

Jonathan's Landing Condominium & Yacht Club Association Rules and Regulations 2016



Moultonborough, New Hampshire

The Board of Directors hereby adopts the following rules and regulations: 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.
- d. 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.
- e. No parking is permitted on the grass areas.

2. SEPTIC SYSTEM

- a. 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 in the toilets or sinks include: Automotive fluids, bleach, chemicals, dry cleaning fluid, fertilizers, fuels, gasoline, paint thinners, pesticides, photographic chemicals, plastic, poisons, solvents and varnishes, 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. RECREATION EQUIPMENT

- a. Without written authorization from the board, any volleyball nets, badminton nets, games, toys or similar equipment that are put up on common areas should be taken down within an hour after use and should never be left up overnight.

4. SWIMMING POOLS AND BEACH

- a. There are no lifeguards at the pools or beach. STATE LAW requires adult supervision with any child under the age of 14 years. Obey all rules posted.
- b. Glass bottles or any breakable items are not allowed.
- c. Dogs are only permitted in the lower pool area to gain access to the boats on the center pier.
- d. Do not dive into the pool, off the docks or beach jetties.
- e. Infants/Toddlers who are not yet toilet trained are not permitted in the pools with or without diapers.
- f. No diapers are allowed in the pools under any circumstances.
- g. Floatable or inflatable devices are not allowed in the pools, but may be used at the beach.
- h. If a child has an "accident" whereby fecal matter is deposited in the pool, it is essential that you take the following steps: Notify other pool participants of the accident and ask them to vacate the pool, and notify a member of the maintenance staff or Harvard Management immediately. The maintenance staff will close the pool, post "Pool Closed" signs, and clean and decontaminate the pool. The pool will be reopened after water testing passes State regulations.

5. FIRES AND FIREWORKS

- a. Open fires are not permitted anywhere on the property except in interior fireplaces or

wood stoves. Fireworks are not permitted anywhere on the property.

6. **MARINA**

- a. "Day Docking" is not available. All slips are owned by the residents of Jonathan's Landing. Any boat slip may only be used with the permission of the owner. Rental or leasing of a slip must be to another Jonathan's Landing unit owner. Unauthorized boats may be removed. Any damage to a dock is the responsibility of the person causing the damage. All boats or personal watercraft must be operated at headway speed in the marina and channel. No refueling is allowed at the docks. Marina use is limited to non-commercial recreational boating.

7. **SNUBBERS AND DOCK LINES**

- a. 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 line connected to dock posts, walkway posts or dock cleats must be fitted with an appropriately sized snubber. A minimum of 2 snubbers per boat is required.**

8. **BOAT LENGTH AND WIDTH**

- a. The length of boats may not exceed a LOA (length over all) of 26 feet.
- b. This measurement will include any appendage protruding from the bow or stern of the boat. Included in calculation of LOA, for example, are: bow anchors, bow pulpits, bow sprits, swim platforms, inboard out drives, outboard and external engines in the up or tilted position.
- c. The width of the boat may not exceed 9 feet and may not cause a hazard to owners in adjoining slips.
- d. Current boat owners as of July 1, 2015 who have a boat which exceeds these requirements will have to comply with this rule when they replace their current boat. New unit owners must comply with this rule for any boat introduced to the marina.
- e. The board at its discretion may provide a grace period for an owner to comply with this rule.
- f. No boat which creates a hazard to navigation or interferes with entry or egress from

another slip will be allowed.

- g. Do not swim in the marina or boat channel per State Law.

9. **PETS**

- a. 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 subcontractor may bring a dog onto JL property. 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.

10. **EXTERIOR APPEARANCE**

- a. Limit exterior decorations to plants, patio furniture and the American flag. Store toys, playground equipment and beach floatables inside the unit when not in use. Do not hang anything from the porches, decks or deck railings. Hang towels and bathing suits inside the unit. Do not store recreational equipment, kayaks or canoes permanently on the decks. They should be stored in your garage or on the racks at the beach if they are registered with Harvard Management and have a current sticker.

11. **TRASH**

- a. Dumpsters are located 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, electronics, construction refuse, mattresses or furniture. Those are to be disposed of at the Moultonborough Town Dump. Call the maintenance department if you need assistance in disposing of these items.

12. **GOLF CARTS**

- a. The owner of the golf cart is responsible for their golf cart. This includes whomever you allow to operate your cart. Please make them aware of our Rules and Regulations and Golf Cart Safety Guidelines. Golf carts are to be insured by the owner of the golf cart.

- b. **Drivers must be a licensed driver.** Golf cars must comply with all traffic rules and regulations and must reduce speed with approaching pedestrians, who always have the right of way. Drivers may not wear headphones, use cell phones, or use/operate any other device that may cause a distraction.
- c. **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 pavement in the parking areas. Driving golf carts on lawns is prohibited except for traveling to and from the marina and pools.**
- d. **All golf carts must have operational head and tail lights when driving after dark.**
- e. **The towing of any person or object is not permitted. Reckless driving of golf carts to endanger is prohibited. Anyone caught driving in an unsafe manner will lose the privilege to have a golf cart on the property.**
- f. **All accidents are to be reported to Harvard Management.**
- g. **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.**
- h. **All golf carts must display an identifying sticker issued by Harvard Management.**

Issued by Jonathan's Landing Board of Directors and effective as of July 09, 2016.

Adopted and published to the membership this 9th day of July, 2016.

Arthur H. Neuse
Board Member
Print: ARTHUR H. NEUSE

Rex E. Atwood Jr.
Board Member
Print: REX E. ATWOOD JR.

John M. ULM
Board Member
Print: JOHN M. ULM

Walter Porter
Board Member
Print: Walter Porter

E. Hunt BERGEN
Board Member
Print: E. HUNT BERGEN

(on vacation)
Board Member D. Rizzo, Mgr.
Print: James Crocker

G. Michael Schmidt
Board Member
Print: G. MICHAEL SCHMIDT

Board Member
Print: _____