

BORDEAUX CLUB CONDOMINIUM

**2900 N. Gulf Shore Boulevard North,
Naples, Florida 34103**

HOUSE RULES & REGULATIONS

These Rules and Regulations have been established according to the Second Amended and Restated Declaration of Condominium for Bordeaux Club, a Condominium, recorded on June 16, 2016 as instrument 5279153, O.R. Book 5284, Page 3181 *et. seq.*, in the public records of Collier County, Florida (the “Condominium Declaration”).

Effective 11/15/2018

BORDEAUX CLUB

HOUSE RULES & REGULATIONS

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FORWARD

ARTICLE I

In every civilized community there must be a certain set of standards of conduct established in order to protect the rights of all individuals of the community and to assure that the basic right to the pursuit of happiness is not impaired. In our community, known as the Bordeaux Club, we shall call the standards "House Rules and Regulations." These House Rules and Regulations are promulgated by the Board of Directors pursuant to and in accordance with Section 4-19 of the Declaration of Condominium.

Coming from one's private residence to a condominium community and being confronted with House Rules and Regulations may seem at first sight to be restrictive of one's personal rights and desires that hitherto were easily attained within one's private home ownership (outside of zoning, bylaws, etc.), and one can certainly feel a little disdain for these House Rules and Regulations. Condominium living is dictated by State laws and the Declaration of Condominium and many of the House Rules and Regulations are derived from it. Living in one's own home and property allows one to do as much as he might desire. Not so in a condominium. Each owner shares "common areas." Each owner can manage the interior of his unit as long as that does not infringe upon his neighbor's equal rights or cause harm to the building. Altering common areas cannot be done unless a vote of the members grants it. State and local laws have a lot of control of how we live in a condominium community. These are changed by legislative actions. There are also the documents which govern the Bordeaux Club. No doubt for most of us condominium living is a change from how we lived back home, but in the end it's a change we can enjoy and live quite easily!

We strongly advise each owner to full familiarize themselves with the Declaration of Condominium, Articles of Incorporation and Bylaws of the Bordeaux Club. These House Rules and Regulations are not intended to supersede such documents, but are only intended to assure the comfort, convenience, safety, privacy and general peace of mind associated with dignified living in the Bordeaux Club and as a guide to certain sections of the Declaration of Condominium that are encountered by the owner on a more frequent basis. Section III, Occupancy Restrictions & Leasing Procedures, are quoted, in part, directly from our Declaration of Condominium.

Copies of these House Rules and Regulations will be provided to all owners and lessees. These House Rules and Regulations will also be made available to any resident's guests and all guests and lessees must be familiar with these House Rules and Regulations to avoid any embarrassment to owners and management team.

Suggestions or complaints, except for emergencies requiring quick action, should be directed to the Bordeaux Club in writing and mailed or given to the management team for forwarding to the Board of Directors. Any rules and regulation violations should be reported to the manager.

ARTICLE II
IN CASE OF A FIRE

1. CONTACT THE FIRE DEPARTMENT: DIAL 911

Be prepared to give the following information:

- a. Apartment Building: Bordeaux Club
 - b. Address: 2900 Gulf Shore Blvd. North
 - c. Cross Street/Intersection: Gulf Shore Blvd. N/Harbour Drive
 - d. Location: Floor and Apartment Number
2. After calling the Fire Department, actuate the fire alarm system to alert other residents. There are pull stations located on each floor at the top of each stairwell landing with a dry chemical extinguisher beside them. (Activating one station will sound alarms throughout the building).
3. If the fire is of manageable size, use the portable dry chemical extinguishers located on each floor. There are two on each level--follow instructions on proper usage.
4. To reduce spread of flame and smoke:
- a. Turn off A/C unit.
 - b. Close all windows and porch doors.
 - c. Stay out of the elevators. There is always the chance of a power failure.
 - d. The best route of evacuation is to use the fire stairs.
 - e. If you have to move through smoke, wet a towel and cover your mouth and nose.

- f. If you are unable to exit your apartment, move to the balcony, close the sliding doors and lie on the floor of the balcony. The Fire Department has adequate ladders and equipment to reach you.

Take the time now to inspect the fire equipment on each floor. You may be glad you did!

The fire alarm is monitored 24 hours per day, 7 days a week. If a fire alarm is pulled, the monitoring company will call the following personnel in this order until they make contact: Manager, Secretary or President of the Board to verify the problem and degree of emergency.

