



***Jonathan's Landing Condominium & Yacht Club Association***  
***Rules and Regulations – Owners, Renters & Guests***  
***2014***

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) 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. Infants/Toddlers who are not yet potty-trained are not permitted in the pools with or without diapers. No diapers are allowed in the pools under any circumstance.
- f. Floatable or inflatable devices 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 or the Management Company 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 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 used with the permission of the owner. Unauthorized boats may be removed. Any damage caused to a dock is the responsibility of the person causing the damage. It is the owner's responsibility to properly tie their boat with appropriate-sized lines, snubbers and fenders. **For boats longer than 20 feet, any lines connected to dock posts, walkway posts or dock cleats must be fitted with the appropriate-sized snubbers. A minimum of 2 snubbers per boat is required.** Marina use is limited to non-commercial recreational boating. The length and width of boats may not create a hazard to navigation, nor interfere with entry or egress from another slip. All boats or personal watercraft must be operated at headway speed 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. The JL Board has the authority and the right, but not the obligation, to ban any dog from JL property that has bitten any owner, resident, guest or contractor while on JL property. Owner’s homeowner policy must provide coverage for pets.
  
7. **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 sticker.
  
8. **TRASH** – Dumpsters are located on the hill at the maintenance area for all residents. Single Stream Recycling is available. **Cardboard boxes must be flattened.** 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 the Management Company if you need assistance in the disposal of these items.
  
9. **GOLF CARTS** –
  1. **Owner Responsibility** – The owner of the golf cart is responsible for their golf cart. This includes whoever you allow to operate your cart. Please make them aware of our Rules and Regulations and Golf Cart Safety Guidelines.
  
  2. **Operational Age Requirement** – Driver must be a licensed driver.
  
  3. **Operation** – Golf carts must comply with all traffic rules and regulations and must reduce speed when approaching pedestrians who always have the right of way.
  
  4. **Distracted Operation** - Drivers may not wear headphones, use cell phones or use/operate any other device that may cause a distraction.
  
  5. **Parking** - 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.
  
  6. **Lawns** – Driving golf carts on lawns is prohibited except for traveling to and from the Marina and Pools.
  
  7. **Passenger Requirements** – Golf carts shall not be operated with more passengers than there are seats on the golf cart. All passengers must remain seated while the cart is moving.
  
  8. **Lights** – All golf carts must have operational head and tail lights when driving after dark.
  
  9. **Safety Restrictions** – The towing of any person or object is not permitted. Reckless driving to endanger is prohibited.
  
  10. **Golf Cart Privileges** - Anyone caught driving in an unsafe manner will lose the privilege to have a Golf Cart on the property.
  
  11. **All accidents** are to be reported to Harvard Management.
  
  12. Golf carts are **required to be insured** by the owner of the golf cart.
  
  13. **Golf Cart Identification** – ALL golf carts in Jonathan’s Landing must display a numbered sticker issued through Harvard Management.

10. **RECREATIONAL VEHICLES** – Operation of recreation vehicles including snowmobiles, trail bikes, ATV's or other similar machines is prohibited.
11. **POSTED SPEED LIMITS** - Please obey. Be alert to walking residents, children, bikes and golf carts.
12. **NOISE** – Moultonborough Town ordinance mandates quiet after 10:30 p.m. Please be considerate of others.
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 properly insured contractors or Board-authorized maintenance personnel.
16. **SMALL WATERCRAFT** - Store small watercraft on the rental racks on the beach or in the woods nearby. If you do not have 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. 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** – Unit owners must maintain the heat at 55 degrees and the main water supply must be shut off if the unit will be vacant for greater than 24 hours. **Owners are responsible for changing batteries in thermostats requiring batteries.** Please notify the Management Company 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.