and surrounding areas will be properly used, and may not abused, overcrowded, vandalized or operated in such a way as prevent or interfere with permitted play or use by others. Rules safety promulgated by nationally recognized organizations regulating play of a game or sport for which a facility is designed will followed, and where appropriate, customary safety equipment will

### ARTICLE VIII COMMERCIAL AREA RULES

(The rules set forth in Article VIII herein are included for the ti when and if Commercial Units are developed.)

Section 8.1. Occupancy Restrictions. Commercial Units a limited to occupancy as defined in the Declaration.

Section 8.2. Commercial Use. Commercial Units are limited any use permitted by the Clinton Zoning regulations, as may be amended from time to time.

Section 8.3 Access by Executive Board and Secured Space. The Executive Board and the Manager or its designated agent may retain pass key to all premises for use in emergency situations only. Note that the unit of the Executive Board and premises without immediately providing the Executive Board and the Manager or its agent, with a key therefor. At the Unit Owner option, he may provide the key be closed in a sealed envelope with instructions that it only be used in emergencies with a report to his safes or vaults not exceeding 50 cubic feet in capacity which can be locked without such access to the Executive Board.

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Section 8.4. Electrical Devices or Fixtures. No electrical device creating electrical overloading of standard circuits may be used without permission from the Executive Board and adjustment of circuits. Misuse or abuse of applicances or fixtures within a Unit which affects other Units or the Common Elements is prohibited; any damage resulting from such misuse will be the responsibility of the Unit Owner in whose Unit it will have been caused. Total electrical usage in any Unit will not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

Section 8.5. Trash. No storage of trash will be permitted in or outside any Unit in such manner as to permit the spread or encouragement of fire or vermin.

Section 8.6. Displays At Units. Except for signage Clinton Zoning compliance with regulations and approved Executive Board, Unit Owners will not cause or permit anything other curtains and conventional draperies, Christmas or decorations to be hung, displayed or exposed at or on the outside of the windows or outside of the Unit without the prior consent of the Executive Board or such committee established by the Board having jurisdiction over such matter, if any.

Section 8.7. Painting Exteriors. Owners will not paint, stain, or otherwise change the color of any exterior portion of any building without the prior consent of the Executive Board or such committee then established having jurisdiction over such matters, if any.

Section 8.8. Cleanliness. Each Unit Owner will keep his Unit in a good state of preservation and cleanliness.

# ARTICLE IX MARINA RULES

The following Rules apply to Marine Units and the Common Elements associated with the marina. General use regulations of the Marine Units can be found in the Declaration.

#### A. Use of Marine Units

Section 9.1. Occupancy Restrictions. Marine Units are limited to occupancy by a single vessel (and its tender if regularly carried or towed) of a size no greater than that which can be accommodated by the size of the boat slip. All vessels shall be registered, identified, marked, equipped and maintained as required by law and

safe practice. All vessels shall be secured in their berth in a manner acceptable to the Marina manager. No charcoal fires or open fires of any kind will be permitted on vessels or on the piers.

Environmental Compliance. All Unit Owners and occupants shall cooperate with the Association in complying with sedimentation and erosion control plans, wetland compensation plans, open-marsh water management plans, wetlands restoration enhancements plans, water quality plans, alternative water supply, and any other plans or requirements imposed by the Department Environmental Protection and/or DEP Water Resources Unit.

Section 9.3. Except for those activities Commercial Use. conducted as a part of the marketing and development program of the Declarant, no commercial or licensed party boat use may be made of Marine Unit, with the exception of bare boat charters and yacht sales. No signs advertising commercial services may be displayed.

Section 9.4 Electrical and Utility Usage. No device electrical load shall exceed the capacity of electrical or utility service provided to the Marine Unit. All electrical lines shall be grounded. Vessels causing electrolytic decomposition or galvanic corrosion shall be cured by the Unit Owner responsible.

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Section 9.5. Trash. No refuse shall be thrown overboard. shall be deposited in dumpsters as provided. No trash may be deposited or left on piers except in receptacles provided for that All Unit Owners occupants shall observe and housekeeping and sanitation practices.

Section 9.6. Discharge. No Unit Owner or occupant discharge, nor cause or permit any person to discharge, any waste from the vessels holding tanks or toilets into waters Every vessel moored at the Hammonassett River or onto the uplands. shall evacuate its holding tanks only into the pump-out facility provided by the Association. Further, no Unit Owner or occupant shall discharge oil, gasoline or any petroleum product into either the river or the pump-out facility provided by the Association.