Please note: When you hear the alarm, you are to exit the condo unit and proceed to the stairs the most distance from the emergency (stairs located by a blinking light). **DO NOT TRY TO USE THE ELEVATORS!** The elevators automatically shut down when the alarm is activated and can only be operated by the emergency group.

Evacuate to the Chickee as number one choice or to the office area if the Chickee isn't safe. Please be aware of the location of anyone using your unit and keep them near for accountability.

ARTICLE III

OCCUPANCY RESTRICTIONS & LEASING PROCEDURES

The following restrictions and procedures are quoted in part directly from our **Declaration of Condominium** with clarification where appropriate. All unit owners are urged to become fully familiar with the **Second Amended and Restated Declaration of Condominium for The Bordeaux Club**, pages 18 through 22.

12.2 Occupancy in Absence of Owner: If the owner and his family who permanently reside with him are absent from the unit and are not occupying it, and the unit has not been leased, the owner may permit his unit to be occupied by his guests only in accordance with the following:

- (A) Any one person related to a unit owner within the first degree by blood, adoption, or marriage, and that person's spouse and members of that person's family within the first degree by blood or adoption, are permitted to occupy the unit owners' apartment in the absence of the owner. The total number of occasions for occupancy by all guests combined under this paragraph shall be limited to four (4) in any one calendar year. The first day of occupancy shall determine in which year the occupancy occurred.
- (B) House guests not included within 12.2 (A) are permitted for only one (1) family occupancy in the unit owner's absence and then only with the proviso that the family and its guests consist of no more than (4) persons; three bedroom units shall be occupied by no more than six (6) persons. Such guests may stay only (2) weeks and the total number of occasions for this type of guest occupancy in any unit shall be limited to four (4) in each calendar year.
- (C) The Owner shall notify the Board in advance of any such occupancy.

13. Leasing of Units: In order to foster a stable residential community and prevent a motel-like atmosphere, the leasing of units by their owners shall be restricted as provided in this Section. All leases of units must be in writing. A unit owner may lease only his entire unit, and then only in accordance with this

Section, after receiving the approval of the Association. The lessee must be a natural person.

13.1 Procedures.

- (A) **Notice by the Unit Owner:** An owner intending to lease his unit shall give to the Board of Directors or its designee written notice of such intention at least twenty (20) days prior to the first day of occupancy under the lease together with the name and address of the proposed lessee, a fully executed copy of the proposed lease, and such other information as the Board may reasonably require. The Board may require a personal interview with any lessee and his spouse, if any, as a pre-condition to approval.

- (D) **Failure to Give Notice or Obtain Approval:** If proper notice is not given, the Board at its election may approve or disapprove the lease. Any lease entered into without approval may, at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the lessee with five (5) days' notice, without securing consent to such eviction from the unit owner.

13.2 Term of Lease and Frequency of Leasing. No unit may be leased more than once in any calendar year with the minimum lease term being sixty (60) consecutive days. The first day of occupancy under the lease shall determine in which year it falls. No lease may be for a period of more than one (1) year, and no option for the lessee to extend or renew the lease for any additional period, shall be permitted. However, the Board may, in its discretion, approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed.

13.4 Occupancy During Lease Terms: No one but the lessee, his family members within the first degree of relationship by blood, adoption or marriage, and their spouses and guests may occupy the unit. The total number of overnight occupants of a leased unit is limited to two (2) persons per bedroom. Overnight guest occupancy during the lease term shall not occur more frequently than once in any calendar month, and no guest may stay more than seven (7) days in any month. The first day of guest occupancy by any guest or group of guests shall determine in which month the occupancy occurs. The lessee shall give to the Association written notice in advance of overnight guest arrival and departure dates and the names of all overnight guests.

13.5 Occupancy in Absence of Lessee: If a lessee absents himself from the unit for any period of time during the lease term, his family within the first degree of relationship already in residence may continue to occupy the unit and may have house guests subject to all the restrictions in Sections 12 and 13.4 above. If the lessee and all of the family members mentioned in the forgoing sentence are absent, no other person may occupy the unit.

13.7 Regulation by Association: All of the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. A covenant on the part of each occupant to abide by the rules and regulations of the Association and the provisions of the condominium documents, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether oral or written, and whether specifically expressed in such agreement or not.

