

Briar Hill North Association Dock Rules and Regulations

A property owner in Briar Hill will have the right upon availability and approval by PP&L to moor a boat at an available "Community" dock.

- 1) Dock ownership – Dock ownership is defined as a slip that is designated by assignment for the use of property owners of Briar Hill North Association. Ownership is not a physical possession, but a **RIGHT** to moor a boat in a designated slip.
Said dock may not be sold, and shall remain associated with property ownership.
- 2) Mooring rights (Dock Permits) - are owned and governed by Briar Hill North Association.

The Board of Directors will be responsible for the following

- Obtaining permits
- New slip assignments
- Disputes and enforcement of the Rules and Regulations
- A member of the board will serve as liaison to the Dock community and dockmasters.
- The Board reserves the right to amend the rules and regulations to ensure the intent and integrity of the community lands deeded to Briar Hill North, South and Summit are maintained.

The Dock Master will be responsible for

- The logistics of the dock systems
- Overseeing the contracting for new slips, repairs, maintenance, insertion and removal
- Overseeing the general conditions of the docks
- Location of slip assignment and/or changes in slip assignment
 - i.e. a change in location of a slip assignment within a dock system might be necessary for the safety and/or size of the boat that is moored.
- Convey necessary information to the treasurer relative to billing and financial health
- Notifying the board of any property owner whose fees are in arrears.

Rules and Regulations

- 1) Slip ownership/assignment for "Community Docks" shall be passed on with the sale of the associated property
- 2) Slips assignments will be issued upon availability of permits.
- 3) Annual association dues, dock fees, and maintenance/repair fees must be paid in full prior to boat mooring.
- 4) Docks not in use may be rented to other Briar Hill North Association property owners only. However, the Board and the Dockmaster must be notified prior to rental agreement.
- 5) Upon approval of a new dock permit and slip assignment the dockmaster may have a dock built for the "Community" dock system. Construction and insertion fees will be borne by the property owner and must be paid prior to construction of said dock/slip. If the home owner chooses to build or have built said slip,

Slip must conform and be built to the exact specifications of current slips. Please note the following:

- a. Length and Width must be consistent with dock permit
- b. Size and type of lumber must be consistent with current docks
- c. Hardware must match existing docks exactly
- d. Flotation devices must conform to existing docks.
- e. Additional Bumpers, cleats, etc must also conform and must not present a hazard to any person walking on the docks
- f. When adding a slip to an existing dock, the cost of all necessary building pieces are the responsibility of the party adding same, including the proportionate cost of the center section.
- g. The space between the land and first slip is not to be used as a mooring area.

If said slip does not conform to current standard the dock master will not allow connection to the existing docks. Our dock system is constructed to allow a slip to be connected regardless of the order in which they are placed. That will mean that the slip, as well as attached bumpers, cleats, etc, may not be in the same location the following year.

- 6) No personal items should be stored or left on the docks and/or community land overnight.
- 7) No person may utilize their boat as their primary lodging for overnight sleeping.
- 8) All garbage should be removed from the docks and/or community land.