

# Granliden Community Association

## Rules & Regulations

### A. GUESTS

1. Guests are allowed the use of the Association's facilities provided:
  - a. they are in the company of an owner or tenant,**or**
  - b. before the facilities are to be used, the owner or tenant informs the General Manager of the proposed activities of their guests.
2. Relatives of owners will have the same rights as owners. Relatives are defined as the owner's parents, siblings, spouse, children, spouses of children, nephews and nieces, spouses of nephews and nieces, and grandchildren.
3. No owner or tenant may extend a blanket invitation to anyone to use Association's facilities.

### B. TENANTS

1. When a property is to be rented, the owner shall report the name of the tenant and the duration of the lease to the General Manager. Such notice shall be given not less than forty-eight hours prior to the commencement of the lease.
2. During the summer season, July 1 through Labor Day, a rental administrative and facility use fee of \$100 per week will be charged to unit owners who are renting their Granliden unit. Failure to register tenants in a timely manner will result in an additional fee of \$100.
3. It is the responsibility of the owners to provide copies of the Bylaws, and Rules and Regulations to their tenants.
4. No owner may rent their property for use by more than two unrelated single persons, more than two families or more than eight (8) persons (including children) at any one time.
5. Tenants or their guests shall not use motorized recreational vehicles or motorcycles on Association property.
6. All owners who rent their property shall subscribe to the rubbish removal service provided by the Association. Rubbish to be collected shall be left in a tied plastic bag, in an animal proof container, on the front porch or in the storage shed (See also Section J.4).
7. The owner is responsible for the actions of his/her tenants and guests.
8. Tenants and their guests are responsible for knowledge of and compliance with the Covenants, Bylaws, and Rules and Regulations.

9. All charges, costs, and expenditures, of any nature whatsoever incurred by the Association in enforcing compliance with the Covenants, Bylaws, Rules and Regulations in connection with the actions of tenants and their guests shall be borne by the owner of the property
10. Tenants and their guests shall not have pets in a rented property or on Association property.
11. Minimum lease term shall be two weeks between July 1 and Labor Day. For all other times a one-week minimum will apply.

### C. VEHICLES, BOATS & FLOTATION EQUIPMENT

1. Members who own commercial vehicles with exterior advertising, motor homes, trailers, campers, trucks (greater than  $\frac{3}{4}$  ton) and boats may park them adjacent to the barn, on a space available basis, subject to the prior approval of the General Manager as to the actual location. Such vehicles or boats shall not be parked or stored elsewhere on Association property, except that small boats may be stored on the racks at the waterfront.
2. Guests and tenants shall not park or store any of the above vehicles on Association property.
3. All vehicles and boats shall display GCA stickers, which can be obtained from the General Manager.

### D. BEACH AND POOL

1. When on duty, the lifeguard shall have full authority over the beach, beach swimming area, docks, pool area, and boat house.
2. When on duty, the lifeguard is only able to monitor swimmers within the roped-off beach swimming area. Swimming beyond the roped-off area, particularly by children, is discouraged at all times and is at your own risk.
3. No boats are permitted in the beach swimming area.
4. No dogs are allowed at the pool or on the beach, or on the grassy areas at the side and above the beach.
5. All flotation devices including but not limited to inflatable rafts, boats and the like shall be stored only within an owner's property, in a locker, on a boat rack at the waterfront, or in an area designated by the Association at the barn. In no event will the Association be responsible for items stored on Association property.
6. Picnicking is permitted only in the picnic area on the lawn behind the stone wall. Beverages may be consumed on the beach or at the pool and must be

in non-breakable containers. Light snacks (fruit, crackers, potato chips and the like not to include sandwiches, hamburgers, hot dogs and the like) may be eaten on the beach. All debris and food remains shall be placed in garbage cans.

