



Community Recreation Property Rules & Regulations

Section 1. Purpose. This Declaration of Rules and Regulations (hereinafter, the “Regulations”) are applicable to all common areas owned by the Waterford Landing Homeowners Association, Inc. (“Association”), including without limitation, the five-acre Community Recreation Park (“CRP”) located at the terminus of Waterford Landing Road and the Community Open Space, including without limitation, the Golf Course located at Waterford Landing (“Golf Course”) (collectively referred to as “Common Areas”). The purpose and intent of the Regulations outlined herein are to provide for the enjoyment of the residents of Waterford Landing, prohibit nuisance type activities, and provide for the safety of the residents and guests utilizing the Common Areas.

Section 2. Authority. The Regulations are promulgated in accordance with Article V, Sections 22(a) and 25(a) of the Declaration of Covenants, Conditions, and Restrictions of the Waterford Landing Planned Unit Development recorded in the Clerk’s Office, Superior Court, Bryan County Book No. 161, pages 396-425, and all amendments of record (“Covenants”). All definitions used herein shall be as outlined in Article I of the Covenants.

Section 3. Amendment. The Regulations may be amended from time to time by the Board of Directors in its discretion. A copy of any amendment will be provided to every Member by first class mail as they are adopted.

Section 4. Use. Use of the Common Areas shall be limited to Members of the Association, their guests, and others having a legal right of use. **Guests must be accompanied by a Member at all times.** Members who are more than 90 days delinquent in the payment of Association dues may not use the Common Areas. Member use of the Common Areas may be restricted by the Association for violation of the Regulations as provided in sections 6, 7, and 8 hereof.

It is the responsibility of all Members and their guests to clean up after themselves and their pets in Waterford Landing. Bag facilities for pets are provided. This is especially important at the CRP. It is Bryan County law that pets must be kept on a leash. All Members and their guests are required to observe these rules at all times.

Section 5. Specific Prohibitions. The following activities shall be prohibited by the Association within the boundaries of the Common Areas:

1. Consumption of alcoholic beverages by minors.
2. Use of any illegal drugs or controlled substances.
3. Swimming in the river.
4. Vehicle speeds in excess of 15 miles per hour.
5. Littering or disposal of fuels or toxic substances.
6. Destruction or vandalism of community property.

Violation of these specific prohibitions by a Member or guest may result in a prohibition of the use of the Common Areas by the Member for a period of not less than 3 months and not more than 1 year at the discretion of the Board of Directors. Violations concerning the destruction or vandalism of Association property or personal property owned by Association Members will be prosecuted to the fullest extent allowed by law.

Section 6. General Nuisance Activities. Noxious, destructive, offensive, or unsanitary activity shall not be carried on within the Common Areas. No Member or guest may use or allow the use of the Common Areas at any time, in any way, which may endanger the health or property of the other occupants, unreasonably annoy, disturb or cause embarrassment or discomfort to the other Owners or occupants, or in the Board's sole discretion, constitute a nuisance. The intention of this provision is to grant the Association and aggrieved Owners and occupants a right for redress for actions, activities, or conduct which unreasonably disturbs or impairs the peaceful and safe enjoyment of the Common Areas. In this regard, specific unauthorized and unreasonable annoyances or disturbances shall include, but not be limited to the following:

1. Any fighting, raucous behavior, or insobriety if such conduct can be heard by others;

2. The use of any equipment, television, stereo, or other device which produces excessively loud sound if such sound can be heard by others;
3. Any threatening or intimidating conduct towards others;
4. Any conduct which creates any noxious or offensive odor at any time if such odor can be detected by others; or
5. Any conduct which violates Bryan County Code of Ordinances, Chapter 24 – Breach of Peace.

Nothing herein shall be construed to affect the rights of an aggrieved Owner or occupant to proceed individually against a violator of this provision. The Board of Directors may, in its discretion, require any aggrieved Owner or occupant to seek redress personally against the violator before the Association intervenes and commences enforcement action hereunder; provided, further, due to the general nature of violations of this provision, the Board of Directors may, in its discretion, elect that the Association not intervene or enforce this provision. No claim for any loss, damage or otherwise, and no such defense of selective, arbitrary, or capricious enforcement, shall exist for any person as a result of any decision of the Board of Directors not to enforce this provision. To the extent the Board of Directors chooses to enforce this provision, the Board of Directors may notify the violator in writing of the prohibited behavior or activity. The issuance of more than one written notification within a 12-month period may result in prohibition of the use of the Common Areas by the Member and/or guest for a period of up to 1 year at the discretion of the Board of Directors.

Section 7. Storage Area. The fenced Storage Area may be used by the Members for an annual fee of \$375 per spot, or as otherwise established by the Board of Directors. Use of the Storage Area is limited to watercraft, trailers and Recreational Vehicles (hereinafter, “Approved Vehicles”). Access and use of the Storage Area will be limited to Members who have an Approved Vehicle in the Storage Area. All Approved Vehicles in the storage area must be registered with the Association. The Board of Directors reserves the right to limit storage to watercraft of a reasonable size, as it deems appropriate.

