

PLYMOUTH SHORE ON THE BAY, LLC.
RULES AND REGULATIONS

The association and board would like to welcome you to a safe and enjoyable season. The Rules and Regulations are only here for your benefit. Please read them carefully.

SAFETY FIRST

Speed Limit

1.) There is an entrance and an exit drive. All traffic is one way (clockwise). At all times, the speed limit in the park is **5 miles per hour**.

Campfires

2.) Campfires are permitted but must be contained and are not to be left unattended. Bonfires are not permitted. Keep gas grills and campfires a safe distance from boats, cars, propane or any other combustible materials. No fires are permitted on or around the dock area and on lots 61, 62 or 63 or under trees.

Swimming

3.) Swimming in the pool or designated bay area is at **YOUR OWN RISK**. There is no life guard. You are responsible for your safety and that of your children. Floats will be allowed provided the pool is not crowded. Arm floats (swimming aids) are recommended for young children or non-swimmers. **POOL RULES MUST BE OBSERVED! Never swim alone.** Your child and non-swimmers may not swim without adult supervision. **NO DIVING ALLOWED! NO GLASS AT THE POOL!**

Marina

4.) This can be a very **dangerous** area for children. No one under 12 years of age is permitted on or around the docks or break wall area unless accompanied by an adult. Non-swimmers must wear life jackets. **Throwing or skipping rocks or stones is prohibited.** Bicycles, cars and trucks are not permitted on the break wall or pier.

Restrictions

5.) Abusive/foul language or excessive drinking will not be tolerated. Use or sale of illegal substances, firearms (including BB guns, pellet guns and bows & arrows, etc.), or fireworks of any kind are prohibited in this park. Plymouth Shore is a family-oriented park. Please help us keep this image.

Motor Vehicles

6.) Approved electric golf carts are permitted but **must only be operated by an individual with a valid driver's license.** Mopeds and gasoline powered golf carts are not permitted within the park. Motorcycles are not to be operated during quiet hours. **The speed limit is 5 miles per hour. (includes all motor vehicles, golf carts, and bikes)** All posted signs must be obeyed.

REQUIRED COURTESIES

Quiet Hours

7.) Quiet hours are between **Midnight and 8:00 a.m.** You are responsible for your guests. Common sense and good judgment are rules to live by. Treat your neighbors as you would like to be treated.

Neat Appearance

8.) Whether occupied or not, a neat and clean campsite appearance must be maintained at all times. No trash, debris, weeds, etc. around or under units. Un-mowed grass or excessive weed growth *is considered a nuisance and must be taken care of within one (1) week of notification. Otherwise the board will perform maintenance and you will be billed for the cost.* All garbage must be wrapped in plastic bags and securely tied. Cardboard boxes must be flattened. All garbage must be placed in the dumpster. If items are too large to fit, please see the manager. All full-size freezers and refrigerators outside your unit must be placed in a shed. Small refrigerators and coolers must be emptied of alcoholic beverages or locked at night.

Parking

9.) One member and one vehicle per campsite (unless authorized by board). Do not use another's parking area unless you receive permission from that member. Members must park their car/truck in the spot in front of their lot first before parking in the visitors' lot or any other spot in the park. The area south of the brick house is reserved for Dockers and the first and second trailer owners. On weekends and holidays, *there is designated overflow parking next to the pole barn and in the front row of the park (near Bayshore Rd).*

Fish Cleaning

10.) The fish cleaning station is for your convenience. All fish cleaning debris should be disposed of according to instructions and the area kept clean. Do not allow the water to run freely while cleaning your fish and be sure to turn off the lights.

Pets

11.) Pets are permitted. However, your pet must not be left unattended or cause a nuisance (constant barking, etc) to other residents. Pets must be kept on a leash. **CLEAN UP AFTER YOUR PET AT ALL TIMES**

Guests

12.) Your spouse and your children comprise your membership. Parents and in-laws are considered visitors but can use the park without the member being present. The member has to be present for all other visitors. Upon arrival, all visitors to the Park **MUST** register at the Office or with the Park Manager. It is the member's responsibility to notify the Park Manager of any visitor staying at the park. Guest slips will be provided the members for registration and are also available at the manager's house.

Water

13.) The regional water in the park is very expensive. Please do not let water run freely. Repair your own minor leaks. Report any other leaks to board.