13.8 Fees and Deposits Related to the Lease of Units: Whenever herein the Board's approval is required to allow the lease of a unit, the Association may charge the owner a preset fee for processing the application, such fee not to exceed the maximum amount allowed by law. No fee may be charged for approval of a renewal or extension of a lease with the same lessee. The Association may also require any deposits that are authorized by the Condominium Act as amended from time to time.

ARTICLE IV

SWIMMING POOL

1. The pool may be used only between the hours of 9 AM until dusk.
No night swimming**
2. Do not swallow pool water**
3. Residents and overnight guests use the pool at their own risk.
4. Visitors (other than overnight guests) shall be entitled to use the pool only in the presence of the Unit Owner whom they are visiting.
5. Bordeaux Club Regulations require that a shower be taken before entering the pool.**
6. Children under 13 years of age must be accompanied by an adult. Swim diapers must be worn by any child not toilet trained and any person with incontinence issues. If a child or adult has an accident that causes closure of the pool, extraordinary cleaning or draining the pool, the owner of the unit in which the person is a resident, tenant, or visitor will be responsible for costs incurred.
7. Use of objects, (e.g., noodles, floats, play equipment, balls and toys) in the pool shall be permitted only so long as such use does not interfere with bathers or sunbathers.
8. Glass containers are not permitted in the pool/patio area.** PLASTIC OR METAL CONTAINERS ONLY.
9. Food, beverages, glass containers, and animals are prohibited in the pool** and on the pool wet deck.
10. Please dispose of trash and refuse in the receptacles provided.**

11. Chaise lounges must be covered with a towel or equivalent when sunbathing. The chaise lounges are available on a first come basis and cannot be “reserved” by any means (such as towel draping).
12. All persons must be properly attired when going to and from the pool or beach. Ladies must wear a cover up or other acceptable beach attire. Gentlemen must wear tops and a swimsuit or shorts. Shoes must be worn. Bathers should dry themselves and wipe the sand and dirt off their shoes before entering the courtyard and/or building. Please do not use the center entrance when coming from the beach. Hoses for removing excess sand are on the west end of the north and south buildings.
13. Doors to toilets and shower should be kept closed.
14. Pool equipment, life line, hook strainers, etc., should be used in emergency situations only or by the Bordeaux Manager.
15. No stereos or radios are to be used in the pool area unless they are used with earphones.
16. Cell Phone Courtesy, as more fully specified In Article V, is to be observed in the pool and patio area, and users in the vicinity of others are asked to remove themselves to a more remote location to make or take calls.
17. Pool bathing capacity: 20 persons max. **

**Florida Department of Health

ARTICLE V

GENERAL RULES

NUISANCE

The following provision is found in Section 12.7 of the Condominium Declaration for The Bordeaux Club:

12.7 Nuisances. No owner shall use his unit, or permit it to be used, in any manner which constitutes or causes an unreasonable amount of annoyance or nuisance to the occupant of another unit, or which would not be consistent with the maintenance of the highest standards for a first class residential condominium, nor permit the premises to be used in a disorderly or unlawful way. The use of each unit shall be consistent with existing laws and the condominium of documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

CELL PHONE COURTESY

Cell phone courtesy is to be observed at the Bordeaux Club at all times and in all areas of the Bordeaux Club, whether in the Common Areas or within Units (such as lanais and balconies). If your cell phone conversation can be overheard by the occupant or another unit, by another person lunging by the pool, or in any other circumstance, such usage is deemed to be discourteous and a violation of this rule. Cell phone users are asked to remove themselves to a remote location or to the interior of their unit in order to make or complete a call except in those circumstances where there is no possibility of disturbing someone else.

SMOKING

Smoking courtesy is to be observed at the Bordeaux Club at all times and in all areas of the Bordeaux Club, whether in the Common Areas or within Units (such as lanais and balconies). If smoke is likely to be breathed by others, in their units or open Common Areas, then the smoker is asked to cease or remove him or herself to an enclosed or more remote area.

NOISE and RESTRICTED ACTIVITIES

1. In order to insure the comfort of all occupants, voices should be lowered after 10:00 p.m. Radios and televisions must be turned down to a minimum volume after 10:00 p.m. During the day when sliding doors to units are opened, voices, radios, using audible electronic devices echo into other units in the courtyard area. Please adjust the volume accordingly to not disturb others in the general vicinity.
2. Close your unit doors quietly at all times.
3. Shouting to others from and to balconies should be minimized.
4. No car washing before 9:00 a.m.
5. Washers, dryers and dishwashers should only be used between 8:00 a.m. and 8:00 p.m.

