

RULES AND REGULATIONS OF
OVERLOOK DOCKS ASSOCIATION, INC.

1. Use of the dock area is restricted to boat owners, their guests, and invitees.
2. Major repairs may not be made to any boat on the dock property.
3. The assignment of a boat slip is restricted to owners of a condominium unit in the Overlook Condominiums.
4. Rental of a boat slip is limited to owners and renters at the Overlook Condominiums.
5. The DOCKS ASSOCIATION shall have the right to approve all assignments and rentals of boat slips. All proposed assignments or rentals shall be submitted to the Board for review at least thirty (30) days prior to transfer.
6. Maintenance and assessments shall be paid within thirty (30) days of the date due. A 5% penalty and interest at the rate set forth in the By-Laws will be charged to slip assignees who are in arrears until payment is received in full.
7. Fishing and swimming in the dock area are prohibited.
8. Commercial use of dock area is prohibited. No charters are to operate from the dock.
9. No gasoline containers are permitted on any dock and no fueling of any vessel is permitted in the dock area. This is a Coast Guard and EPA regulation.
10. No fireworks or other explosives are permitted on any vessel or in the dock area at any time.
11. No smoking is permitted in the dock area.
12. Children under the age of 16 are not permitted in the dock area without adult supervision.
13. All personal property of slip assignees and boat owners must be stored in their respective boats or deck boxes.
14. All garbage must be deposited with all other refuse in areas designated for such purpose.

15. All slip assignees are responsible for securing their vessels prior to severe weather (hurricanes). During hurricanes and other high velocity wind threats, each Boat Owner shall be responsible for following all safety precautions that may be issued or recommended by the National Hurricane Center, National Weather Service, U.S. Coast Guard, the Association or any other applicable agency or the County.
16. All slip assignees and renters are required to provide a valid registration and proof of insurance for any vessel in their slip.
17. All construction and maintenance on your slip must be done in accordance with the provisions of the Association's governing documents and all state and local ordinances. All construction work shall be submitted to the Association's Board of Directors for approval prior to performing such work. All construction work shall be performed by licensed and insured contractors.
18. The common deck areas and the poles that support them are Dock Association property. No vessels are permitted to use these poles or the decking to secure their vessels except for secondary ropes on the north dock utilized to stabilize boats during ingress and egress.
19. Floating docks of any kind are prohibited from being tied to the common poles or decking. Floating docks must be secured to the slip assignee's poles.
20. All dogs must be on a leash while in the common area of the docks.
21. No overnight lodging is permitted.
22. Fires of any kind, including barbecues, are prohibited while the vessel is in the boat slip or anywhere in the dock area.
23. All slip assignees need to provide the Dock Association a copy of their slip assignment.

24. Boat length must comply with the limitations set forth in the assignment of the slip and/or the provisions of any Submerged Land Lease, Marine Operating Facility License, or other governmental statute, rule or regulation.
25. The common area dock and finger docks shall not be obstructed or used for any purposes other than ingress and egress or purposes allowed by the Association's governing documents, except deck boxes are permitted in accordance with this paragraph. On the south dock the deck box may not extend outside of the seawall shelf or restrict access to the common deck area. The north dock deck boxes are limited to 24 inches in depth. Deck boxes that face north must be placed on the east side of the slip and all deck boxes that face south must be placed on the west side of the slips to allow unimpeded ingress and egress along the common areas.
26. No slip assignee or renter shall do anything to interfere in any way with any other slip assignee's or renter's right to use or access a boat and boat slip, nor shall they interfere with the quiet enjoyment of the same.
27. Any additional decking or walkways surrounding slips, commonly referred to as "fingers", any pilings used for boat lifts, and/or any dolphin pilings shall be the slip assignee's financial and maintenance responsibility, and shall conform in color, appearance, and style to the common docks. All such work shall be submitted to the Association's Board of Directors for approval prior to performing such work. If such fingers or pilings, in the Dock Association Board's opinion, are not adequately maintained, the Dock Association shall have the right to repair the fingers or pilings and bill the slip assignee for the costs of same.
28. If a Slip owner or renter intends to have guests, service personnel or other invitees (collectively called "invitees") at the Dock, invitees must be signed in at the Overlook

Condominium front desk, obtain a guest pass for their car, and the owner or renter must accompany their invitee over to the Dock to provide access through the gate. If the Slip owner or renter is not available for their invitee, they must make arrangements with the office to give a key and access to the invitee. Any damage to the gate due to failure to follow this Rule, will be the responsibility of the slip owner or renter.

29. Dock slips for assignment shall be listed on the Overlook website (www.theoverlookcondo.com) or the community information page which can be viewed on unit televisions, or at the Overlook mailroom.

30. The Dock Association Board shall have the right to impose fines or penalties for failure of a slip assignee or renter to comply with the Overlook Condominium's or Dock Association's governing documents, including these Rules, with respect to behavior or actions while on Dock Association property.