

# **Candlewood Terrace Taxpayers Association**

## **Beach Rules and Regulations**

**Effective March 2024**

**PURPOSE:** These rules and regulations are in place to provide a comfortable, safe and pleasant community beach environment for those allowed to use it.

**WHO MAY USE:** Members of the Candlewood Terrace Taxpayers Association (CTTA) in good standing and their invited guests provided all are in acceptance and compliance with the following rules and regulations.

**ENFORCEMENT:** Any CTTA member has the authority to enforce these rules. Any member may, with just cause, eject anyone from the beach and parking lot at his/her discretion. We encourage ALL members to enforce the rules with anyone on the CTTA beach and its property.

### **General Beach Rules:**

1. Membership ID cards are REQUIRED on the beach, docks, kayak area and parking lot. ID cards must be worn or visible attached to your gear for the purpose of current CTTA membership.
2. All children under the age of 15 must be accompanied by an adult member. Those turning 15 within the current calendar year must have their own ID card to be at the beach without an adult member.
3. All invited guests including adult children of current CTTA members not residing in the members household must be accompanied by a CTTA member. Groups between 11 and 25 require a party contract and insurance (see Party Rules for further details).
4. Members are responsible for their guests' actions.
5. Guest privileges will not be granted to those property owners who do not have a 0 balance or are not in good standing.
6. Pets are not allowed on the beach between the hours of 8:00 am and 6:00 pm. Owners must clean up after their pets. All pets must be leashed at all times. Aggressive and out of owner control pets will be asked to leave.
7. Service animals are to be pre-registered with the Board before being allowed on the beach.
8. All members must remove their trash and place it in the garbage or recycling bin.
9. Parents are responsible for the actions of their children.
10. All holes, ditches etc. dug in the sand must be filled prior to leaving the beach. Beach chairs are not to be used as toys/flotation and should be pulled back to the retaining wall before departing. Picnic table umbrellas are to be closed after use.
11. No alcoholic beverages are allowed to anyone under 21 years of age. This is a State Law! Parents and police will be contacted.
12. Members under 18 years of age are not permitted on the beach after 9pm unless accompanied by their parent/guardian member.
13. The beach closes at 11pm for anyone under the age of 21. The beach reopens at sunrise.

14. The beach is closed and the gates are locked for winter on November 1st. No ice fishing, sledding, skiing or ice skating is allowed. The beach will be unlocked, weather permitting, on April 1st. The parking lot will remain locked until the beach is opened May 1st with the official opening Memorial Day weekend.
15. CTTA property owners **OR** renters has CTTA beach rights not both
16. The following items are not permitted on the beach or docks:
  - Glass containers
  - Beach fires, fireworks or dumping of hot coals
  - Overnight camping
  - Motorized vehicles (except for CTTA authorized maintenance)

### **SWIMMING SAFETY RULES**

1. All members and their guests swim at their own risk. There are no lifeguards at CTTA beach.
2. Any non-swimmer must wear a life vest while in the water.
3. Swim only inside the designated swim area. Please do not hang or pull on the swim area ropes.
4. Fishing is only permitted on the South side of the beach and off the South docks. Fishing is NOT permitted within the swim area, the North side of the beach, the boat docks or the boat ramp.
5. Boats are not permitted within the swim area. This also includes kayaks, canoes, stand up paddleboards, rowboats and personal watercraft.

### **SWIM DOCK SAFETY RULES**

1. Horseplay is not permitted on the swim dock.
2. Swimming under the swim dock is not permitted.
3. One person at a time is allowed on the diving board.
4. Use the ladder provided for getting on the swim dock, not the diving board or the sides of the dock.

### **GENERAL BOATING and RAMP RULES**

1. **NO WAKE RULE-** Boats may not exceed 6 mph within 100 feet of the boat slips, South dock or swim area.
2. Any member in good standing may request, in person, a boat ramp key from the DockMaster. The key can be signed out for daytime use only (8am-8pm). Please return the key to the DockMaster promptly. Please note: PLAN AHEAD as the DockMaster may not be available for last minute requests.
3. **Copies of current boat registration and insurance in the deeded property owners name along with a \$25 refundable key deposit must be provided to get a key and use the boat ramp.**
4. Two people must be involved in launching or removing a boat.
5. The South dock is for temporary tie ups only. Loading and unloading is permitted not exceeding 6 hours total within a 24 hour period. **No overnight tie ups.**
6. Due to increased crowds and for health and safety concerns, the CTTA ramp MAY NOT be used between Noon-5pm on the weekends as well as Memorial Day, July 4th or Labor Day.
7. **Effective 2022**, NO boats longer than 24 feet are permitted at our docks or boat slips. Boats that were docked in a CTTA boat slip prior to 2022 are “grandfathered in”.

## **BEACH PARTY RULES**

1. A party contract, \$100 deposit and event insurance must be filed and reviewed with the Party Coordinator for each event for groups of 11 or more (not exceeding 25 total). Party contracts are available on the CTTAbeach.org website or by contacting the Party Coordinator.
2. Contracts will only be given to CTTA members whose fees are paid in full and are in good standing.
3. 1 party is booked per day.
4. Booked parties always take precedence.
5. The CTTA member hosting the party must be present at all times and is responsible for the actions of their guests. The member must have their current ID with them.
6. All parties by dependents of CTTA members must be supervised by the parent member.
7. Parties may not be scheduled on the Memorial Day weekend, July 4th or Labor Day weekend.
8. Parties may not be longer than 4 hours.
9. Approved groups are allowed to reserve up to 3 picnic tables and 2 grills for their event if needed. The remaining tables and grills must be left for other members using the beach. Please arrive early to mark off your preferred tables and grills.
10. You are responsible for cleaning up after your party. All garbage must be removed from the South Beach area and placed in the garbage or recycling cans. If there is no room in the cans you must take your garbage and recycling with you. Leaving garbage or recycling outside of the cans will result in forfeiting your deposit.
11. The party host, their family and their guests will not hold CTTA or its officers liable for any injuries or incidents during or related to their party.
12. All booked parties must secure a Special Event Liability policy with CTTA listed as the co insured in the amount of \$100,000. This is a requirement per CTTAs' insurance carrier.

