

ELCA Rules and Regulations

I. Health, Safety, Welfare:

1. Boat owners shall keep the well, dock, storage area and adjacent areas free of debris and of anything which may cause a fire or safety hazard.
2. Boats will be in seaworthy condition, and not constitute a fire hazard or they shall be removed from the Marina premises.
3. Swimming is prohibited in the Marina water or slip area.
4. Overboard discharge of any sewage, oil or other pollutant is strictly prohibited (State law). All garbage shall be put in plastic bags before depositing in the Marina's trash containers.
5. Electrical cords and hoses shall not cross main piers, or be stored on them or the finger piers.
6. The use of firearms, fireworks or similar dangerous devices is not permitted in the Marina.
7. Private grills owned by original owners are grandfathered. Private propane or electric grills by slips may be allowed with Board approval, and should be submitted on a "Request for Approval" form provided by the Marina. Some restrictions will apply. A propane or electric grill may be used on a boat if a fire extinguisher is nearby. Small portable grills are not allowed on the finger piers.
8. No placement or storage of gasoline or fuel in the boat or on any dock in any storage space except that contained in the fuel tank(s) specifically designed to hold gasoline or fuel aboard the boat.
9. Smoking is prohibited in any Marina building and in the pool and hot tub enclosed areas.
10. Boat owner agrees to comply with laws and with all police, fire and sanitary regulations, and all other ordinances of the City of Montague, County of Muskegon, State of Michigan and any other governmental authority having jurisdiction over the Marina's premises.
11. Rollerblades, skateboards, bicycles and scooters are not allowed to be ridden or stored on the docks or walkways. Exceptions may be made by the Board for currently documented medical reasons. A handicap or blue medical flag must be attached to the bicycle or scooter.

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II. Responsibilities of Boat Owners:

1. No recreational vehicles, boats or trailers shall be parked or stored on the Common Elements of the Project without the prior written approval of the Association. No more than two automobiles or other vehicles customarily used for transportation purposes shall be parked on the condominium property by the owners of any one Unit. No commercial vehicles or trucks shall be parked in or about the Condominium at any time except for the making of deliveries or pick-ups in the normal course of business.
2. Boat owners are responsible for maintaining their dock box, and dock box lids must be secured by a lock or a snap tie device. Boat owners shall be solely responsible for the care and condition of boat covers.
3. No owner or guest shall make or permit any disturbing noises or activities that will interfere with the rights, comfort or convenience of other owners or occupants.
4. No immoral, improper, offensive or unlawful use shall be made of the Condominium property. Nothing shall be done or kept in any Unit or any marine vessel located within the perimeters thereof which will increase the rate of insurance on the Condominium without the written approval of the Association. Owners to pay any increased cost.
5. No owner shall make any alterations, additions, or improvements to any of the Common Elements, Limited or General, without the prior written approval of the Association.
6. No more than one marine vessel (excluding dinghy, launch or other auxiliary craft) shall be berthed or moored within the perimeters of a Unit without the prior written consent of the Association. The Association shall not permit more than 3 such vessels within a single slip; provided, however, that up to 6 vessels may be permitted within a Platform Lift Slip with the prior approval of the Association.
7. No signs, banners or advertising devices shall be displayed which are visible from the Common Elements, including "for sale" and "for rent" signs, without written permission from the Association or its Managing Agent. Any boat "For Sale" sign must be obtained from the Marina and displayed inside the boat in the bridge or helm station area.

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Responsibility of Boat Owners Cont..

1. No owner shall display, hang or store any clothing, sheets, blankets, laundry or other articles on the outside of his marine vessel.
2. The Common Elements and the finger piers shall not be used for the storage of supplies, personal property, trash or refuse of any kind except as provided in duly adopted rules and regulations of the Association.
3. All leasing must be done using a standard lease form approved by the Board and must be on file in the Marina office. It shall be the owner's responsibility to furnish the lessee with a copy of the marina rules and regulations and the owner shall be responsible for the observation of these rules and regulations by the lessee.
4. All mortgagee names and addresses must be on file in the Marina office, because the By-Laws require certain notices and voting rights to be given to mortgagees.
5. Prop washing of a slip is not allowed. Violators will be subject to costs incurred and/or fines.

III. Conduct of Boat Owners and Guests:

1. Rafting off other boats to boat owner's boat is prohibited.
2. Fishing is allowed only in areas designated by the Board: the end of the boat's finger pier, the end of Dock D, and the ends of Docks A, B and C if no boat is in the end slip.
3. Boat owners shall be responsible for the proper conduct of boat owner's guests on the boat and on the Marina property.
4. Pets: A dog that becomes a nuisance when left alone (barking) may not be left unattended on board any boat. All dogs must be on a leash and accompanied by the owner or designee at all times when on Marina property. No pets on outdoor furniture or in the clubhouses, bathrooms, pool or hot tub areas. Pet owners are responsible for any damage caused by their pets. Dogs may be walked behind the fence to the east of the blue roof condo. All droppings must be cleaned up by the owner. Plastic gloves for this purpose are mounted in 2 locations on the fence. Pet owners with unleashed dogs may be fined \$50 per violation.
5. Sailboat halyards will be tied appropriately to prevent excessive noise.

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IV. Use of the facilities:

1. Laundry facilities are for the use of everyone. Please limit use to one load per day on weekends and holidays.
2. Main clubhouse and pool are for all ages. No lifeguard is on duty. Children under the age of 5 are not allowed in the hot tub. Children in diapers are not allowed in the pool unless they are wearing waterproof panties made specifically for swimming pool use. An adult must accompany children under the age of 12 when at the clubhouse, pool or hot tub, and guests in the pool area must be accompanied by the host member. The pool and hot tub hours are from 9:00 a. m. until midnight. Adults only may use the pool between 8:00 and 9:00 a.m. and Saturday night from 10:00 until midnight. No glass or food in pool and hot tub areas. All beverages must be in non-breakable containers. Please observe the posted pool/tub rules.
3. The upstairs of the west clubhouse and the Jacuzzi are for owners, seasonal renters and their guests only who are 21 years or older.
4. Ice is available for purchase from the marina. Please see a staff member for purchase.
5. To insure the availability for the slip owners, kitchen and dining areas of the main clubhouse are limited to parties of 6 or less for visitors. Kitchen facilities ***must*** be cleaned by the user.

RULES ENFORCEMENT

The Board of Directors asks for full cooperation in the observance of rules designed to make Ellenwood Landing a pleasant place. No regimentation is intended, but the Board has legal responsibility to administer the affairs of the Condominium Association and the property for the benefit of the majority of the slip owners and renters.

Observance of these rules is the responsibility of the owner. Disagreement concerning violations will be presented to and judged by the Board of Directors. Should the conduct be deemed in violation of the provisions of the Condominium Master Deed, the By-laws of the Association or the Rules and Regulations, the harbormaster, dockhand or person designated by the Board to enforce the rules will notify the individual Slip Owner in writing that the conduct is in violation of the Condominium Documents, specifically naming the improper conduct and the provision of the documents being violated. If a second written warning is issued, the matter will then be turned over to the Board and a \$50 fine may be assessed against the owner and billed with the next quarterly billing. If this fine is not paid, a lien will be filed against the slip and the owner will be responsible for all attorney and filing fees. If a renter is in violation, the owner will also be notified of the warning. If the renter receives a second warning for the same offense, they will be asked to leave the Marina and forfeit the balance of their paid rental.