



Jonathan's Landing Condominium & Yacht Club Association
Rules and Regulations – Owners and Renters
2010

There are 62 units and a farmhouse at Jonathan's Landing (JL). Consideration for and courtesy to other unit owners is both necessary and appreciated. Violation of these Rules and Regulations will result in the application of fines and /or penalties.

1. PARKING

- a. The Moultonborough Fire Department requires that residents and guests park only in their designated parking areas to allow emergency vehicles unimpeded access.
- b. Parking is limited to passenger vehicles only, except during deliveries or service calls.
- c. Parking of commercial trucks, vans, recreational vehicles and trailers by residents/guests is prohibited. Residents or guests with commercial trucks, vans, recreational vehicles and trailers should see the Maintenance Staff who will specify a suitable location in the trailer storage area.
- d. No parking is permitted on the grass areas.

- 2. SEPTIC SYSTEM** – Do not place large or foreign objects in the toilets. This includes sanitary napkins, diapers, tampons, condoms, sanitary applicators, baby wipes or any ***non-biodegradable substance***. They can cause severe damage to the septic systems. Other non-biodegradable substances that must not be disposed of in the toilets or sinks are 1) Chemicals: automotive fluids, bleach, chemicals, dry cleaning fluid, fertilizers, fuels, gasoline, paint thinners, pesticides, photographic chemicals, plastic, poisons, solvents and varnishes. 2) bones, cigarette butts or filters, coffee grounds, cooking oil, eggshells, fat (solid), facial tissues, paper towels, skin lotions, large amounts of vegetable scrapings and medicines.

- 3. SWIMMING POOLS AND BEACH** – There are no lifeguards at the pools or beaches. ***STATE LAW requires adult supervision with any child under the age of 14 years.*** Obey all rules posted.
- a. Glass bottles or any breakable items are not allowed.
 - b. Dogs are only permitted to gain access to the boats on the center pier.
 - c. Do not dive into the pool, off the docks or beach jetties.
 - d. Do not swim in the marina or boat channel per State Law.
 - e. Diapers are not permitted in the pools
 - f. Floatable or inflatable devices (rafts, chairs, tubes, noodles, balls) are not allowed in the pools but may be used at the beach.
 - g. If a child has an "accident" whereby fecal matter is deposited into the pool, it is essential that you take the following steps: (1) notify a member of the maintenance staff immediately (2) notify other pool participants of the accident and ask them to vacate the pool. The Maintenance Staff will close the pool, post "Pool Closed" signs, clean and decontaminate the pool. The pool will be reopened only after water testing passes State regulations.

- 4. FIRES AND FIREWORKS** - Open Fires are not permitted anywhere on the property except in interior fireplaces or wood stoves. Fireworks are not permitted anywhere on the property.

- 5. MARINA** - "Day Docking" is not available. All slips are owned by the residents of Jonathan's Landing. A boat slip may only be utilized with the permission of the owner. Unauthorized boats may be removed. Any damage caused to a boat dock is the responsibility of the person/boat causing the damage. It is the owner's responsibility to properly tie their boat with appropriate sized lines, snubbers and fenders. Marina use is limited to non-commercial recreational boating only. The length and width of boats may not create a hazard to navigation, nor interfere with entry or egress from another slip. Per State Law, all boats or personal watercraft must be operated at headway speed with in the marina and channel. All boats must be removed from the marina in the fall by the weekend after Columbus Day weekend. No refueling is allowed at the docks.

6. **PETS** – Please conform to the Moultonborough leash law and take the necessary steps to ensure that your dog is not a nuisance and does not disturb the rights of others. Dogs must be walked on leashes even in the wooded areas. Unit owners are responsible for making sure family members are aware of the Town/JL pet regulations. Owners must clean up after their pets. No contractor or sub contractor may bring a dog onto JL property. Dogs and cats are allowed for residents, but not for guests or tenants.
7. **NOISE** – Moultonborough Town ordinance mandates quiet after 10:30pm. Be considerate.
8. **EXTERIOR APPEARANCE** – Limit exterior decorations to plants, patio furniture and the American Flag. Store toys, playground equipment and beach floatables when not in use inside the unit. Do not hang anything from the porches, decks, or deck railings. Hang towels and suits inside the unit. Do not store recreation equipment, kayaks and canoes, permanently on the decks. They should be stored in your garage or on the racks at the beach if they are registered with the Association Manager and have a current prepaid sticker.
9. **TRASH** – Dumpsters are located on the hill at the maintenance area for all residents. Single Stream Recycling is available just across from them. Dumpsters are not to be used to dispose of TV's, computers, appliances, construction refuse, mattresses or furniture. Those are to be disposed of at the Moultonborough Town Dump or call Maintenance if you need assistance in the disposal of these items.
10. **POSTED SPEED LIMITS** – Please obey. Be alert to walking residents, children, bikes and golf cars.
11. **GOLF CARTS** – Golf cart operators must be 12 years of age or older unless accompanied by an adult. All golf carts must display the unit owner's pre-911 unit number or name.
 - a. Parking of golf carts on the grass at the Marina and Pools is permitted only for loading and unloading after which golf carts must be parked on the pavement in the parking areas.
12. **RECREATIONAL VEHICLES** – Operation of recreation vehicles including snowmobiles, trail bikes, ATV's or other similar machines is prohibited.
13. **FEEDING OF WILDLIFE** – NH State Law prohibits the feeding of wildlife. This includes deer and ducks. Duck droppings can cause "swimmers or duck itch". It is important not to feed the ducks at the beach.
14. **TENNIS COURTS** – The court area is for tennis only. Dogs, cats, bicycles, skateboards, rollerblading, hockey sticks and pucks are not permitted. Wear non-marring tennis shoes in the court areas. The usage of the tennis courts by any individuals other than Jonathan's Landing residents, tenants or their guests is prohibited.
15. **ROOFS** – No one is allowed on the roofs or the garage roofs except for Board authorized maintenance.
16. **SMALL WATERCRAFT** - Store small watercraft on the rental racks on the beach or in the woods nearby. If you do not rent a rack, please store small watercraft in your unit, garage or in the Boat Storage area.
17. **TRAILER AND BOAT STORAGE** – Storage of boats and boat trailers is permitted for residents and tenants in the designated storage area beyond the boat storage garages in the maintenance area. All trailers must be registered with the Association Manager and display a current sticker. Check with Maintenance Staff for a location that will not interfere with the grounds equipment and landscape supply storage.
 - a. If you store a boat in this area, the boat must be covered/shrink wrapped with white, silver or neutral color such as tan or beige per Town of Moultonborough. No blue tarps are allowed.
18. **DEFACEMENT** – Do not deface any concrete or paved surface or building, including the roads, parking areas, pool and pool surrounds, walkways, buildings, garages or any visible surface with white or colored chalk, paint or crayon
19. **WINTER OPERATIONS** – Units must maintain the heat at 55 degrees. Please notify Maintenance within 48 hours of when utilizing your unit in the winter to provide priority snow removal. Garaging or moving of vehicles during snow removal will greatly increase the efficiency of the operation. Your cooperation is appreciated.