Sewer System

14.) The sewer system is a municipal system. Cigarette filters, plastics, so-called disposable diapers, feminine hygiene articles, etc. are not biodegradable. Items such as these and others will clog up the system and eliminate the convenience of having sewers. Please refrain from disposing of such items in the system.

Upgrading Your Campsite

15.) We take pride in our park and hope that you will also. You are welcome to plant trees, shrubs or flowers to spruce up your lots. Members are not permitted to trim, cut down or remove any trees or shrubs without board's written permission. Digging of any holes whatsoever must have the board's approval. Utility damage is expensive. You will be responsible for replacing or repairing any damage you cause.

Upgrading Units

16.) Any RV to be accommodated in the park must be approved by the board. Units over 15 years old must have board approval to enter the park. Upon its sale, any existing RV older than 15 years must be removed from the park. Upon sale park models over 15 years old may remain in the park if they are upgraded and approved by the board in writing. Consult with the board before upgrading to a larger/newer unit.

17.) Good commercial awnings of sturdy construction are welcome. Wooden or homemade awnings are not permitted. No posts are permitted in the lawn. No fences may be erected. Modifying trailers beyond what is permitted by Ohio/County/Township Code is not permitted. Those trailers that have been modified and have signed an agreement to correct any violations at their costs if notified or cited by the State, County or Township are grandfathered.

Patios & Porches

18.) Brick, concrete and masonry patios are permitted and encouraged. Enclosed rooms, screened porches or wooden decks are not permitted by county regulations. Please consult the board prior to any construction.

Storage Sheds

19.) Storage sheds shall be of a size and construction approved by board. Each shed behind any RV unit must be within five (5) feet of your unit and at least five (5) feet from any other RV or uninhabited building. (This is also a county regulation.)

You must maintain your building and facilities in compliance with all laws, ordinances, rules and regulations. All exterior areas shall be maintained in good condition and shall be painted or otherwise kept from becoming rusty or objectionable.

Winter Storage

20.) Winter storage of boats is not permitted in the park. Boats must be out of the park by November 1st.

Board of Directors

21.) Only one member of immediate family is permitted to serve as a board member at any given time. (Includes Husband, Wife, Daughters and Sons)

Misc.

Plymouth Shore on the Bay LLC is not responsible for death, injury, lost or stolen property including fire, wind, water damage and damage from falling limbs, trees, etc. Damage to any facility provided by Plymouth Shore on the Bay LLC through misuse, neglect or negligence of a member or visitor shall be repaired or replaced at the expense of the member. Repairs made by the board for which a member or visitor is responsible shall be assessed against the member. Damage to another's property is the responsibility of the individual(s) rendering the damage.

Members are solely responsible for the maintenance, repair, replacement and removal (if necessary) of all personal property affixed to or placed upon the premises.

POOL: Pool is opened from Memorial Day weekend through Labor Day. Depending on weather forecasting and/or circumstances beyond our control, the season may be extended or reduced as determined by the board.

REFUNDS: There are NO refunds of deposits for unused lot and dock fees.

WATERCRAFT AND WATERCRAFT TRAILERS: Overnight storage in the campground is not permitted during the season after May 15th.

SEASON: The season at Plymouth Shore is from the third full weekend in April through the third full weekend in October. The board reserves the right to change these dates due to inclement weather or other circumstances beyond their control.

SUBLEASING: Subleasing, renting or permitting another to use your lot or dock is NOT PERMITTED

Again, the **rules and regulations are for your benefit**. Please abide by them and encourage other members to follow them. Rule violators subject to removal from the park and forfeit all fees paid

Penalty for Rules and Regulation Violations

First Offense – Warning issued and documented

Second Offense – Fine issued \$50

Third Offense – Fine issued \$100

Fourth Offense – Fine issued \$250

Fifth Offense – Board will determine further action that will be taken. Failure to pay will be considered the same as not paying dues and violators will be forced to leave the park and forfeit all fees paid.

Rules 8, 9 Amended by Members on 05/31/2010

Rule 12 Amended by Members on 09/05/2010

Rules 3,6,9,16,17,20, Amended and Rule 21 Added

by Members along with the addition of Penalties for Rule Violations on 09/01/2017

Rule 6 Amended by Board of Directors on 03/01/2020