7. There shall be no smoking at the beach, or at the pool.
8. All children under 12 must be supervised by a responsible adult. The lifeguard is not a babysitter.
9. Swimming is always at one's own risk. Lifeguard hours, weather permitting, are generally from 10:00 a.m. to 4:30 p.m., 7 days a week, during the summer season. Swimmers at the beach or pool should confirm for themselves whether a lifeguard is, in fact, on duty.
10. Fishing is prohibited in the beach swimming area or from the beach. Fishing is permitted from the loading/unloading dock.
11. The beach and beach area shall be closed at 10:00 p.m. Extensions may be approved by the General Manager.
12. The pool and pool area shall be open for use during the summer between the hours of 7:00 a.m. and midnight Friday and Saturday and between 7 a.m. and 8 p.m. Sunday through Thursday. Extensions may be approved by the General Manager.

#### **E. BOATS & MOORINGS**

1. All slips, moorings, and lockers are owned, operated and managed by the Association.
2. In an attempt to accommodate as many members as possible, the Association will rent any unused slips and moorings on either a short term or long-term basis. (Consult the current GCA rate schedule).
3. The Association will charge annual maintenance fees for slips, moorings, and lockers. (Consult the current GCA rate schedule).
4. Priority of assignment will first be given to the preceding year's user or heirs of same. As additional places become available they will be assigned in accordance with the current waiting list.
5. No item of any type may be affixed to any waterfront property without the approval of the Board of Directors.
6. Damage caused to boats through improper handling or improper tying or mooring is the responsibility of individual boat owners.
7. The Board of Directors may withdraw rights to use slips or moorings, if boats are operated in an unsafe or hazardous manner.
8. The launching and removal of boats owned by Granliden members is allowed from trailers that

cross the Granliden beach area before July 1<sup>st</sup> and after September 1<sup>st</sup>, or at other times as arranged with the Manager.

9. All boats stored, moored, or docked at Granliden shall display a GCA sticker, which can be obtained from the General Manager. Any boat not displaying a GCA sticker shall be subject to removal at the boat owner's expense.
10. No boats shall moor at the designated loading/unloading dock except for active loading and unloading.
11. Effective June 22, 2002 no boat not previously berthed in an Association slip shall be over 17' 1" length as measured from bow to transom or over 18' 6" overall length including swim platform or any other extension of length. The extreme beam shall not be over 90".
12. Effective May 1, 1988 no boat not previously moored at an Association mooring shall be over 19 feet in length as measured from bow to transom and not over 20' 9" overall length including swim platform or any other extension of length.
13. Compliance with Rules 11 and 12 does not assure approval for berthing any boat within the Association's waterfront. The waterfront area will not accommodate two large boats in adjacent positions, and mooring space is extremely limited. Boat purchasers should obtain approval for any boat not previously berthed at Granliden prior to purchase. A copy of the manufacturer's specifications must be submitted to the office when requesting approval and before receiving a GCA sticker.
14. The Association reserves the right to assign or reassign any and all moorings for reasons of safety, accessibility, or necessity.
15. Jumping, diving and swimming off or around the docks and boats in the mooring field is dangerous and is always at your own risk.
16. Boats (kayaks, canoes and sailboat) that are part of the Granliden Boat Club are reserved for use by members of the Granliden Boat Club and their guests who have signed the liability waiver form. Membership in the Boat Club is open to all owners and renters. Refer to the Granliden Boat Club rules and regulations and waiver form for additional information and restrictions.

#### **F. GRANLIDEN BOAT CLUB**

1. A boat club has been established for the purpose of sharing the use of the canoes, kayaks and sailboat

that are maintained and managed by the Granliden Boat Club.

2. Granliden owners, family members, guests and renters are eligible for membership.
3. Use of Boat Club boats is at your own risk. Before using any Boat Club boat, each user must sign the liability waiver form. Parents are responsible for the supervision of children under 18 and must sign the waiver of liability form for each child who will use the boats. (The forms are available at the boathouse and GCA office. Signed forms should be delivered to the office or left at the boathouse. They only need to be signed once.)
4. Use of the sailboat requires prior rigging and sailing experience. The sailboat is not for use by individuals who have not rigged and sailed a similar boat before.
5. New Hampshire law requires one approved personal flotation device (PFD) for each person in a boat. Boat Club members must wear a PFD when using Boat Club boats.
6. Boat Club equipment (paddles, PFD's) is stored in the Boat Club locker inside the boathouse. Users are responsible for returning all equipment after use.
7. Users, or their parents if under 18, are responsible for loss or damage to boats and equipment.
8. Boats are stored on the beach or on a mooring and should be returned to the same after use.
9. Members may reserve a boat by signing the member's name and unit number on the sign-up sheet posted on the boathouse bulletin board. Up to two boats may be reserved for the same time. A second reservation cannot be made until the first reservation has been used. Canoes and kayaks may be reserved for one hour, the sailboat for two.
10. Before using a boat, take note of the time and if there are any reservations on the boat. Boats must be returned in time for others who have a reservation.

