FOX LAKE HILLS PROPERTY OWNER'S ASSOCIATION
HARBOR RULES AND REGULATIONS

Titles to the beaches, parks and property are owned by the F.L.H.P.O.A. as such titleholder, the Association has the authority to prescribe and enforce standards, rules and regulations regarding its property. To provide uniformity, safety and desirable reflection upon the community, the Board of Directors and its appointed Harbormaster's will enforce the following standards and regulations.

ENTITLEMENT

1. Only a titled property owner in Fox Lake Hills, who is a member in good standing of the F.L.H.P.O.A., shall have the right to rent boat slip space or use of the ramps upon proof of registration of watercraft in their name and proof of insurance for the season. Right shall be restricted to one slip space per resident, notwithstanding that said individual may own one or more parcel or lots. Neither renter nor lessee shall be entitled to ramp usage unless the titled property owner, by written notarized consent, assigns his right to said renter or lessee. All parties of co-owned boats must be members in good standing to be eligible for slip space.
2. All guests must be accompanied by a harbor member in good standing to use our facilities.
3. Harbor members are not allowed to give launch ramp access to any F.L.H.P.O.A. resident that is not a harbor member in good standing.
4. Family members residing in different households cannot share keys.
5. Residents who have not purchased a key and use someone else's key will be fined double the yearly key fees. Residents who lend out their key to anyone other than an accompanied guest will be fined double the yearly key fees and possibly loose their rights to register the following season for access.

FEES

6. A Harbor fee will be assessed to cover expenses of maintaining boat ramps, dredging projects, sea walls, keys, security, permit stickers, the grounds, and all harbor matters. Harbor fees will be determined and reviewed annually by the Harbor Committee and the F.L.H.P.O.A. Board of Directors. This fee must be paid at the time of registration for ramp use and slip space. Registration fee is set from year to year. Harbormasters have details.
7. A $100 initiation fee for the first year a person registers in the FLHPOA harbor for ramp key or slip access. This is a one-time fee so as the member continues to register/renew with the harbor annually for each season. If the member fails to register/renew for one year and submit their registration, they must contact the Harbor Master to let them know and request an extension of their membership to the next registration year. If the member then fails to request an extension or does not register two years in a row and relinquishes their membership, they will have to pay the $100 initiation fee again the year the come back to register.
8. To register for Harbor Use you will need: a. Proof your association dues are paid and current (paid dues receipt) b. Proof the vessel is registered to you, in your name (boat registration) c. Proof of insurance on the vessel. d. Make and license

plate number of your trailer and tow vehicles. These documents MUST be registered to your titled Fox Lake Hills address.

SLIPS

9. You must become a Harbor Member (purchase a key) to become eligible for the Slip Waiting List. In order to stay on the Slip Waiting List you must continue to be a harbor member by purchasing a harbor key every year. If a slip becomes available at the annual harbor registration and your name is called, you must be present to be eligible. If you are not present the next person in line will be called. Your name will be removed from the list.
10. Slip space will be reissued to previous year's registrants on the day of registration, provided slip owner registers their boat and registers their slip space. After that time it will be reassigned to the first qualified person on the waiting list.
11. Slip space assignment procedure is as follows. Any open slip spaces will be open to current slip holders to move to. The inside slip holders first, followed by the outside slip holders. Any open slips will then be assigned by order of the Slip Waiting list.
12. All property-owner's assigned slip space must meet pier specification by the 3rd Sunday of May unless an extension is requested from the Harbormasters.
13. In the event a property owner has slip space and sells their property, home or watercraft, they must notify the Bay View Harbormaster so the slip can be reassigned.
14. No PWC's are to be tied up on the boat slips. Members are welcome to rent our new PWC floating docks to keep in the harbor, or use our ramps for in-and-out use.

