

# Rock Creek Ridge at Sunup Bay Rules and Regulations

## Access Pathway, Dock Use and Boating

### **A. General. (Pursuant to Section 6.1.3)**

The community dock and access pathway at Rock Creek Ridge are intended for the recreational use of the Ridge at Sunup Bay Homeowners Association (HOA) members who have paid their dues and are in good standing. These rules may be modified from time to time by the Ridge at Sunup Bay HOA Board of Directors.

### **B. Pathway and dock rules. The following rules are adopted by the HOA and shall be adhered to by all HOA members and Guests:**

1. The pathway easement as outlined in the plat and CCR's and clarified in the 2<sup>nd</sup> amendment to the CCR's, is intended to provide access to and from the community dock, beach area and private docks. The pathway may not be used for picnicking or sunbathing. Beach chairs and/or equipment shall not be used or stored on the pathway easement area.
2. The community dock is available for boating, swimming and recreational use by HOA members and their invited guests. The use of beach chairs on the dock is permitted as long as it does not interfere with the reasonable use of the dock by other members.
3. Running on or swimming under the docks is not permitted. Children under the age of 8 years are not allowed on the docks unsupervised.
4. The pathway and dock shall open at 8:00 am and close at 9:00 pm or dark, whichever shall occur earlier, excluding access to and mooring of boats. Swimming and recreational use of the dock outside of these hours is not permitted.
5. Alcoholic beverages are not allowed, except for transfer to and from a private boat moored at the dock. Alcoholic beverages may not be consumed on the dock or pathway.
6. Animals are not allowed on the pathway or dock except for transport to and from a boat. All animals must be kept on a leash.
7. Fires and/or fireworks shall not be allowed on the pathway or dock, provided however, that the owners of lots adjacent to the beach may have a fire on the beach frontage that is included as part of their lot ownership.
8. There shall be no storage of boating, swimming or beach equipment on the pathway or dock except fully within a private boat moored at the dock or as otherwise specifically provided by the HOA. Beach chairs and/or equipment shall not be left overnight on the dock.
9. Lot owners with beach frontage may store private items on the beach area included within their ownership so long as it is neat in appearance and does not create a nuisance to adjacent lot owners.
10. In consideration of the wide range of tastes in music and listening, members and

guests shall not play radios, CDs or any form of recorded or live music on the dock or pathway unless individual headphones are used or as specifically authorized in writing by the HOA Board.

11. All members and guests are required to immediately remove their trash from the pathway or dock.

12. Guests to the community must be accompanied on the pathway and dock by their host member. Members are responsible for the conduct of their guests.

13. Misconduct, whether of a suggestive nature or not, including lack of swimming attire, dressing and/or undressing on the beach, committing a nuisance, use of profane language, or any other wrong doing, shall not be permitted.

14. Bicycles may use the pathway leading to the beach but may not be taken past the end of the gravel portion of the pathway and may not be ridden on the beach. Bicycles may only be parked in areas specifically marked for bike parking by the HOA Board.

15. Motorized and non-motorized vehicles, golf carts, bicycles and pedestrian use will be permitted on common pathways. Vehicles at no time shall be parked anywhere except in authorized turnouts. No vehicles at any time shall restrict traffic on pathway.

16. Visitors may dock their boat at the guest parking slip for up to 2 hours during daylight hours only. No overnight guest parking will be allowed. No motorized craft is allowed to dock on the beach whether owned by a guest or property owner, provided however that the owners of lots with water frontage may dock boats on that portion of the beach that is included in their lot ownership.

17. Nothing in these rules is intended to limit the rights of the water frontage lot owners to use the beach and water frontage on their lots for boating, recreational or swimming use.

### **C. Assignment of Boat Slips**

1. Eligibility. Lot owners are eligible for a license to the use of a private boat dock (waterfront lots) or a boat slip at the community dock. All docks are owned exclusively by the HOA. The right of use of private dock or boat slip is limited to the licensee and cannot be assigned. The Declarant is not subject to the license agreement.
2. Improvements. Improvements will only be allowed on docks or beach with approval of the HOA.
3. Community Boat Slips. Use of Community Dock Slips will be limited to the lot owners that do not have private docks only and their guests. The cost of maintaining the community slips will be paid exclusively by the secondary lot owners that do not have individual private docks.
4. Private Docks. The waterfront lots have individual docks and are solely responsible for the cost of maintaining said docks. The use of said docks will be for the sole enjoyment of the waterfront lot owners which dock is appurtenant.
5. Common Dock Area. The ramp and walkway portion of the community dock (excluding slips) are open to all members of the HOA and costs of maintenance and repair of this portion and pilings will be the responsibility of the HOA. (See

Dock Map)

6. Boat Slip Covers. The HOA may require at their sole discretion, the dock licensee to purchase and install at licensee's expense a slip cover/tarp. The style and color shall be at the discretion of the HOA.

### **Rock Creek Ridge Good Neighbor Policy**

**Be a good neighbor.** Talk to your neighbor if you have a question or concern and work out an amicable solution. It is impossible to foresee or put into print every conceivable question that may arise, however, most are covered in this or other Association documents. If everyone adheres to these rules and guidelines and uses common sense and courtesy toward their neighbors and the use of the facilities, Rock Creek Ridge will continue to prosper and provide enjoyment for years to come which is the central organizing principal of our Association.