

RULES

OF

CLINTON YACHT HAVEN DOCKOMINIUM ASSOCIATION, INC.

TABLE OF CONTENTS

ARTICLE I	Use of Common Elements	1
Section 1.1	Obstructions	1
Section 1.2	Trash	1
Section 1.3	Storage	1
Section 1.4	Proper Use	1
Section 1.5	Trucks and Commercial Vehicles	1
Section 1.6	Additions to, Appurtenances to, and Appearance	1
ARTICLE II	Actions of Owners and Occupants	2
Section 2.1	Annoyance or Nuisance	2
Section 2.2	Compliance with Law	2
Section 2.3	Pets	2
Section 2.4	Indemnification for Actions of Others	3
Section 2.5	Employees of Management	3
ARTICLE III	Insurance	3
Section 3.1	Increase in Rating	3
Section 3.2	Rules of Insurance	3
Section 3.3	Reports of Damage	3
Section 3.4		3
ARTICLE IV	Rubbish Removal	4
Section 4.1	Deposit of Rubbish	4
ARTICLE V	Motor Vehicles	4
Section 5.1	Compliance with Law	4
Section 5.2	Registration	4
Section 5.3	Registration Application	4
Section 5.4	Guest Pass	4
Section 5.5	Limitations on Use	5
Section 5.6	Visitor Parking	5
Section 5.7	Speed Limit	5
Section 5.8	Snowmobiles, Off Road and Unlicensed or Immobile Vehicles	5
Section 5.9	No Parking Area	5
Section 5.10	Trucks, Vans, Trailers and Commercial Vehicles Limited	6

ARTICLE VI	Swimming Pool	6
Section A.	State Regulations	6
Section B.	Association Regulations	6
ARTICLE VII	General Recreation Rules	7
Section 7.1	Limited to Occupants and Guests	7
Section 7.2	Boisterous Behavior Prohibited	7
Section 7.3	Reserved Areas	7
Section 7.4	Children	7
Section 7.5	Ejection for Violation	8
Section 7.6	Proper Use	8
ARTICLE VIII	Commercial Area Rules	8
Section 8.1	Occupancy Restrictions	8
Section 8.2	Commercial Use	8
Section 8.3	Access by Executive Board and Secured Space	8
Section 8.4	Electrical Devices or Fixtures	9
Section 8.5	Trash	9
Section 8.6	Displays at Units	9
Section 8.7	Painting Exteriors	9
Section 8.8	Cleanliness	9
ARTICLE IX	Marina Rules	9
Section A.	Use of Marine Units	9
Section B.	Use of Marina Common Elements	11
Section C.	General Administrative Marina Rules	12
ARTICLE X	Boat Storage Unit Rules	13
Section A.	Use of Boat Storage Units	13
Section B.	Use of Common Elements	14
ARTICLE XI	General Administrative Rules	14
Section 11.1	Consent in Writing	14
Section 11.2	Complaint	14
Section 11.3	Compliance with Law	14
ARTICLE XII	Rights of Declarant	14
Section 12.1	14

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. Trash. No garbage cans or trash barrels will be placed outside the Units 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.

LAW ORN C. C. J. 06002-0588 • (203) 742-7745 • JURIS NO 50888
CT 06105-2957 • (203) 549-0400 • JURIS NO 50888
CABT ELLY P O BOX 588
664 FARMINGTON AVENUE • HARTI

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.

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 noise 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. The owner 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 for

BRIDGE 50808
JURIS NO. 50808
242-7743
JURIS NO. 50808
06105-2957
12031 549-8400
0600
06105-2957
RD
508
P
664 FARMINGTON AVENUE • HA

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.

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 licensees.

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

SEE
OVERLAY

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.

0888
JURIS
1774
JURIS NO 50888
12031 549-6400
103-1357
ARTFO
NUE
INGIL
66

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

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 Limitation on Number of Guests. 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.

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 Hours. 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 virtue of such use.

Section 7.2 Boisterous Behavior Prohibited. 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

LAKEVIEW • 12031 742-7745 • JURIS NO 50888
• 12031 549-6400 • JURIS NO 50888
• 12031 549-6400 • JURIS NO 50888
• 12031 549-6400 • JURIS NO 50888
• 12031 549-6400 • JURIS NO 50888

UNIT OWNERS • HARTY
664 FARMINGTON AVENUE • HARTY
• 664 FARMINGTON AVENUE • HARTY
• 664 FARMINGTON AVENUE • HARTY

caused by their children whether parents are present or not.

Section 7.5 Ejection for Violation. Unit Owners, members, guests and tenants may be summarily ejected from a recreational facility by management personnel in the event of violation of the regulations within a facility, and may be suspended from the use of such facility until the time for Notice and Hearing concerning such violation and thereafter suspended for the period established following such hearing.

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

ARTICLE VIII
COMMERCIAL AREA RULES

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

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

Section 8.2. Commercial Use. Commercial Units are limited to 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 a pass key to all premises for use in emergency situations only. No Unit Owner will alter any lock or install a new lock on any door or any premises without immediately providing the Executive Board and the Manager or its agent, with a key therefor. At the Unit Owner's 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 him as to each use and the reason therefor. Each Unit may have closets, safes or vaults not exceeding 50 cubic feet in capacity which can be locked without such access to the Executive Board.

ROME, CASE, KENNELLY AND KI
693 BLOOMFIELD AVENUE • P O BOX 588 • BLOOMFIELD, CT 06105-2957 • JEFF P. C. • ATTORNEYS AT LAW
664 FARMINGTON AVENUE • HARTFORD, CT 06105-2957 • CI 06002-0588 • (203) 242-7745 • JURIS NO 50888
664 FARMINGTON AVENUE • HARTFORD, CT 06105-2957 • CI 06002-0588 • (203) 242-7745 • JURIS NO 50888

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. Tenders. 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.

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 Hammonasset River or adjacent wetlands or waterways. Fueling must be done off premises.

C. General Administrative Marina Rules

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.

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 Complaint. 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.

170
AVENUE
P.O.
664 FARMINGTON AVENUE • HAR
06105-2957 • (203) 549-6400 • JURIS NO 50888