

## **Landing Condo Rules:**

If the Landing is to remain a family friendly condominium, **the owners must enforce the rules**. If someone is violating a rule, they probably are unaware that they are causing a problem for their neighbors. Please, have a civil adult conversation with the offender so we all can have fun and enjoy our time at the Landing.

### **General Rules:**

1. OWNERS ARE RESPONSIBLE FOR THEIR GUESTS. Please make sure they know the rules.
2. **Quiet time** is from 10 p.m. to 9 a.m.
3. Observe all posted signs, especially 10 MPH speed limit. **Children are playing**.
4. Park and Leave only **empty** boat and **empty** PWC trailers on the hard top parking area. A trailer with a PWC or a boat on the hard top will block someone's view of the lake.
5. Park all vehicles behind buildings. Do not leave your car or truck on the hard top.
6. Keep dogs on a **leash** and **scoop poop**.
7. No RV's, buses or large trucks can be parked on the Landing's property (inside the chain link fence).
8. ONLY GAS GRILLS ARE PERMITTED ON OR NEAR CONDO DECKS AND PORCHES AND ONLY IF A FIRE EXTINGUISHER IS PHYSICALLY PRESENT BESIDE THE GRILL (New Insurance Requirement). A charcoal grill is available in the common area by the pool
9. No fireworks are allowed at the Landing

### **Pool Rules:**

1. The pool will remain locked at all times. The Owners will be given the current entry code. 1234
2. SWIM AT YOUR OWN RISK.
3. Parents are responsible for their children.
4. Follow the posted rules, especially:
  - i. **No Glass** or **Pets** inside the pool fence.

- ii. No Diving or Running in pool area.
5. Please do not leave trash or personal belongings in the pool area.

**Dock Rules:**

1. The dock and ramp facilities are for Owners and Guests only.
2. Jet skis are not permitted in boat slips.
3. Boaters and Jet skiers should approach dock at idle speed.
  - i. There is a **no wake zone** (idle speed only) **within 100 feet of the dock**. This is a BRA requirement.
  - ii. Please **watch for swimmers** especially around the swim platform area, and give them the right of way.
4. If severe weather is forecast, your boat should be pulled from the water.
  - i. If your boat damages the dock, you may be assessed for the cost of repairs.
5. No cleaning fish on the dock. Clean fish in your condo and put the guts in a sealed plastic bag in the trash.

**Maintenance Rules:**

1. **BE SURE TO CHECK YOUR SMOKE ALARMS IN YOUR UNIT(S)**. Our insurance requires that each unit has a working smoke detector. New batteries will be distributed each year at the Owners Meeting.
2. **USE ONLY SEPTIC SAFE TOILET TISSUE**. Septic safe toilet paper is labeled "septic safe" on the toilet paper packaging.
3. **DON'T FLUSH ANYTHING THAT MIGHT PLUG THE SEPTIC SYSTEM OR KILL BACTERIA**--hair combings, paper towels, wet wipes, dental floss, kitty litter, cigarette butts, chemicals, prescription drugs, antibacterial soap, sanitary napkins, tampons, bandages, paint, fat, grease, oil etc..
4. **REDUCE DISPOSE-ALL USE** by putting table scraps, coffee grounds, apple cores, peelings, etc in a sealed plastic bag in the trash.

### Close-up Rules:

1. **Turn the water off** to the Hot Water Heater at the valve located on top of the unit.
2. **Turn the water off** to each commode.
3. **Turn the water off** to the clothes washer.
4. LAST ONE TO LEAVE A GROUP OF CONDOS SERVED BY A SINGLE WATER MAIN MUST **TURN THE MAIN VALVE OFF.**
5. Set the thermostat to a **minimum of 55 degrees** in the winter.
6. Ensure all electrical **appliances are turned off and/or unplugged:** stove, oven, counter appliances, curling irons, fans, etc.
7. **Empty all trash** and place outside in secured trash bins and/or dumpsters.