

# ***HARBOR COVE COMMUNITY PROPERTIES***

## ***RULES & REGULATIONS***

*November 2021*

### **1) AMENITIES PASSES AND PARKING PERMITS**

- A) One person in each party/group using the Harbor Cove Community Properties facilities must have a Harbor Cove amenities pass available to be presented to Security or employees upon request. Children under 14 years of age must be accompanied by an adult with an amenities pass. All vehicles parked in the Harbor Cove area must display a parking permit. Parking permits will be issued by the Manager in advance for owners, guests or renters according to the following:
- Owners will be given 2 sticker permits per unit to be placed permanently in the lower left window shield.
  - Family, friends and renters will use color coded hanging permits, 2 of which will be provided by the manager each year. Additional hanging permits will be provided for \$10 each.
  - New family, friends and renter color coded hanging permits will be provided each year and MUST be given to family, friends or renters by the owner.
- B) Vehicles without current parking permits will be towed at the owner's expense.

### **2) FIRES**

- A) No cooking fires are allowed on HCCP property except in charcoal and gas grills provided near the beach house and indoor/outdoor pools. Grills and hibachis may not be used on Community Property decks or porches.
- B) No open fires on HCCP property are permitted, except in the fire pit area near the beach house. This fire will be extinguished at a time to be determined by the Board and whenever windy or dry conditions dictate.

### **3) PETS**

- A) No pets are allowed on the beach from Memorial Day weekend (defined as Friday 5:00pm) through Labor Day weekend (defined as Monday 5:00pm) except for the early AM hours from 6:00am-9:30am. The Beach does not include the parking lot or path but DOES include the fire pit area. All pet owners are expected to control and clean up after their animals.
- B) Pets must be leashed at all times.
- C) Pets should not be in the indoor pool building, on the tennis courts, or on the pool decks.
- D) Pet ownership is a privilege not a right. Non compliant owner's pets will lose their community property privileges and be confined to the owner's condo. Repeated violations may be subject to fines as well.
- E) Renters and timeshare owners are not allowed to have pets in the complex.

### **4) CONSUMPTION OF ALCOHOL BY MINORS**

This activity is prohibited at all times in the common areas by the laws of the State of Michigan and will be enforced by the Manager and Security.

### **5) BEACH RULES**

- A) No lifeguards are provided, so swim at your own risk.
- B) Kayaks, Sailboats, stand up paddle boards and sailboards must use the EAST end of the beach for launching, landing and storing.
- C) No motorized watercraft, including but not limited to jet skis, and ATV's may launch from, land on, be driven on or be stored on the beach.
- D) No tents, canopies or awning tents may be set up on the beach. Baby sunscreen/shields are permitted.
- E) Security personnel will be on duty throughout the summer.
- F) The fire pit will be extinguished and the beach area closed at night during the summer at a time to be determined by the Board. The times will be posted at the Manager's office and the beach house.
- G) Harbor Cove residents (owners, guests, renters) should walk at the water line to avoid trespass if traveling eastward from the Menonaqua-Harbor Cove boundary line. Our residents should not "set up camp" on the

Menonaqua beach with chairs or blankets. All boats and beach paraphernalia should be kept within the Harbor Cove beach boundaries.

- H)** ALL tables are on a first-come, first-serve basis. This means that items may NOT be left unattended, chained, or otherwise obstructing others from using a table. "Unattended" means not present on the beach.
- I)** No items (other than items listed in 5. B) may be left on the beach, the beach house deck or in the beach house overnight. Items left overnight will be removed and disposed of by Management.
- J)** No personal grills allowed at beach.
- K)** FIREWORKS ARE NOT PERMITTED ON HARBOR COVE COMMUNITY PROPERTIES. THIS INCLUDES CHINESE LANTERNS AND SPARKLERS.
- L)** Multiple player games (such as volleyball, softball, football) should be restricted to the general area east of the fire pit and west of the Beach House with the specific site to be designated seasonally.

## **6) TRAILERED BOATS AND RV's**

- A)** All boats must be tagged. Tags are provided at no charge from the Property Manager.
- B)** Boats may be launched at the EAST end of the beach area only.
- C)** Trailers may not be stored at the beach area.
- D)** Due to limited parking space no motor homes or live in trailers (RV's) shall be stored on the HCCP Common Grounds. No trailers, boats or other trailered vehicles are to be parked by the condo units. Management will coordinate vehicle parking at the pool parking area. Snowmobiles and ATV's are not to be ridden on the Harbor Cove Association grounds.
- E)** Due to limited parking in the Community Center parking area, only the 10 marked spaces on the north end of the lot will be available to owners for boat/trailer parking. These 10 spaces will be assigned/rented for \$250 per season beginning annually on April 1 on a first come, first served basis. These numbered spaced must be used ONLY by the owner and the registered boat/trailer assigned to this space. Special tags will be given to each owner renting a space and must be displayed on the boat and trailer at all times they are parked in the Community Center lot. Any boat or trailer parked in this lot without a registration tag, the owner will be fined at a rate of \$100/day. Daily or weekly parking can be arranged in Harbor Springs by registering at the Harbor Springs Police station.
- F)** For the winter season trailered, non-motorized boats no longer than 18 feet may be parked in the maintenance area. Small sailboats, stand up paddle boards and kayaks can be stored on the provided racks.
- G)** Storage is Seasonal only – not permanent. All boats, kayaks, etc must be removed from the storage area by July 1. Boats, etc. not removed for two (2) seasons will be considered abandoned and removed/disposed of at owner's expense. Management will attempt to contact those owners to establish disposition of these boats. Any costs to dispose of the boat will be the responsibility of the owner.