Section 9.7. Condition of Vessels and Mooring. Vessels shall be in a seaworthy condition and not constitute a fire hazard or they shall be removed from the marina. All vessels located at the marina shall be moored and secured according to modern seamanship techniques. the Association has the right to require a Unit Owner or occupant to upgrade his or her equipment or seamanship technique.

Section 9.8. Paint. Unit Owners or occupants shall not use bottom paint disapproved by the Department of Environmental Protection, the United States Coast Guard, the Town of Clinton or any other appropriate governmental agency. Paints, varnishes and solvents may not be opened or mixed on piers.

Section 9.9. Engines. Engines and generators will not be run at the pier in excess of one half hour at a time.

Section 9.10. <u>Tenders</u>. Tenders and skiffs shall be stored on board larger vessels or stored on land or in water as directed by the Association.

Section 9.11. Winter Storage. Each Marine Unit Owner shall furnish poppets for winter storage. Cradles will not be permitted except with the express written permission of the Association. Each Marine Unit Owner will put his boat in the water no later than May 20th of each year and winter storage will begin no sooner than September 20th of each year. No boat will be hauled after December 1 of each year. In the event that boats are not put in the water by May 20th, the Association may do so at the Marine Unit Owner's expense.

During winter storage, work on boats may only be done upon the approval and under the supervision of the dockmaster. The dockmaster and the Association will be held harmless against any and all damage caused by such work.

### B. Use Of Marina Common Elements

Section 9.12. Use of Floats, Walkways and Piers. The piers shall be kept neat and clean. All lines and hoses shall be left coiled and out of traffic areas. No personal property may be left on the piers except when loading or unloading. There shall be no obstructions of piers, and no storage boxes shall be placed on the piers without the approval of the marina manager. Piers shall not be painted or decorated.

Section 9.13. Proper Use. Common Elements shall be used only for the purposes for which they were designed. No swimming, diving or fishing shall be permitted from the piers. There shall be no cleaning or discarding of fish on the Common Elements. No person shall commit waste on the Common Elements or interfere with their proper use by others, or commit any nuisances, vandalism, boisterous or improper behavior on the Common Elements which interferes with, or limits the enjoyment of the Common Elements by all others. No equipment or material shall be deposited, placed or stored on the Common Elements, or adjacent wetlands or water courses, without the permission of the Association.

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31 OC AVER P 0. 664 FARMINGTON AVENUE Section 9.14. Advertising. No advertising or soliciting will be permitted on any boat within the marina.

Section 9.15. Fairways. When entering or leaving the marina, vessels shall be under power, not sail.

Section 9.16. Gasoline. Transporting of gasoline or other flammable liquids over docks is not permitted except in Coast Guard approved gasoline containers. Gasoline shall not be poured into vessels while at the marina, nor shall it be transferred between containers on the docks, finger piers or aboard any vessel. Gasoline and oil shall not be disposed of on the uplands or discharged into the Hammonassett River or adjacent wetlands or waterways. Fueling must be done off premises.

### C. General Administrative Marina Rules

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. ص Section 9.17 Emergency Repairs. Marine Unit Owners may conduct emergency repairs on their boats in the parking area upon consent of dockmaster and/or Manager, so long as only one boat owned by a Marine Unit Owner or occupant is in the parking lot at one time. Such boats may be left in the parking area for a period not exceeding three (3) days for conducting such emergency repairs.

Section 9.18 Inspection. The operator shall have the right to inspect all boats in the marina to determine seaworthiness and adherence to local and federal fire and safety requirements.

Section 9.19 Registration. The Association shall not be required to launch a vessel not currently registered. Each Unit Owner shall indemnify the Association for any liability arising from the launch of a vessel not meeting existing governmental laws or regulations.

Section 9.20 Emergency Entrance. Vessels entering the marina during any emergency shall be reported immediately by their owners to the operator.

Section 9.21 Temporary Absences. Unit Owners shall make their boat slips available when empty to the Association, for use as guest berths.

Section 9.22 Hold Harmless. The Association is not responsible for any losses on or damages to boats in the marina. Each occupant will be held responsible for damage which he may cause to other boats in the marina or for damage to any structure. Any boat which may sink in the marina shall be removed by the boat owner.