BICYCLE STORAGE

Bicycle storage is regulated on a first-come basis. A waiting list is maintained by the Association. No more than one (1) bicycle per unit resident and no more than two (2) bicycles per unit are allowed. Bicycles may not be stored on the porches/lanai. Renters with bicycles will be stored in the outside bicycle racks located on the south entrance to the Bordeaux. Due to the limited amount of space, we encourage your respect of neighboring association residents by removing bicycles that are not being used to allow room for those that will need storage for their bicycles.

Bicycles are not permitted in the elevators, walkways, or living quarters. All members' bike(s) must be registered with the manager who will place the member's name on the bike. To cover insurance and other costs, there is a fee of \$100.00 per year for each bike stored by the owner for one or more days during the year.

Please store bicycles carefully allowing others easy access to their bike.

CHILDREN AND PLAY RESTRICTIONS

All children shall be closely supervised at all times by a responsible adult to insure that they do not become a source of annoyance to other residents. The intent of this regulation is not to restrict the normal activities of children but to control their conduct and TO INSURED THEIR SAFETY in the courtyard and pool area. Kicking balls, skateboarding, bicycling, roller blading/skating, playing catch or any activity which interferes with the quiet and comfort of members is prohibited. No playing in elevators.

DRYING AND AIRING

Laundry, beach towels, bathing suits, umbrellas or other articles should not be placed on railing, porches or balconies for drying or airing.

FEEDING BIRDS

Please refrain from feeding birds from the balconies; their droppings soil the screens of those below and the scraps of food attract roaches.

FISHING

Fishing from Bordeaux frontage is a privilege of members, lessees and their house guests. The area from the fence adjacent the bridge to Harbour Cove is owned by the Bordeaux Club and may not be used by the public. Fish cleaning and scaling should be done on the fish cleaner table only located on the dock attached to the seawall.

OUTDOOR COOKING

Outdoor grills may not be used on porches/lanai. Facilities are available at the Chickee for outdoor grilling/cooking. **USERS MUST CLEAN THE GRILL/AREA AFTER EACH USE. Do not pour grease or marinades of any kind down the sink drain. The sink drains into a dry well and not the sewer.**

PETS

Pets are not permitted at the Bordeaux Club.

SECURITY

All storage closet doors should be locked after use. It is suggested that automobiles be locked when parked. The Bicycle Storage building should be locked at all times with key provided by the Manager.

SUGGESTIONS

1. Help the manager in keeping the pool area neat, rearrange chaise lounges/chairs, lower umbrellas, etc. Preserve the neatness of the toilet and shower areas. After parties at the Chickee, the host should see that the area is picked up and counters, table tops and common utensils cleaned and replaced.
2. Four (4) luggage carriers are owned by the Association and are available for use by owners and lessees. Please return them to the designated areas after each use.

TRASH

Bagged refuse should be put in the outside trash containers located at the west comers of the parking lot. Recyclable containers are also available at the same location. Please review what is considered as Acceptable Recyclable Materials and flatten all boxes before placing them in the bins.

MOVING: FURNITURE—APPLIANCES—DELIVERIES

Hours for moving in and out of the building are 8:00 a.m. to 5:00 p.m., Monday through Saturday. Please notify the management team in advance so that pads can be installed in the elevator to minimize damage.

Exception: Appliance removal and installation must be done only Monday through Friday 8:00 a.m. - 4:00 p.m.

WINDOWS

Occupants should close all windows and porch doors tightly when leaving their unit. You will be responsible for water damage to the unit below through your neglect.

MAINTENANCE & IMPROVEMENTS

With the exception of emergencies, all maintenance, repairs and improvements that generate noise, whether performed by the unit occupant or others, shall be conducted between the hours of 8:00 a.m. and 4:00 p.m.

All appliance water lines must be reinforced braided steel lines.

PARKING

Each unit is assigned a designated parking space for the exclusive use of that apartment. All owners that presently have two (2) vehicles located at the Bordeaux for the season will continue to have two (2) assigned spaces. All other owners with one (1) vehicle will be assigned one (1) space. There are 116 spaces total: the breakdown/assignment changes with seasonal needs. There are designated owner, guest, service, car wash, handicapped and Manager spots. The handicap spaces are designated parking for handicapped visitors on a temporary basis and are NOT to be used for overnight parking by owners or renters.

