

# Nantucket Landing Association, Inc.

## Common Area and Harbor Rules

### COMMON AREA RULES

1. Owners parking as defined by the Bylaws, include the Owner's garage and area immediately in front of the Townhome (as long as there is no obstruction to emergency vehicles. Vehicles parked in NO PARKING zones or that could obstruct emergency vehicles may be ticketed or towed without warning.
2. If available guest parking spots are taken, we recommend parking on the west side of Davis Road.
3. Boats and/or trailers should be parked along the street or in the Owner's garage. Parking of boats and/or trailers is not permitted in the Common Area.
4. Only street legal motor vehicles may be operated or parked in the common area. Any vehicle parked for over two weeks will be considered abandoned unless the manager has been notified.
5. Children under 13 years of age are required to wear life jackets and be accompanied by an adult when they are on the dock and piers. Fishing, crabbing, etc, should be confined to the owners slip only.
6. Toys or clothing left in the common area after midnight will be considered abandoned and donated to the Goodwill.
7. Pet owners are required to **pick up** after their pets immediately. The Association pays for area across the street to be mowed as a pet walk area.
8. All pets are to be on a leash when in the common area. If pets are tied outside the Owners Townhome the Owner must be home to supervise the animal. Persistent barking is not allowed.
9. Trash must be placed in garbage cans only and shall not be placed outside until after dark the night before collection.
10. The speed limit in the common are is 5 MPH.
11. The Pool is open until 10 PM weekdays and midnight on weekends. Please respect your neighbors and keep noise to a minimum. Pool rules are posted poolside and strictly enforced.

### HARBOR RULES

12. The Harbormaster is used herein to indicate any person authorized by the Board of Directors to represent the Association. If no such person is so authorized, then the term Harbormaster shall refer to the Board of Directors. The word "Owner" is used herein to indicate the owner or lessees of any boat slip.
13. When the boat enters the harbor, it will immediately fall under the jurisdiction of the Harbormaster. All boats in the harbor must be registered with the Harbormaster.
14. All boats tied up in the Marina must have a current Certificate of Liability Insurance in the amount of at least \$300,000.00 on file with the Harbormaster.
15. Commercial Fishing boats, boats for hire and other types of commercial craft will not be admitted within the harbor.
16. All boats shall be tied up in a manner acceptable to the Harbormaster.
  - a. Lines will be tied to the pilings provided. In no case shall a vessel be tied to the pier or walkways.
  - b. Excess length of any dock lines should be on the boat rather than the piling.
  - c. Boats will be tied up with an adequate number of lines of the appropriate size and strength for the vessel.
  - d. Boats shall be tied so as not to rub against the piers or dock.

- e. When sever weather is imminent, boats shall be double tied at the discretion of the Harbormaster.
17. Tenders or skiffs shall be stored on board larger vessels or stored as directed by the Harbormaster.
  18. No refuse shall be thrown overboard. Sewage discharges are not permitted.
  19. Owners shall use discretion in operating motors, generators, or bilge pumps so as not to create a nuisance or unreasonable disturbance to the other residents.
  20. Owners may not trade or exchange boat slips without the approval of the Harbormaster.
  21. Owners may not sublet boat slips to any person other than lessees of their Townhomes.
  22. Boats entering the harbor during an emergency shall report immediately to the Harbormaster.
  23. The Harbormaster is not responsible for any losses or damages to boats in the harbor. Each owner will be held responsible for damage, which he or she may cause to other boats in the harbor, or for damage to any structure, i.e. piers, docks, or walkways. Any boat, which may sink in the harbor, shall be removed by the Owner thereof.
  24. Boats shall be in seaworthy condition, marked or identified as required by law and not constitute a fire hazard.
  25. Boats within the harbor or inlet shall be operated at a speed causing NO VISIBLE WAKE.
  26. Swimming or diving is not permitted within the harbor. Fishing or crabbing will be permitted within the Owners boat slip.
  27. Owners shall not store supplies, materials, accessories, or debris upon any walkway, and shall not construct thereon any lockers, steps, rams, or similar structures. Board approval is required for any modifications.
  28. No boat is to be fueled in any way while in its boat slip, nor may fuel be transferred from one tank to another. No open flame fires are permitted in the piers, walkways, or boats. Any conduct or procedure creating a fire hazard is positively not allowed.
  29. Children under 13 years of age are required to wear life jackets and be accompanied by an adult while on the docks. Bicycles, motorcycles, roller skates, or skateboards are not allowed on the dock or piers.
  30. Major alterations to boats are not allowed in the harbor, routine maintenance is to be performed without creating a nuisance to others.
  31. Disorderly conduct by an Owner or his or her guests that might injure a person, cause damage to property, or harm the reputation of the harbor is forbidden.
  32. Owners should report any unusual, dangerous, or offensive incidents or conduct contrary to these rules to the Harbormaster.
  33. Electrical connections to the docks or boats shall be from the fuse/breaker box located on a piling at the hear of each boat slip. No electrical connections are permitted from the Townhomes to the docks or boats.
  34. Ladders attached to the docks are for emergency use and for access to boats. Ladders are to have clear access way with no obstructions.
  35. These rules may be amended or added to at any time by the Board of Directors of the Association.