Members storing an Approved Vehicle in the Storage Area may place an approved storage unit within the boundaries of their assigned slot. All storage units must be approved by the Board of Directors before being placed in the Storage Area. Storage units must follow the guidelines below:

1. May not be larger than 7' wide x 3.5' deep x 7.9' high
2. Must be constructed of heavy duty plastic. No metal or wooden buildings will be allowed.
3. Must be gray in color.
4. Must be consistent with a Rubbermaid Max Jr., which can be found at Home Depot or Lowes

Storage slots are limited to one per resident household only. In order to be eligible for a storage slot, members must be current on all Association fees (dues, assessments, fines, etc.), have their Approved Vehicle registered with the Association, and all watercraft must properly display a Waterford Landing Dock Permit decal. In the event the Storage Area is at capacity, there will be a waiting list in which open slots will be assigned according to seniority on the waiting list. The Board of Directors may amend the fees for the use of the Storage Area on an annual basis if deemed to be in the best interest of the Association. The revenues collected for the use of the Storage Area will be used for the ongoing maintenance and improvement of the Community Amenities.

Section 7a. Storage of an Additional Approved Vehicle. In the event there are unrented slots in the storage area and there is no one on the waiting list, a resident who is already storing one Approved Vehicle may apply for one "extra" storage slot for a fee as shown in Section 7 above. Storage terms for the second vehicle will be considered as month-to-month occupancy and not as annual leases. The resident may maintain this extra slot until the storage area fills and will be required to vacate his extra slot when another resident without a slot makes an approved application. The rule for priority in vacating a slot will be on a "Last In-First Out" basis. That is, the most recently approved "extra" slot will be the first one required to be vacated. Residents requesting permission for an extra slot will be required to sign an acknowledgment that they understand this rule and will comply without objection. (See Attachment 1). The Association will maintain the list, sorted by date, of those holding extra slots.

If an owner is required to vacate an extra slot, he will do so upon notification from the Association and by the end of the month in which he is notified to vacate the extra slot. Annual rental fees previously paid will be refunded pro-rata by month.

Distribution of copies of the gate key to Non-Members and Members who do not have an Approved Vehicle in the Storage Area is strictly prohibited.

Section 8. Deepwater Boat Slips. **All Members who utilize the Deepwater Dockage at the CRP agree to do so at their own risk.** All boat slips are for temporary dockage only. Members are permitted to dock boats for temporary dockage for a period not to exceed 4 days. "Four Days" is defined as 4 continuous 24 hour periods, including day or other incidental trips away from dock, and including overnight mooring. The boat slips to the outside or river side or the dockage to the right of the boat ramp is for loading and unloading only. Use of the Deepwater Dockage is subject to the following rules and regulations:

1. No commercial activity is permitted.
2. Only minor repairs will be allowed to be conducted on the Deepwater Dockage.
3. No children under the age of 12 shall be permitted without direct supervision by an adult.
4. No golf cart or other motorized vehicles are allowed on the Deepwater Dockage.
5. No debris, equipment, cleaning supplies, or other articles shall be left on the dock unattended at any time.
6. Swimming from or around the docks is not permitted at any time.
7. Georgia DNR and the Dock Rules for Waterford Landing Homeowners Association, Inc. prohibit watercraft wakes. There is a "*NO WAKE ZONE*" within 100' of the Waterford Landing dock. All watercraft are required to use idle speed within 100' of the dock.
8. No boat may be moored at the dock for more the four (4) continuous days.
9. Distribution of copies of the ramp key to non-members, anyone not a Owner in the Waterford Landing community, or otherwise not authorized to use the boat ramp or storage facility, is strictly prohibited and can result in the loss of boat storage and/or ramp privileges.
10. Docking of watercraft takes precedence over shrimping, fishing, crabbing and other recreational activities.

Infraction of the rules for the use of the Deepwater Dockage may result in suspension of privileges to use the Deepwater Dockage pursuant to Section 6 herein.

Section 9. Playground. All children under the age of 12 shall be accompanied by an adult while using the Playground Facility. Anyone using the Playground Facility must observe all Playground Rules or Regulations posted by the Association.

Section 10. Indemnification. All Members, Guests of Members, and Lessees by their use of the CRP, the Boat Storage Area, Golf Course, Common Areas and the Deepwater Facility do hereby agree to release and indemnify the Waterford Landing Homeowners Association, Inc. and its Board of Directors from any liability regarding property damage or bodily harm caused to them, their property, or guests on the Common Areas.

Section 11. Parking. All Automobiles, trailers, and other vehicles should be parked in those areas designated for parking. In the event that the areas designated for parking are filled, Members and guests should park in open areas in a manner as to not obstruct traffic or boat launching/removal. Parking in landscaped areas or seaward of the boat ramp entrance is prohibited. Members are encouraged to park in areas to the rear of the CRP (near the Storage Area) and away from the riverfront whenever possible.

Section 12. Off-Road Vehicles and Golf Carts. No off-road vehicles (including without limitation ATVs, dirt bikes, motorcycles, jeeps and 4-wheel drive vehicles) are permitted within the Common Areas. With proper insurance, Golf Carts operated by a licensed driver sixteen years or older are permitted to be used at the Common Areas.

Section 13. Personal Items. Any personal items not intended or designed for use by all Members will not be allowed. No personal items (including without limitation playground equipment, fire pits, and trees, bushes or other landscaping) may be placed on the Common Area without the prior written approval of the Architectural Review Committee. Any personal items installed on the Common Area without the required approval will be subject to immediate removal by the Association.

Section 14. Burning. No burning of yard debris, brush, tree limbs or other items is permitted on the Common Areas.

Revised 1/2016

Attachment 1

Rules to govern vacating an “Extra” boat storage slot.

I have read and understand the rules established in Sections 7 and 7a of the Community Recreation Property Rules & Regulations permitting me to occupy a second (“extra”) boat storage slot in the CRP Boat Storage Area.

I agree to comply with these rules without objection if I am asked to vacate the second slot.

Name and Address

Email

Phone #

Signature

Date