Please instruct all lessees to use your assigned parking spaces rather than using guest spaces at the Club.

OVERNIGHT VEHICLES

The following vehicles are not permitted overnight in the Bordeaux Club parking area:

Boat, Jet Ski and similar trailers

RV trailers

Campers

Vans and Wagons without passenger seats in rear or provides more than 8 seats

Trucks (pick-ups, commercial vehicles)

Unlicensed vehicles

Unserviceable vehicles

Unsightly vehicles (Unsightly vehicles will be determined by the Board based upon rust, paint, dents, interior, missing parts.)

Motorcycles or other two-wheel motorized vehicles and any similar vehicles as determined by the Board.

Kayaks/Stand-up Pad Boards, canoes and any similar craft as determined by the Board.

ARTICLE VI

THE MANAGER

A full-time Manager is provided by the Bordeaux Club. He is responsible only to the President of the Board of Directors and no owner, lessee or guest shall endeavor to interfere with his normal duties. The Manager shall be responsible for the protection, maintenance and care of the pool and common grounds, outside lighting and for keeping all public areas clean and orderly. He will endeavor to be of assistance whenever assistance is needed but his normal work responsibilities take precedence.

Owners of units who wish the Manager to admit guests, tradesmen, repairmen, etc., into their apartment when they are absent, must submit such a request in writing, giving details as to whom should be admitted, when, and under what circumstances. Section 11.3(G) of the Declaration of Condominium requires that the owner has verified that contractors are licensed and insured.

All apartments will receive weekly inspections by the Manager/Management Team during owner's absence.

The Manager's working hours are Monday through Friday, 7:30 a.m. to 4:30 p.m. Please respect his/her off-duty time unless an emergency requires immediate attention.

Bordeaux Club Office: (239) 261-5392

Manager's Cell Phone: (239) 300-1096

Manager's Email: mgr.bordeauxclubnaples@gmail.com

ARTICLE VII

CONSTRUCTION AND REMODELING GUIDELINES

- 1. Construction/Remodeling:**
- Permitted May 1st through October 31st.
 - 8:00 a.m. to 4:00 p.m. – Monday through Friday (Outside of unit clean-up must be done between 3:30 p.m. and 4:00 p.m.).
 - No weekends.
 - Maximum of 90 days for project unless there are exceptional circumstances.
 - No major renovations may start after August 1st.
 - Unit owner should allow for site visitation once per month during renovation project.

2. Major vs. Minor Remodeling:

Major: Removal of or modification to walls, floors, kitchens, showers, tubs, vanities, tiles, cupboards, doors, jambs & trim, moldings, popcorn ceilings, etc., and lanai bump-outs, HVAC, and any modifications to electrical and/or plumbing in a non-emergency situation. Architectural plans for major renovations must be

submitted to the Board by April 1st.

Minor: Painting, wallpapering, repairing electrical switches, outlets, carpeting, etc. permitted year round.

Note: Hard surface floor coverings (non-carpet) require Pro-Flex 90 membrane over concrete surface as subfloor base.

3. Review of Contractors Bids

Job Specs: Copy of drawings and specs must be reviewed and signed by the Board & Manager prior to the start of the project. Referrals for contractors are required by the Bordeaux Club. Engineering report may be required at owner's expense and be in compliance with Forge Engineering report adopted May 25, 2016.

Projected Timeframe: • OWNERS and ALL CONTRACTORS to sign off on rules and time frame for the project.

• Copy to be kept in Bordeaux Club office.

• Contractors to PAD ELEVATORS DAILY and REMOVE DAILY.

Contractors shall provide Porta-Johns for their workers & sub-contractors for jobs that will last 5 days or more.

Restrooms at the pool are for the exclusive use of owners and their guests and should not be used by contractors or workers.

- Contractors provide their own carts & dollies for transporting materials in and out of the designated unit.
- All common walkways should be covered with vinyl, heavy cardboard, or plywood, based on the weight and load of the demolition material during the project. **Must be removed at the end of each day.**

Contractor Licenses:

Current Certificate of Insurance required showing Liability Insurance and Workers' Compensation. All proper paperwork must be provided by contractors and all sub-contractors prior to the actual commencement of any work.

Permitting:

All city and county permits must be obtained prior to start of any work.