GENERAL

15. All boats must be registered with the F.L.H.P.O.A. and must display its proper Association stickers, Fox Waterway, and DNR stickers to have use of the ramps. Sticker placement on the vessel of the association sticker shall be on the slip side of members who have slips and on the port side of other members, readily visible from shore. Sticker placement on the trailer will be on the winch post. Trailers (except guests) that do not have a current year harbor sticker when using the boat launch will incur a fine.
16. The Board of Directors will settle disputes and/or complaints concerning slip space and ramp privileges.
17. Harbor members are not allowed to use their boats or piers for commercial purposes.
18. All recreational flotation devices are to be stowed on your boat before entering the boat basin. There is to be <u>NO towing</u> or riding of flotation devices in the boat basin. <u>Violation of this rule will result in immediate fine</u>**.**
19. Parking & Breaking Down Tow-Vehicles and Boat Trailers:
    a. Bay View Harbor – Vehicles & Trailers are to be "broken down" and parked side by side on holidays and weekends. All vehicles and trailers are to be parked at a diagonal requiring as few spaces as possible.
    b. Chesney Harbor – Up to 5 full length Tow Vehicles and Trailers and 1 Wave Runner Trailer can now park attached, on a first come basis, on the northwest end of the Harbor Lot. Others will need to park elsewhere.

20. Launch piers are strictly for loading, unloading and launching of boats. After launching, vessel is to be pulled immediately to the outside of either launch pier and for not more than **15** minutes. Ramps are never to be obstructed while waiting for tow vehicles or loading boats. **Boats in the water have the right of way on the ramps.**
21. The Board reserves the right to revoke slip rights and/or ramp privileges to anyone who violates the rules and regulations or to anyone whose dependents abuse, vandalize, deface or destroy association property or acts in an unsafe manner. This also includes the actions of guests. Exercising good judgment in leaving/returning to the ramps includes respect for homeowners residing near the ramp sites. No yelling, fighting, no disruptive noises, etc. Criminal activity at the lakefront will result in the revocation of harbor privileges.
22. Electric in the harbor is for the general maintenance of piers and boats. It is not intended for overnight hook-up. *If 24-hour overnight hookup is required to charge your boat batteries, please contact the harbor master for special permission.*
23. Boats are strongly recommended to be pulled out of the Harbor by the 1st weekend in November when the water levels are dropped by the Army Corps of Engineers. **(Failure to remove your boat by the recommended time may result in your boat getting stuck or unable to remove out of the water without heavy machinery. This extraction would have to be approved by the harbor master and under the supervision of a harbor master assistant to ensure our seawalls, piers, ramps, and grass area are not affected in the process. If any extraction damage is done, the Harbor Member would be 100% responsible for the cost of repairs and may lose their right to register for a harbor slip the following year.)**
24. The Harbormasters have the authority to loan out piers that are not being used and/or designate the pier as a guest pier during the season at their discretion.
25. The launch key remains the property of the F.L.H.P.O.A. and must be surrendered upon request.
26. All vessels using our facilities must be in good repair and "seaworthy." The harbormaster has the right to request any watercraft be removed that is not seaworthy and at risk of sinking or causing damage to the harbor or other boats.
27. NO WAKE IS 150' from shore. That means 150' from the mouth of the boat basin. Your boat should be off plane and level by then.
28. You must have dock lines on your vessel that are in good condition to insure they will not break during the boating season and damage other boats.
29. Trash at the lakefront must be placed in garbage cans and the lids must close completely. If the can closest to you is full, use another one or take your trash home. THE LIDS MUST CLOSE COMPLETELY, AND DO NOT LEAVE TRASH ON THE GROUND NEXT TO CANS. (If all garbage cans are full, please take your garbage home to dispose.)