#### **G. TENNIS**

1. Only smooth soled tennis shoes shall be used on the tennis courts. Jogging and running shoes are not permitted.
2. Courts may not be used when wet or when the "Closed" sign is displayed, or whenever they are not playable.

3. Players may reserve a court by signing the owner's or tenant's name and unit number on a sign-up sheet at a court. No owner or tenant may hold more than one reservation at a time. (This means a second reservation cannot be made until the first reservation has been used.)
4. Owners and tenants who play one another shall not make consecutive reservations and are discouraged from holding more than one reservation jointly.
5. If a reservation is not claimed ten minutes after the appointed time, the court shall be considered free for use on a first-come, first-serve basis.
6. There will be a one hour limit for singles and an hour and a half for doubles.
7. Children under 16 shall yield the courts to adults (all players 16 or over) at all times except on non-holiday weekdays between 1:00 p.m. and 4:00 p.m. This does not apply to family use of courts.
8. Players shall sweep the clay courts and the tapes after each use.
9. Sport clothing appropriate to the activity shall be worn. All players shall wear shirts. .

#### **H. PARKING**

1. General Parking Permits shall be prominently displayed on all members' vehicles. Temporary Parking Permits shall be prominently displayed in tenants' vehicles
2. Owners shall be allowed a sufficient quantity of General Parking Permits to properly identify each car in the family.
3. Owners or tenants shall have no more than two vehicles per property at the beach at any one time.
4. The parking area directly in front of a townhouse shall be reserved for parking by the owner. No other person shall use such area without the express permission of the owner.
5. Vehicles without a parking permit or which are parked in violation of Rules 3 and 4, above, may be towed off the Association's property at the vehicle owner's expense.

#### **I. RULES FOR GOLF**

1. Children under 12 years of age, who are not familiar with the rules of golf and are beginning players, can play on the course only when accompanied by an adult who does know the rules. This rule may be modified when a tournament involving minors is scheduled.
2. The golf course shall not be used for sunbathing, walking dogs, bicycle riding, Frisbee throwing, baseball, football, or any other non-golfing activity, including a shortcut to the beach.

3. Sport clothing appropriate to the activity shall be worn. All players shall wear shirts. Proper shoes shall be worn. Strong chemicals are used to keep down destructive beetles, grubs, etc.
4. Hard-heeled and high-heeled shoes shall not be worn on the greens and tees.
5. When players are on both the second and third tees, those on the second tee should allow those on the third tee to hit first. On the seventh and eighth tees, those on the eighth tee should hit first.
6. Those wishing to start play on other than the first tee may do so only if the entire hole in back of them is open.
7. All owners, guests and tenants shall display a GCA bag tag, which can be obtained from the General Manager, while playing on the golf course.
8. No playing group shall exceed four in number.
9. The rules of the United States Golf Association shall apply.
10. All rules and courtesies of golf should be observed at all times, paying attention to the safety of others, replacing divots, repairing ball marks on the greens, and raking the sand traps.
11. Slow moving players must allow faster moving groups to play through provided the hole in front of the slower moving group is open.
12. The use of golf cars (motorized vehicles for carrying one or more golfers and their golf bags) is limited to those individuals with a medical condition that precludes them from walking the golf course and who have signed and meet the conditions of the Granliden Golf Car Agreement which can be obtained from the General Manager. At no time shall the golf car be operated by any individual other than the golf car owner. Golf cars are to be used for golfing only and not for general transportation around Granliden Association property.

