

GREENFIELD HARBOUR PROPERTY OWNERS ASSOCIATION

POLICY RESOLUTION NO. 12-02

Rules and Regulations for the use of the Common Areas and Facilities of Greenfield Harbour Property Owners Association, Inc.

Introduction

The Greenfield Harbour common areas and facilities are for the use and enjoyment of GHPOA members in good standing, as defined in Section 7, paragraph D(1) of the by-laws, and their guests. GHPOA membership is automatic with lot ownership. These rules and regulations have been approved by the board of directors consistent with currently existing facilities and will be modified as necessary. Compliance is necessary for the preservation of the common areas and for the safe and equitable use by all.

General Policy

1. All persons using common areas and facilities do so at their own risk and liability. All children under the age of 12 must be accompanied by an adult.
2. Guests must be accompanied by the member when using the facilities unless prior arrangements have been made with the GHPOA Property Manager. Members are responsible for the conduct of their guests.
3. Common areas and facilities are not available for camping or other overnight activities.
4. Dogs are not allowed to run at large within the common areas and must be under its owner's immediate control at all times.
5. Cutting and felling of trees on common areas shall not be undertaken without permission from the Board of Directors.
6. Discharging any type of firearms or fireworks within the common areas is strictly prohibited.
7. All activities on the common areas will be conducted in such a manner that they do not unduly disturb or disrupt residents of the adjacent properties.
8. Any postings or signage installed by GHPOA Board of Directors must be complied with by all members and guests accessing the associated common area or facility.

Boat Ramp

1. Boats are not left unattended or tied up at the boat ramp.
2. Boats waiting to exit the water have right of way over those boats on land waiting to be launched. Once a boat is pulled out of the water it must be immediately moved away from the ramp to allow others access to the ramp.
3. Vehicle parking is limited to the designated spaces and must not infringe on the area required for launching and retrieving boats. Vehicles too large for the designated spaces will exit the common area and park along Skys Limit Court or Little River Drive. Parking on the grass is prohibited.
4. The vicinity of the boat ramp is a "no-wake" zone.
5. The end of the boat ramp is clearly marked on the deck of the pier. There may be a drop off beyond this point. Caution is required to not back trailer axles past this point to prevent damages to trailers, boats or towing vehicle. GHPOA, Inc. is not responsible for damages as a result of backing past this point .
6. Swimming or wading at the boat ramp/ pier areas are at the individual's own risk and liability. Any person conducting these activities must not interfere with boat launching or retrieval or any fishing/ crabbing activities conducted by other parties. There are no life guards on duty at any time.

Pier

1. Due to very limited space alongside the pier, mooring of boats will not exceed 2 hours. At no time will boats be moored at the pier's end as this area is reserved for fishing, crabbing and water viewing.
2. Boats moored at the pier must be secured properly to prevent damage to the pier or other boats moored there. Owners are responsible for any damages caused by their boats.
3. Commercial vessels are prohibited from mooring at the pier.
4. Discharge of waste material or trash alongside the pier is not permitted.
5. Personal property such as coolers and fishing equipment must be removed immediately after use and not be left unattended on the pier.

Picnic Area

1. Subsequent to a picnic or similar activity, the area must be restored to its original condition or better by properly disposing or all trash and promptly removing any items of personal property.
2. Self-contained charcoal, wood or propane grills are required for cooking. Open fires of any kind are not permitted.
3. No motorized vehicles, including golf carts, mopeds and ATV's, are permitted in the picnic area.