

THE BUOY TENDER STATION, A CONDOMINIUM

Rules And Regulations - Slip Units

1. No boats, trailers, bicycles, scooters, motorcycles, baby carriages, or similar vehicles or toys or other personal articles shall be allowed to stand in any of the Common Elements. Such items may be stored or kept in Limited Common Elements.
2. All garbage and refuse from the Slips and Boats shall be deposited with care in garbage containers intended for such purpose only at such times and in such manner as the Board may direct.
3. No bird or animal shall be kept or harbored in the Condominium without the prior written consent of the Board. In no event shall dogs be permitted in any of the Common Elements unless carried or on a leash. Provided, however, with the prior written consent of the Board, pets may be kept in Limited Common Elements, including the Slips, provided that:
 - a. They are not permitted to run loose and are confined to the Limited Common Elements, to prevent them from roaming;
 - b. They are not allowed to obstruct any Common Elements, including walkways and docks, or to harass Owners or passersby who are using the Common Elements;
 - c. They do not become a threat or nuisance to the other Owners, a nuisance to the Condominium or harass passersby;
 - d. If the pet's Owner or master is not able to control the pet or prevent it from running free or becoming a nuisance or intimidating passersby or the occupants of the other Units, the permission for keeping the pet may be rescinded by the Board by written notice to the Owner. The Owner responsible for the pet permitted to be kept in accordance with this section shall indemnify the Board and the other Owners and hold them harmless against any loss, damages, or liability of any kind of character whatsoever arising from or growing out of having any animal in the Condominium.
4. All radio, television, or other electrical equipment of any kind or nature used in a Boat or Slip shall fully comply with all rules, regulations, requirements, or recommendations of the Board of Fire Underwriters, and the public authorities having jurisdiction, and the Owner alone shall be liable for any damage or injury caused by any radio, television, or other electrical equipment in such Slip, or Boat.
5. No vehicle belonging to an Owner or to a member of the family, or guest, tenant, or employee of an Owner shall be parked in such a manner as to impede or

prevent ready access to another Owner's Unit. Vehicles so parked may be towed at the Owner's expense. The Owners, their employees, servants, agents, visitors, licensees, and the Owner's family will obey the parking regulations posted on the private streets and drives and any other traffic regulations promulgated in the future for the safety, comfort, and convenience of the Owners.

6. The Common Elements are maintained by the Association, and any Owner wishing to plant flowers, trees, or shrubs within the Common Elements must first obtain written permission from the Board.
7. Children under twelve (12) years of age are not permitted on docks without the immediate presence of a parent or other responsible adult. Parents shall not allow children to run and play on the Common Element dock ways. Said dock ways shall be kept clear and uncluttered.
8. No fish cleaning of any kind will be permitted except at a place or places designated by the Board.
9. Fishing and swimming from docks, floats, or gangways is not allowed.
10. No device, structure, or other thing shall be located or maintained on any dock or other Common Elements, except one dock box per Slip, the design and location of which must be approved by the Association. All fishing gear and other marine devices and equipment when not in use shall be stored onboard the Boat or in the approved dock box.
11. The overall length of any vessel to be moored in a Slip may not exceed the footage for the Slip described in the Declaration. Only one (1) Boat may be moored in each Slip at any given time. No "tramp vessels," "derelict vessels," barges, or commercial vessels may be moored in any Slip. All Boats shall be maintained in a neat, clean, shipshape, and seaworthy condition. No inoperable Boat without current registration and insurance will be permitted in any Slip. The Association shall have the right to have all prohibited Boats towed away and stored at the Owner's expense. No major repairs or complete overhauls to any Boat may be made at a Boat Slip.
12. Boats may not be used as permanent residences.
13. No trash or empty boxes of any kind shall be left on the Common Element dock ways. No one shall throw, discharge, pump, or deposit from any Boat or float any refuse, oil, spirits, flammable liquid, waste product, or polluting matter in the river. All such matters shall be deposited at approved facilities. Waste materials such as paper, beer, or drink cans, cigarette stubs, trash, etcetera, must not be thrown from the Boats or dock areas.
14. To prevent damage from weather or storms, adequate mooring lines must be properly secured and maintained, and all outside property of any Owner shall be battened down, secured, or placed inside the Boat. The Declarant or the Board

may order Boats immediately removed from their Slips in the event of impending hurricanes or other storms in order to protect the docks and other Common Elements. Upon the issuance of any such order, each Owner shall immediately remove his Boat from the Slip. Any damage caused to the Common Elements on account of such Owner failing to remove his Boat shall be repaired by the Association at the sole cost and expense of said Owner. In the event that an Owner fails to remove a Boat following such an order, the Board or Declarant may remove the Boat at the Owner's expense.

15. No cooking shall be allowed on any pier or dock.
16. Unnecessary operation of engines in Slips is not permitted. Engines may not be operated in gear while Boats are moored.
17. Water and power lines shall not be left unattended across main walks. All connections to electrical receptacles shall be with marine grade cords only. All accessory cords shall be maintained by the Owner in good shape and in safe operating condition. Frayed cords shall promptly be replaced at the Owner's expense.
18. The speed limit for Boats within the marina area shall be dead slow, or wakeless speed, whichever is slower.
19. Animals shall be leashed at all times. No animal shall be tied to any part of the docks, including finger piers or dock boxes. Animals shall be physically kept onboard the Boat at all times. The Owner of an animal is responsible for immediately cleaning up pet feces and urine from any Common Element where any discharge occurs by said Owner's pet.
20. All Boats and watercraft of any kind shall be properly insured by the Owner of record. A copy of current and adequate insurance coverage may from time to time be requested by the Board.