

Paradise Cove Homeowners Association

C/O C & C Property Management

DOCK USAGE RULES AND REGULATIONS

The Paradise Cove Board of Directors have worked tirelessly in their efforts to develop the lake and surrounding area into the 'Central Focal Point' that was promised to us by the Porter Homes Sales Staff several years ago. We have overcome many hurdles and have now established boundaries so that we can have our lake and still safeguard the Regional Quality Control Boards Wetland Mitigation area.

This Paradise Cove Lake, Dock, Patio and surrounding area will be only as beautiful as we, the homeowners of Paradise Cove, working together can maintain it. It is up to all of us to adhere to the established rules, work towards the continued beautification of our area and to support your Elected Board of Directors as they continue to try to make Paradise Cove the "Jewel" of the Paradise Valley Community.

Each homeowner is required to sign this document before receiving a key for access to the dock area. Signing this document and receiving a key, will signify the following:

1. You clearly understand and will abide by the rules and regulations that are established herein.
2. You are releasing the Paradise Cove Homeowners Association and its Board of Directors of any liability in relation to the use or access of the "common area" in and around the Paradise Cove Lake/Wetland Mitigation area.
3. You recognize and agree that the Wetland Mitigation area must be protected, and therefore will only use the dock area for access to the lake.
4. You recognize that our liability insurance does not allow for swimming, boating or any other type of access to the lake
5. Homeowners who choose to not follow the Rules & Regulations as set forth herein will be subject to the following HOUSEHOLD FINE POLICY:
 - a. 1st infraction Household Warning
 - b. 2nd infraction \$50.00 Household Fine
 - c. 3rd Infraction \$100.00 Household Fine

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- d. 4th Infraction Return of the Dock Gate Key and NO Common Area access for 1 Year.

PARADISE COVE "COMMON AREA" RULES & REGULATIONS;

1. No children under the age of 14 may be on the dock without a supervising adult.
2. Dogs are not allowed on the dock at any time
3. No Smoking on the Dock (consideration and Courtesy to our non-smoking friends)
4. Alcohol is not allowed on the dock or the patio area at any time.
5. DO NOT feed the Ducks and Geese except for grain specifically designed for them - They naturally gain their nutrients from algae, vegetation, snails, small fish, etc as well as the grain. (All other food such as bread, pretzels, potato chips, cookies, etc. will make them mal-nourished, lethargic and bone deformed.
6. The dock is available to Home Owners and guests, as long as the guests are accompanied by the responsible homeowner.
7. No loud or unruly parties will be allowed on and around the patio or dock.
8. Do not throw any debris into the lake.
9. For the safety of all - No glass containers are allowed on the dock.
10. The dock and patio area will be open to the community from 7:00 AM to 9:00 PM Sunday - Thursday, and 7:00 am - to 11:00 pm Friday and Saturday.
11. Clean up after yourselves and throw all trash into one of three trash containers located within the dock and patio areas.
12. Do not sit or stand on the dock railings at any time. The rails are hollow and will not provide support.

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13. This is a **Catch and Release Fishing Site - BARB LESS Hooks are Required.** The following rules must be Followed:
- a. Fishing after 11:00 pm is prohibited
 - b. No live bait may be used at any time
 - c. If a fish swallows a hook, the line must be cut
 - d. Fishing Licenses are not required for homeowners, but are required for guests of homeowners
14. Remote control motor boats, sail boats, etc. are allowed, but they must be run from the dock area.
15. Swimming and/or diving from the dock is prohibited
16. Row boats, canoes, kayaks, etc. are prohibited
17. The Dock Key is yours. It has your lot number stenciled on the key. If the key is lost, it will cost the affected homeowner \$25.00 to have the key replaced.
18. The 'Private Lake - No Trespassing' Signs apply to all of the lake with the exception of the Dock Area (which is accessible by key entry only).

Homeowners Name: _____

Address: _____

Telephone Number: _____

Key and Lot Number: _____