# ARTICLE X BOAT STORAGE UNIT RULES

The following Rules apply to Boat Storage Units and the Common Elements associated therewith. General use regulations of the Boat Storage Units can be found in the Declaration. These rules are in addition to the applicable marina rules set forth in Article IX hereof.

### A. Use of Boat Storage Units

Section 10.1 Occupancy Restrictions. Boat Storage Units are limited to occupancy by a single vessel of a size no greater than that which can be accomodated by the size of the Boat Storage Unit. The Boat Storage Unit must allow at least six (6) inches of free space on either side of the boat when in such Unit and two (2) feet above the boat for clearance. No boat shall exceed 30 feet in length, including any protrusions, the motor, etc. All vessels shall be registered, identified, marked, equipped and maintained as required by law and safe practice. No charcoal fires or open fires of any kind will be permitted on vessels or in the docking area.

Section 10.2 Weight Limitations. The total weight of any boat to be stored in a Boat Storage Unit, including its tender, fuel, and any personal property on board the boat shall not exceed 8,000 pounds for Units up to seven and one half (7.5) feet in height, 10,000 pounds for Units between seven and one half (7.5) feet and ten and one half (10.5) feet in height, and 12,000 pounds for Units with heights greater than ten and one half (10.5) feet. The forklift operator may refuse to place any boat exceeding these weight limitations in the Boat Storage Unit.

Section 10.3 Launching and Hauling. Launching and hauling of a boat shall be accomplished by the forklift operator only. other than the forklift operator and his agents and employees shall be permitted in the Boat Storage Building. Boats shall be launched and hauled on a first come - first served basis and as time permits. Launching and hauling of boats in the Boat Storage Units shall be conducted between the hours of 8:00 a.m and 5:00 p.m. during the season and up to two (2) times per day at no extra charge to the Boat In the event that the Boat Storage Unit Owner Storage Unit Owner. desires to have his boat launched or hauled other than between the hours of 8:00 a.m. and 5:00 p.m., the Unit Owner shall contact the Manager in advance. If the Manager is able to arrange for such additional a boat, neither the launching of Manager Association shall be responsible to arrange for such boat to be stored

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at night. Such boat shall be left out of storage at the boat owner's own risk.

All boats must have battery switches and the Owner shall turn them to "off" prior to hauling of the boat. The Owner must also put down any outboard motors, outdrives, antennae, canvas tops, masthead lights, and/or any other projections which may be folded down. All trim tabs must be in "up" position and all through-hull fittings must be conspicuously marked.

### B. Use of Common Elements.

Section 10.4 Repairs and Cleaning of Boats. Boat Storage Unit Owners may use a portion of the parking area for waxing, small electrical installation, clean up, minor maintenance and tune ups of their boats. No more than six (6) parking spaces at any one time shall be occupied by Boat Storage Unit Owners for such repair or maintenance. Such use of the parking area shall be on a first come first served basis. At 5:00 p.m. each day, each boat in the parking areas shall be returned to the Boat Storage Building.

#### ARTICLE XI GENERAL ADMINISTRATIVE RULES

Section 11.1 Consent in Writing. Any consent or approval required by these Rules must be obtained in writing prior to undertaking the action to which it refers.

Section 11.2 <u>Complaint</u>. Any formal complaint regarding the management of the Property or regarding actions of other Unit Owners will be made in writing to the Executive Board or an appropriate committee.

Section 11.3 Compliance with Law. Each Unit Owner his heirs, successors, assigns, invitees, and guests and lessees shall abide by any and all governmental rules, regulations, ordinances, statutes, or other laws affecting the marina, including the laws of the Town of Clinton, the State of Connecticut and the United States and any agencies having jurisdiction.

# ARTICLE XII RIGHTS OF DECLARANT

Section 12.1 The Declarant may make such use of the unsold Units and Common Elements as are permitted under the Special Declarant Rights reserved under the Declaration as may facilitate completion and sale of the Common Interest Community including, but not limited to, maintenance of a sales office, the leasing of UUnits, the showing of the Common Elements, the display of signs, the use of vehicles, and storage of materials. Interference with workmen or with buildings under construction is prohibited. Entrance into construction, or Declarant's restricted areas, will be only with representatives of the Declarant.

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