

Guidelines for Harbor Heights Community Lot Activities

These revised guidelines are for your information as owners of Harbor Heights lots. Those present at the May 15, 2007 meeting of the property owners adopted them. We hope they will be accepted and observed in the neighborly spirit in which they were developed.

I. Community Lot Use

It is considered appropriate that only the owner of a Harbor Heights lot and their immediate family and household, who contribute to the upkeep of the Community Lot, shall be entitled to access and use of those Community Lot facilities which have been developed and maintained by these contributions.

Lot owners are reminded that the appearance and upkeep of the Community Lot also play an important role in the beauty of the neighborhood and the value of the individual lots.

Since the deed limits each lot in the subdivision to a single family dwelling, in the event any of the properties in Harbor Heights are rented or leased, those actually residing on the rented property may have access to the Community Lot facilities by making the usual annual contribution. Also, the owner of the leased property and his immediate family and household may retain use of the Community Lot even though they are not in residence, by making the usual annual contributions.

II. Care of the Property and Facilities

- a. Contributing owners and renters shall be entitled to full rights and privileges of the facilities at any time.
- b. Guests are welcome when accompanied by owners who invite them.
- c. The clubhouse or other part of the property may be reserved for parties on days other than Saturdays, Sundays, or holidays, on a first-come, first-served basis, by calling the current reservation coordinator.
- d. Small groups (inclusive of owners and guests) may use the area at any time without prior arrangement, providing that they do not interfere with a group that has reserved the clubhouse or other part of the properties.
- e. Each owner making use of the properties is responsible for seeing that the properties are maintained and returned to their normal clean condition following use.
- f. Since the properties are used for family type gatherings, no alcoholic beverages should be used on the premises.
- g. It is the responsibility of each individual property owner to carry liability insurance adequate to cover liability for accidents on the

Community Lot. The Community Lot is fenced, and the gate kept locked. The area is plainly posted as private property, for use of owners and guests only.

- h. No permanent structure or facility will be erected or deposited on the Community Lot except for the general use by contributing lot owners, their families, and guests.
- i. There is no garbage service for the Community Lot. Therefore, owners are expected to remove their trash and garbage each time they use the facilities.

III. Acts of Courtesy

The improvements of the Community Lot are provided by contributions, so it is urged that careful consideration be given to others while using the Community Lot.

- a. Cars should not be parked in areas where they will block use of the boat-launching ramp
- b. Each person should give consideration to the safety, convenience, and interest of others who are entitled to use the facilities.
- c. Any property, including windows, tables, boat docks, floats, or any other structure or equipment of value which is destroyed or damaged, should be replaced or repaired at the cost of the owner who is responsible for the person causing the damage.
- d. The boat launching ramp is for use by lot owners only. Guests can be extended this courtesy only when a lot owner is present.
- e. The piers and floating dock are for active use only. Boats may not be stored at the Community Lot, either in the water or on the property. Boats should not be kept at the Community Lot unless attended by the owners.
- f. Loud music or noise after 10:00 pm is strictly prohibited and will be reported to the police.
- g. Keys are issued to owners who contribute to the maintenance and upkeep fund and are not to be duplicated nor passed to outside persons.

IV. Additions and Changes

Any owner who has a question, suggestion, or proposed changes to these guidelines should submit their ideas in writing for discussion at the next Community meeting.