## **7) TENNIS/PICKLE BALL RULES**

- A)** Reserved play is limited to one hour per unit per day. Sign-up sheets are located at the pool, or you may contact personnel at the pool.
- B)** Posted rules regarding proper dress, shoes and use must be observed.
- C)** Children under 14 (fourteen) years of age must have adult supervision (18+ years old) at all times.
- D)** Tennis/Pickle Ball courts are to be used for TENNIS/PICKLE BALL ONLY. The courts may not be used for skating, roller blading, skate boarding, basketball, or any other activity except tennis and pickle ball.

## **8) INDOOR/OUTDOOR POOLS**

- A)** No lifeguards are provided, so swim at own risk.
- B)** Children under 14 (fourteen) years of age must have adult supervision (18+ years old) while in the Jacuzzi, sauna, indoor and outdoor pool.
- C)** OBSERVE THE POSTED RULES, including pool hours, food, candy, glass, diapers and showering. The only inflatable items allowed are for infant safety/flotation.
- D)** The sign-in sheet near the pool entrances MUST be used.

## **9) BEACH HOUSE AND GREAT ROOM**

- A) These facilities may be reserved by completing a reservation form with the Manager and paying a \$250 deposit and obeying all restrictions listed.
- B) Any other owner or guest may use all facilities at all times including scheduled reserved dates. Facilities may not be reserved over the 4<sup>th</sup> of July weekend, and may not preclude any other owner or guest from using either area at the same time. Reservations are limited to 4 hours including set up and clean up time.
- C) No additional furniture or serving equipment may be brought into either facility without advance approval of the Manager.
- D) Any catering plans including cooking and serving equipment must be approved by the Manager in advance.
- E) Users of each facility are expected to thoroughly clean up after themselves and will be responsible for the cost should any additional cleaning or repairs be required.
- F) It is expected that users of these facilities will be responsible for policing their use of the facility.
- G) Beach house furniture or screens may not be removed from the beach house proper.

## **10) PATHS**

- A) No bicycles, ATV's or vehicles of any kind are permitted on unpaved paths or areas of the common property. Use of these vehicles is permitted only on paved roadways.
- B) SNOWMOBILES ARE PROHIBITED from use on any area of the property.

## **11) RENTER REQUIREMENTS**

\*\*\* Owners accept full responsibility for their renters and/or guests including the following:

- A) Provide their renters and/or guests with copies of the Association Rules & Regulations AND the Harbor Cove Community Property Rules & Regulations and include in the lease agreement a provision that the renters and/or guests have been given said copies, has read and understood, and agree to abide by these documents.
- B) Assume financial liability for any damage to their individual unit, common elements of the Association and any Community Properties elements and amenities.
- C) Obtain color coded, current year hanging parking permits from the owner.
- D) Provide their renters and/or guests with Amenities passes and ensure the renters and/or guests understand the need to carry them with them throughout the Harbor Cove campus.
- E) Provide their renters and/or guests with the keys to the unit.
- F) Provide their renters and/or guests with the unit assigned key card to the Community Center.
- G) Ensure their renters and/or guests are aware of the 'NO PETS' rule.
- H) Provide the Harbor Cove Office Management with a list of tenant-occupied dates – including the renters and/or guest name(s).
- I) Ensure the renters and/or guests know that in the event of any complaints or issues the renters and/or guests experience; the renters and/or guests are to communicate solely with the renting Owner who is solely responsible for the resolution thereof.
- J) The unit Owner is responsible at all times for the enforcement of these rules. Any non-conformance to the above rules will result in a letter of warning or suspension of the use of HCCP facilities or a cash fine. The Property Manager will review the issue with the respective Association Board of Directors for a decision.

\*\*\* Property Management Companies – any PM Company that wishes to do business within Harbor Cove properties are also fully responsible for all of the above stated requirements for Owners who rent directly. It is the responsibility of the renting company to ensure that their renters and/or guests are informed of all applicable Rules & Regulations of both the Association and Community Properties and they are responsible for obtaining the signed acknowledgement thereof. All PM Companies MUST provide a list of tenant-occupied dates to the Harbor Cove office – including the renters and/or guest name(s).

## **12) PENALTIES**

Violation of these rules and regulations by an owner or other persons in their unit (family, guests, renters) could result in suspension of the appropriate privileges for the occupants of that unit upon notice by the Board or Management and/or cash fines. Fines could be levied up to \$250 per incident in addition to revocation of Harbor Cove amenities.

*Harbor Cove Community Properties Board of Directors*