PIER CONSTRUCTION-PIERS ARE TO BE CONSTRUCTED ACCORDING TO F.L.H.P.O.A. SPECIFICATIONS

33. Boat Lifts and Removable Piers are not permitted.

34. Construction and maintenance of piers is the responsibility of the assigned party **and** their pier partner. General maintenance shall be completed by the slip holder whose corresponding even or odd slip number corresponds to the even or odd numbered years. **Both** pier partners will be responsible for **major** repairs. ***Slip spaces cannot be occupied until brought into compliance. If you put your boat in before you pass inspection you will have to pull it out. Keys will not be issued to people who do not adhere to this rule the following year.***
35. Piers must be constructed according the FLHPOA PIER SPECIFICATIONS and maintained according to those specifications.
36. Solar Lights, Railing, bumpers and rub surfaces must harmonize with the piers and not detract from their appearance. Tires, life jackets, etc. are not acceptable bumpers. **Please use pier hardware that is in harmony with the White Color theme of the harbor.**
37. All slip renters whose pier falls in disrepair, becoming unsafe or in violation of these rules must be brought into compliance or made safe within 10 days.
38. If there is flooding and your pier becomes out of compliance it must be brought into compliance within 10 days of the event.
39. In the event that a new pier is built by an individual and no one on the waiting list is willing to split the cost of materials with him, the Board will refrain from assigning the slip on the 2nd side of this pier for a minimum of one season, providing actual proof of actual costs is submitted to the Board and approved by them. However, the 2nd side may be designated as a guest pier during that season at the discretion of the Bay View Harbormaster.
40. Piers in Bay View Harbor are the property of Fox Lake Hills Property Owner's Association. All piers are private property and only the slip renters of record may be on the piers.
41. Dock Boxes are now allowed with strict pier specification guidelines. This is at the slip renter's own expense as this is "NOT" a harbor funded. The required Dock Box in our harbor is West Marine Model # 6788038 "Small Low-Profile Dock Box" with Dimensions of 40"W x 20"H x 19"D. Also, a uniform ground footer must be installed per specification by the FLHPOA designated contractor. Slip renters will have the option to opt for a dock box each year during online pre-registration.

GROUNDS

42. Non-residents are NOT ALLOWED on the grounds without being accompanied by a FLHPOA resident. Knowing a FLHPOA is NOT enough to be allowed on the grounds.
43. No residents are allowed in the harbor or on the peninsulas between the hours of 12pm midnight to 5am other than slip renters to go to or from their watercraft, or to use the ramp to launch or pull out their watercraft.
44. Fire pits and grills of any kind are prohibited within 100' of the harbor seawalls or near any watercraft.
45. Resident fishing near, around or in-between a watercraft in the harbor is prohibited.
46. The FLHPOA board, harbor master and/or harbor committee have the right to revoke any residents right to access any area of the harbor if they become repeat

offenders of the ground rules and/or commit any one serious offense within the harbor.

47. Absolutely no swimming or jumping in the water at any area in the harbor whatsoever. Stay out of the water unless you are in your permitted watercraft.
48. Residents that are assigned a slip are the only ones that may walk on the piers in the harbor. If you are not assigned a slip in the harbor, then the piers are off limits and private to you.

PWC FLOATING DOCKS

49. PWC docks are for registered harbor members and their immediate family members only.
50. Each PWC must be registered with the Harbor Committee and display current registration numbers.
51. Members are responsible for the actions of their guests and family members.
52. Only one PWC may occupy each floating dock
53. Abandoned, inoperable, or unused PWCs may be subject to removal after written notice.
54. Operators are responsible for any damage caused to docks, neighboring PWCs, boats, or harbor property.
55. Any damage caused by a member, guest, tenant, or family member shall be repaired at the member's expense.
56. The HOA reserves the right to assess repair costs directly to the member's account.
57. No member may modify, relocate, drill into, attach permanent accessories to, or alter any floating dock without prior Harbor Committee approval.
58. No unauthorized use, swapping docks, or temporary tie-ups without harbor master pre-notification.
59. No PWC's may be parked at the harbors boat slips in the marina. Members must either rent a PWC dock or use the ramp in and out.
60. Under 10-years may NOT operate a PWC in the harbor. 10-11yrs old may operate a PWC under direct on-board supervision of a parent or legal guardian. Ages 12-17 may operate a PWC is they have a valid Illinois Boating Safety Certificate. 18yrs or old should be fully aware of the state and federal laws.

These Harbor Rules and Regulations may be amended or changed at any time by the FLHPOA Harbor Committee or the FLHPOA Board of Directors.

Violations of any of these rules and regulations will result in fines. (Unless otherwise stated with the rule):

First Violation: $50.00
Second Violation: $75.00
Third Violation: $100.00
Fourth and continuing Violations: $200.00 and suspension of Harbor privileges for the remainder of that season and the following year.