

# Rules

## STEAMBOAT SHORES OWNERS ASSOCIATION

### RULES

NOTE. rules are an extension of the Bylaws and can only be changed amended or added to by a Quorum vote of the Membership at a Regular or Special called meeting of the Association membership. The Board of Directors may make temporary modifications, which will be voted on at the next meeting of the Membership

1. The use of existing holding- tanks, after sale of the lot or lots, transfer of ownership, or change of occupants will be strictly prohibited. New owners will have to arrange for a sewer tap.
2. *Discrimination:* No racial discrimination in any form including verbal or physical, will be tolerated. This policy applies to lot owners, guests of lot owners, and children of the same, All common amenities owned by the Association are open for use to all members and guests in good standing regardless of race, creed or color.
3. Any complaints filed with the Board of Director's; will be investigated -promptly and appropriate action taken.
4. Use of Boat Ramp: The Association boat ramp is for the use by any members in good standing and their guests, with Decal or Pass in clear view for parking area. Violators will be towed at their own expense.
  - A. Launch and load as quickly as possible and pull clear of launch area, when others are waiting, Park only in designated parking areas.
  - B The first 15ft. of tie-up rail adjacent to the boat ramp is reserved for temporary use to load and unload.
5. Use of Fishing Pier: The Association fishing pier is for use by all members in good standing and their guests. Users are required to keep the area clean at all times and to respect the other users. No boats can be tied to pier or anchored, so close, as to interfere with others fishing from pier.
6. Use of Pavilion. The Pavilion will be available for private use. when not in conflict with scheduled Associations events. There will be a \$25 clean-up deposit, refundable after satisfactory clean-up by the user.
7. Use of Pools: **No glass containers, food,** or other items not used for swimming will be allowed in the pool area, Large floats will not be permitted on-heavy use holiday weekends. Any member, guest, or children of the same caught vandalizing the pools, restrooms or other Association property or members property will be subject to sanctions, fines, penalties, interest, and expulsion from membership.

8. Use of Association Equipment: The Association owned Back-hoe, Tractors, Mowers, and other tools and equipment are for use on Association projects and are to be operated by authorized personnel only. Use of Association equipment on private projects must be approved by **the President** and will be **charged to the private user at a cost of \$351hr.**, with Association operator,

9. Architectural Building Permits: Building of structures on any lot in the Subdivision will require the review and approval of the Architectural committee. Upon approval, an official permit will be issued within ten (10) working days. The lot owner must provide a drawing or detailed description of the proposed structure, type of structure, exterior finish, and materials to be used, and construction time frame. (Ref. Sub-Division Restrictions 41)

10. Culverts: As specified elsewhere in these governing documents Culvert pipes will be a minimum diameter of 12 inches in all cases. The lot owners will be primarily responsible for keeping the culvert pipes free of obstructions, However, when necessary the Association personnel will assist in cleaning out to get proper drainage, (Ref. Sub-Division Restrictions #3)