## **DOCK SLIP RULES**

1. All boats docked in CTTAs' slips must be registered and insured in the CTTA deeded property owners name. The property owner must be in good standing.
2. The DockMaster has the final authority regarding the placement of any new boat.
3. As of 2022, **no boats longer than 24 feet** are permitted at our docks or boat slips. Boats that were docked in a CTTA boat slip prior are "grandfathered in".
4. Members may place their boat in its assigned slip only after their boat and beach fees are paid in full and current paperwork is submitted to the DockMAster in person or via email.
5. Members must have boat liability insurance for a minimum of \$300,000 in order to use the docks at CTTA with CTTA listed as the additional insured on the policy.
6. No fishing is allowed on the dock slips, North beach area, boat ramp or swim area.
7. No commercial business can be conducted on the beach, boats, docks or parking lot of CTTA. Commercial business insignia is not permitted on boats docked at CTTA.
8. Dock slips may not be subletted. The only boat allowed to dock in a CTTA dock slip is the boat registered to the deeded CTTA property owner who paid the slip rental fee and whose name is on the required paperwork.
9. If your boat will not be in its assigned slip for an extended period of time you must rope the slip off so other boats do not use it.

10. Boaters must have their CTTA ID on their person.
11. Boats need to be in their slip for the entire season (at least 90% of the time from May-October) and must be seaworthy. The DockMaster must be notified if your boat will be removed. If your boat is not in its slip the slip will be made available to the next boater on the list.
12. NO fueling is allowed on CTTA docks between Noon-5pm ANY day for the health and safety of our members.
13. Boat owners will not hold CTTA or its officers liable for any damages to their boat for any reason.
14. Waiting List Rules:
  - You have 48 hours after notification to verbally commit to taking the next available slip
  - Payment in full must be received within 1 week of notification or the slip will be considered forfeited and offered to the next member on the waiting list.
  - If you decline the slip will be offered to the next member on the waitlist. You then have the option to put your name back on the list in last place.
  - Regardless of the month the slip is offered, the initial First Year Boatslip Fee is applicable
  - New boatslip renters must have a boat in their slip within 12 months of committing- No refunds
  - You must be in good standing to be added to the boatslip wait list
  - All wait list requests must be made in writing/email to the DockMaster

#### **KAYAK/CANOE/STAND UP PADDLE BOARD RACKS**

1. The annual CTTA sticker is required to be affixed on all Kayaks, canoes or Stand Up Paddle Boards (SUP).
2. Rack fees must be paid in full by May 1st or you relinquish your spot to the next member on the waitlist.
3. Current CTTA ID must be on your person
4. Kayak/SUP slots will be assigned by the DockMaster on a first come first served basis.
5. SUP are only allowed in the SUP rack.

#### **OFF SEASON BOAT STORAGE-CTTA PARKING LOT**

1. Boats on trailers only! No kayaks, canoes, jet skis, RVs etc. Boat must be registered to the CTTA deeded property owner in good standing and must have current registration and insurance provided to the DockMaster.
2. Boat owners will not hold CTTA or its officers liable for any damages to their boat or trailer and acknowledges there is no off season security.
3. Parking lot gate must be locked at all times. We will provide the code if needed.
4. Boat must be removed from the parking lot within 1 week of the boat dock installation.
5. Storage must be paid up front with a signed storage contract. No refunds.

#### **VEHICLES**

1. The CTTA parking lot at the bottom of Mist Hill is for CTTA members only in good standing with a current car hang tag. Guests may park facing the direction of traffic along Mist Hill with at least 2 tires off the road at their own risk. Carpooling is encouraged. Our parking lot is small and only one car per property may be in the lot.

2. Parking anywhere on the boat ramp is permitted for loading, unloading or for approved beach maintenance.
3. Trailers are not permitted in the parking lot except for approved off season storage.
4. Towing of any vehicle on CTTA property is at the owner's expense.
5. Please do not park in the Frontier parking spot at the far end of the lot. This spot is reserved per contract for Frontier use only.
6. When unlocking the ramp gate for any reason please lock the gate immediately behind you.

#### **LOSS OF BEACH/DOCK PRIVILEGES**

1. ALL parties involved in any altercation on CTTA property including the parking lot may have beach and/or dock privileges revoked for the remainder of the season. Such decisions are at the discretion of the Board of Directors.
2. Anyone who violates any of these rules is subject to having their beach/dock privileges revoked for the remainder of the season. Such decisions are at the discretion of the Board of Directors.
3. Any decision by the Board regarding the enforcement of these rules and regulations has the right of appeal. All appeals shall be put to the Board in letter form and will be reviewed and voted on by the Board at the next Board of Directors meeting. All decisions by the Board after the appeal vote are considered final.
4. Any CTTA community member has the power to enforce these rules. Members and guests are to be respectful. The CTTA member has the right to call authorities and have an offender removed.
5. If any member loses their beach/dock slip privileges for the season or any part thereof there are NO refunds of any fees.

**NOTE: Beach rules may be amended at any time by majority vote of the Board of Directors.**

**Please refer to Article IX of the CTTA By-Laws.**

**NOTE: Payment of CTTA fees indicates acceptance of the current CTTA Rules and Regulations which are available on the website [CTTAbeach.org](http://CTTAbeach.org) or upon request.**