Monitoring:

Weekly updates to Manager or Designee. Any continual problems with the original time estimates for completion, may jeopardize the project and require shut down at 90th day of construction.

***4. Dumpster, Debris,
& Refuse***

- Removal:
- Only Trailer Dumpsters may be used for the removal of all demolition materials. No permanent dumpsters are permitted for unit renovations.
 - All areas utilized by contractors must be kept clean, including balconies, parking areas, and around the dumpster.
 - The project dumpsters are for the EXCLUSIVE use of the designated project at the Bordeaux Club. NO DUMPING of materials from other condominium projects or by others.
 - Dumping of materials over balconies is NOT permitted.
 - Contractors must do all clean-up of painting supplies and dry wall mud off site. Contractors are not permitted to use the unit sinks, toilets or showers for clean-up.

Deliveries: Any special circumstances requiring extraordinary equipment for delivery of materials must be submitted in writing to the Manager, and may be subject to certain limitations as to date, time, and location of delivery equipment.

5. Security Deposits:

- \$1,500.00 Deposit by owner (refundable at completion) against damages by contractor to Bordeaux Club property.
- Deposit may also be subject to \$100.00 fine for non-compliance of Bordeaux Club House Rules & Regulations by the contractor or subcontractors.

6. Contractor Parking:

Manager of Bordeaux Club will assign specific parking spaces for all contractors and subs.

7. Cutting of Materials:

Permitted inside unit only (not on balconies) or by workshop with required clean-up daily. Any exceptions must be made with the Manager in advance.

I have read the above Construction and Remodeling Guidelines and agree to abide by them and the House Rules and Regulations set forth above.

DATED: _____

CONTRACTOR

UNIT OWNER

ARTICLE VIII

TRESPASSING GUIDELINES

We want to keep your Bordeaux Club property safe from intruders and have received the following protocol suggestions from the Naples Police Department.

When calling the non-emergency police dispatch (239) 213-4844 to report trespassers, please have the following information:

1. If you suspect a person is trespassing **DO NOT CONFRONT INDIVIDUAL(S) YOURSELF** and contact the Manager.
2. After the Manager's hours, call the non-emergency dispatch phone number (239) 213-4844 and stay on the line until police have arrived to give additional directions, etc.
3. Identify the location as North or South parking lot.
4. Give description of trespasser(s) as well as description of vehicle, license plate number, etc., if possible.

This information does not pertain to emergency situations: in that event, please call 911 immediately.

ARTICLE IX

BOAT DOCK RULES AND REGULATIONS

1. The original Owners constructed, at their expense, the six docks at the Bordeaux Club. These Owners, or their successors, have the right to transfer, sell or assign their sublease to anyone they choose provided it is to another Bordeaux Club member.
2. No one shall sleep or live on any boat. The Owner may not loan or allow the use of the boat slip to anyone who is not a member of the Bordeaux Club.
3. All boats docked at the slips must be registered with the Club Manager. At the time of registration, proof of adequate insurance coverage must be shown, including liability insurance and insurance against loss and damage to boat, other boats at dock, the dock itself, theft and vandalism.
4. Any boat kept at the docks must not be unsightly, as determined by the Board of Directors. All boats at the docks will have a maximum draft of thirty inches and a maximum length of twenty-eight feet. The boat docks and all boats moored at the docks are to be kept in a neat, shipshape appearance consistent with standards for the buildings and grounds of the Bordeaux Club.
5. There shall be no commercial use of the boat docks and boat operators shall be responsible for the operation of their boats and are liable for damage caused to other boats and/or the docks. Bordeaux Club shall not be responsible or liable for any loss or damage to property left or stored on board the operator's boat.
6. No structural changes can be made to the boat docks, including installation of mechanized equipment. Except for "Private Property-No Trespassing" signs posted by the Bordeaux Club, no signs, advertising or notices of any type can be posted nor any fixtures erected nor any objects stored on the docks.

7. All day-time activities shall be conducted so as not to unduly disturb residents of the Bordeaux Club, and there shall be no activity of any nature at the boat docks, except for departing or arriving with the boat between the hours of 10:00 pm and 8:00 am.

8. The Bordeaux Club has the responsibility to maintain the boat docks, including supplying water and electricity, and the obligation to charge the sublease holders for all costs incurred through use of fees. The current fee is \$125.00 per quarter.

9. Please respect the fact that the docks are privately owned and no trespassing is allowed as posted.

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