

TOWNE HARBOUR ASSOCIATION RULES AND REGULATIONS FOR OWNERS, RENTERS AND GUESTS

Display rules and regulations on the Refrigerator along with the location of the fire extinguisher

ACCESS TO DOCKS

Towne Harbour is a townhome community. Each homeowner owns the property their unit sits on. Entering someone's property without permission is trespassing.

Access to the docks is **legally** provided at the following points:

SUCKER BROOK –

North of Unit #1: Between Units #7 and #9 and between Units #17 and #19

NORTH CHANNEL –

North of Unit #2 and between Units #24 and #26

WEST CHANNEL –

By the pump house between Units #34 and #36 and between Units #44 and #46

COMMON AREAS

There are three main common areas:

Lookout Point (By the flagpole)

Center of the Courtyard area

Pump House Point

Individual residents may use these common areas at any time.

Board Approval is required to use one of these areas for a private party. To obtain approval submit a variance to Kenrick Corporation. Residents are responsible for the behavior of all guests at any such event.

BEACH

Use of the beach area is for Towne Harbour residents and their houseguests only.

There is no lifeguard on duty.

Swim at your own risk within the designated buoys.

Outside the buoys is the boat access channel for Towne Harbour ,Holiday Harbour, and Yacht Club Cove.

Do not anchor boats off the beach.

Children under 14 must be accompanied by an adult.

No dogs, campfires, grills, beer kegs or motorized watercraft are allowed on the beach.

Remove all kayaks, board boats, chairs, blankets, toys ... at the end of your stay at the beach.

Residents are responsible for behavior of their guests.

Bathing suits, towels and laundry may not be dried on the balconies.

BOATS AND DOCKS

Dock spaces are for residents only. Board approval is required for renters to use a dock space. To obtain approval, submit a variance to Kenrick Corporation.

Each homeowner is assigned a dock. An empty dock space does not mean the dock is not assigned. Visitors may not tie up to empty spaces.

No swimming from the docks. Dock ladders are for emergencies only.

Children under 14 must be accompanied by an adult on the dock.

Do not leave fishing poles or equipment on the dock.

Do not leave fuel containers on the dock.

PATIOS/OUTDOOR LIVING SPACES

Patios may not be used for storage of any kind.

Patio furniture may be left out on the patio. Center Court residents may only leave patio furniture out if it does not obstruct another Island resident's view of the lake.

No Playground equipment of any type may be erected on or near any patio.

NOISE

Towne Harbour is a townhome community that is a tranquil respite from the rest of the world. Protect the ambiance of the community by not playing music outside and avoiding loud conversations.

PETS

Renters of less than a year may not have a pet.

Renters who rent for more than a year are limited to one dog or one cat. No other animals are allowed.

Pets must be leashed whenever outdoors.

No resident may have a cat or dog, that constitutes a nuisance to other residents, behaves in a way that is injurious to others or is threatening in any way. This includes excessive barking.

Pets may not be tethered in the common areas or left tethered on a resident's property when barking or disturbing the peace.

All pet owners must be in compliance with NY State and City of Canandaigua laws.

PARKING

Renters may only have two legally registered vehicles.

All vehicles are to be kept in garages or in driveways. Vehicles that do not fit in the garage are not allowed.

No boat trailers or motor homes are allowed.

Additional parking spaces for guests are provided at the ends of the roads facing the lake. These spaces are not intended for permanent parking by residents.

If vehicles must be parked on the roads they should be on the ingress sides and not obstruct driveways, mailboxes or our intersection.

No overnight parking on the roads is permitted.

No parking on the grass.

No parking is allowed in front of the pump house; the city may need access to this building at any time.

No vehicle repairs should be done in any driveway or parking area except for emergency repairs, which can be completed in a short period of time.

The TH speed limit is 20 mph.

Garage doors should be kept closed whenever the area around them is not being used.

GARBAGE AND TRASH

The City's scheduled pickup for trash and recycling is Tuesday. Place containers at the curb not more than 24 hours before the scheduled pick up.

LIABILITY

Owners and their agents are not responsible for injury to renters, their family or guests or to damage to non-owners personal property for any cause. Renters and their families and guests bear the risk for all injury. Owners are not responsible to renters for any personal property left on the premises.

The renters agree to release and indemnify owners and their agents from and against all liability should anyone be injured upon the property during the term of the rental agreement resulting from any cause whatsoever except in the case of personal injury caused by the negligent act of the owner or their agents.

LANDSCAPING

The Association is responsible for planting, trimming and maintaining all hedges, shrubs, bushes and ornamental trees.

Renters may not plant any annuals and/or perennial flowers.

The Association will plant all community flowers pots.

Renters are asked to water the trees, shrubs and flower pots.

NO FEEDING WATER FOWL

ANTENNAS

No exterior radio, television, satellite dish and/or outside wiring of any type shall be attached to buildings or anywhere in the common areas without prior Board approval. To obtain approval, submit a variance to Kenrick Corporation.

MAINTENANCE

All Maintenance requests should be submitted to Kenrick Corporation either by phone or email. Contact information is listed below.

ADVERTISING AND SIGNS

No signs shall be placed anywhere on TH except for domestic non-commercial purposes. For example, the following signs may not be displayed; contractors working on a home or commercial business signs.

Rental and/or For Sale Signs may be placed in the windows of a unit. Freestanding signs are allowed ONLY for the duration of any open house.

OPEN FIRES

No open fires are allowed for any reason. Burning trash, brush, leaves and/or making a bonfire or campfire is not allowed.

FIRE PITS AND GRILLS

Fire pits, including portable gas or wood fuel devices, and clay chimney heating devices are prohibited in Towne Harbour. Permanently installed gas grills are prohibited in Towne Harbour. All grills or devices of any fuel type must be kept ten (10) feet from the building structure. The Board reserves the right to disallow use or location of any device.

FINES

There will be a \$100.00 fine to any owner who brings a renter in without a signed lease and another \$100.00 for every 30 days they're noncompliant.

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