#### **J. MOTORIZED RECREATIONAL VEHICLES**

1. Motorized recreational vehicles, except snowmobiles, shall not be operated on Association property. Snowmobiles shall not be operated between the hours of sunset and 10:00 a.m.
2. Snowmobiles shall be identified by placing the owner's residence number on the rear fender or license plate bracket.
3. Snowmobiles shall not be operated for pleasure in residential areas or in other areas where people normally congregate. When entering or leaving such areas, operators shall do so as quietly as practical.

4. Snowmobiles shall not be operated on the Granliden golf course except to travel from home to or from a trail system. Snowmobiles shall not be operated on the golf course when the snow cover is insufficient to insure against damage to the turf. Snowmobiles shall not be operated on the golf course greens, or in any areas which are landscaped.
5. The following code of conduct shall be observed by all owners and operators of motorized recreational vehicles:
  - a. Know and obey all federal, state and local rules regulating the operation of such vehicles in the Granliden area. Of particular importance are those sections pertaining to the age of operators, speed limits, crossing of roads, financial responsibility, and noise levels.
  - b. Respect other people's privacy. Don't race your engine or gun it while in, or passing near housing areas or other areas where people normally congregate.
  - c. Keep to the right of all roads. Ride single file. Do not tailgate. Use extreme caution when rounding corners, crossing intersections, or passing other vehicles. Give proper signals.
  - d. Stay well clear of pedestrians and children at play. Do not operate in areas where others are skiing or sledding.

#### **K. ENVIRONMENTAL RULES**

##### **1. Pets**

- a. It is the member's responsibility to see that their pets are not interfering with the activities of other property owners.
- b. All dogs shall be restrained by a leash when on Association property.\*
- c. Pets creating a nuisance, such as the excessive barking of dogs, will not be allowed.
- d. Owners shall be responsible for any litter left by their animals. Such litter shall be retrieved and disposed of in a sanitary manner.

\* Note additional restrictions in Section D. Beach and Pool.

##### **2. Tree Cutting:**

Live trees and shrubs may not be removed from Association property without the approval of the Board of Directors. No trees may be cut down or altered by individual members without the approval of the Board of Directors.

##### **3. Exterior Appearance**

- a. No articles shall be hung from windows, doors, porches or balconies, or placed upon the balcony rail or windowsills causing an unseemly appearance
  - b. Any unpainted wood resulting from exterior repair or alteration is to be painted within 30 days from the time such construction is completed.
4. Garbage: All garbage must be placed in plastic bags, tied, and deposited in containers which are animal proof in order to prevent loose garbage from being strewn around the grounds. Any mess resulting from improperly secured garbage will be cleaned by the staff, and the owner will be billed.
  5. Roads: Speed limit: 25 miles per hour is the maximum limit on all roads within Granliden. Lesser speeds are usually appropriate. The roads belong to the Town of Sunapee and local police are responsible for enforcement.
  5. Fees apply to various activities at Granliden. The current GCA rate schedule is available upon request.
  6. The right to change, alter, amend, or modify these Rules and Regulations is expressly reserved pursuant to the Bylaws.
  7. If any of these rules and regulations are in conflict with the Bylaws, the Bylaws will prevail.

(Revised 4/1/14)

**L. ENFORCEMENT**

1. The Board of Directors shall promptly take any and all necessary steps to ensure compliance with these Rules and Regulations including but not limited to the imposition of a fine of one hundred (\$100.00) dollars per day for each day of violation. Any and all charges, costs, expenditures, and expenses of any nature whatsoever by GCA in enforcing compliance with and/or in seeking enforcement and/or compliance with the Rules and Regulations and for damages incurred shall be borne by the owner involved including any such actions of his/ her tenant, guests, or visitors.

**M. MISCELLANEOUS**

1. Rules contained herein supersede all prior documents on this subject
2. Firearms are not allowed on the Association's property.
3. Displays of fireworks must comply with all Town of Sunapee regulations. Fireworks are only permitted on certain days and hours in compliance with the Town ordinance. Any use of fireworks on Association property must first be arranged with the Manager.
4. Should any section, clause or provision contained herein be declared illegal by a court of competent jurisdiction, then that section, clause, or provision shall be deleted to the extent that it violates the law. The remaining sections and clauses shall remain in full force and effect.