

Channel Walk and Shoreline Homeowners Association Rules

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Channel Walk and Shoreline Homeowners Association Rules

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INTRODUCTION

There are three governing documents of the Channel Walk and Shoreline Homeowners Association (CWSL HOA): the “Declaration of Covenants, Conditions and Restrictions”; the “By-Laws”; and the “Rules”. All three documents may be found at <http://channelwalkshorelinehoa.com> or obtained from the property manager.

The rules of the CWSL HOA included in this document shall be deemed in effect from the approved date until amended by the Board of Directors and shall apply to and be binding upon all homeowners and lessees (renters) at Channel Walk and Shoreline (the Property). Homeowners shall at all times comply with these rules and shall be responsible for violations by a family member, guest, invitees, employees, agents, and lessees. Violations by lessees include those by the lessee’s family members, guests, employees, agents, and sub-lessees. The homeowner is responsible for any damage caused by a violation of a rule and for any fines levied. Refer to Appendix I for information on rules violation resolution procedures.

In addition to the rules of the CWSL HOA included in this document, all separate rules established by the various committees of the Board of Directors (architectural, landscape, etc.), as well as the Governing Documents of the Association, must be followed and are subject to the same fines and penalties.

The Board of Directors of the CWSL HOA reserve the right to make additional rules as may be required and to distribute them in writing or electronic means to all homeowners. These additional rules shall be as binding as all other rules previously adopted.

All residents and homeowners have the right and obligation to report any observed rules violation to the property manager. Person(s) reporting a violation, grievance, or complaint shall document the concern in writing and include information specific to the violation (e.g., date, times, names, unit number, location, photos).

RULES OF THE CWSL HOA

1. Ownership & Use

1.1. Additions or Changes to the Exterior: No addition or change to the exterior of any unit shall be made without submission of written application and subsequent approval in advance and in writing from the Architectural Review Committee (ARC). For more information, refer to Appendix 2: CWSL Architectural Guidelines.

1.2. Ownership Transfers: Notification of change of ownership shall be made to the property manager. All final monies owed to the CWSL HOA must be paid prior to or at closing. Prior to closing, new owners should be made aware of the CWSL HOA and the obligation of unit owners to abide by and be subject to the governing documents of the CWSL HOA.

1.3. Rental of Units: No unit shall be rented or leased for a period of less than six (6) months or with less than the entire unit being leased. All leases must be in writing and shall state that renters are subject to all the provisions of the governing documents of the CWSL HOA, including all rules contained herein. If requested, a copy of a lease must be given to the President of the HOA. It is the responsibility of the homeowner to provide a

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copy of the “Rules” to their tenants. When any owner leases, rents or permits a tenant or occupant to lease or sub-lease (whether in writing or orally) a unit or any part thereof, the owner shall register said lease or sub-lease with the names of each tenant or occupant thereof along with the make, model and license tag number of each vehicle owned or operated by said tenant, sub-tenant or occupant. No parking passes or decals shall be issued to an owner or tenant until this rule has been fully complied with. The tenant or occupant shall pay to the HOA each year a lease/sub-lease registration fee of \$150 per annum upon the execution, renewal and/or assignment of any lease or sub-lease. Said fee shall not be refundable. The fee may be increased or decreased each year by the HOA Board as part of the operating budget.

1.4. Residential Use: Units shall be used for residential purposes only. No business of any type, which results in customer or client “traffic” entering the community, shall be operated in or out of the units or any portion of the common areas.

2. Units

2.1. Awnings: No awning, canopy, shutter, deck shades or other protection shall be attached to or placed upon the outside walls or roof of the building without prior written consent of the ARC.

2.2. Carports: Carports must be kept orderly, uncluttered and free of litter. If issues arise, the determination of what constitutes orderly and uncluttered will be made by the CWSL HOA board. Doormats are allowed, but other floor coverings (e.g., carpets and rugs) are not permitted. Carports shall be used primarily for the storage of bicycles and licensed vehicles. Bicycles and watersports equipment (e.g., kayaks, surf boards and paddle boards) may be hung in carports with ARC approval of the location and hardware/system used. No other personal items are permitted to be hung from the walls or ceilings of carports. Vehicles parked under the carport must not protrude past the drip-line of the roof. Refer to Section 2.15 and Appendix 6 for information on temporary allowance of personal property in a carport.

2.3. Decks & Patios: Decks and patios in both Shoreline and Channel Walk must be kept orderly, uncluttered and free of litter. If issues arise, the determination of what constitutes orderly and uncluttered will be made by the CWSL HOA board. Nothing may be hung on deck or stair railings at any time including but not limited to linens, towels, clothes, or wet suits. Items that may be maintained on decks and patios are limited to doormats, outdoor furniture, gas grills, plants, toys/water toys, water sports equipment (including but not limited to kayaks, surf boards, paddle boards, and paddles) and other personal property. Water sports equipment stored on a deck or patio must be stored in a manner such that the equipment is not visible above deck or patio railings or fencing. This generally translates to this equipment being stored in a horizontal position. Refer to Section 2.15 and Appendix 6 for information on temporary allowance of personal property on a deck or patio. Homeowners are encouraged to power wash their deck(s) as needed. Any deck staining treatment however, requires prior written approval of the ARC.

2.4. Entryways & Exterior Stairwells: Entryways and exterior stairwells in both Shoreline and Channel Walk must be kept orderly, uncluttered, free of litter, and clear of items that block access and exit from the unit. If issues arise, the determination of what

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constitutes orderly and uncluttered will be made by the CWSL HOA board. Doormats, outdoor furniture, plants, and shoes/flip flops are allowed. Refer to Section 2.15 and Appendix 6 for information on temporary allowance of personal property in an entryway or stairwell.

2.5. Exterior Lights: Light bulbs used on the exterior of any building shall be clear, white, or non-frost. No colored bulbs are permitted. A maximum of 60 watts (or fluorescent/LED equivalent) shall be allowed. Holiday lights are permitted between Thanksgiving and January 31, at which time they must be removed. Prior to installation, the ARC must approve in writing, the location and type of any motion detector lighting or accent lighting on decks or in entryways or stairwells. Landscape lighting may not be installed to illuminate trees, shrubs, or other plantings.

2.6. Flags: One flag is permitted on each side of each unit, not to exceed two flags per unit. In addition, one garden flag, not exceeding 24 inches x 24 inches, shall be allowed on each side of each unit.

2.7. Gasoline: Gasoline must be stored in an approved container and a secured manner.

2.8. Grills, Fire Pits, Torches

2.8.1. Gas Grills: Gas grills and 30 pounds or smaller propane tanks are allowed on decks, but must be located away from sided walls. Any damage caused by gas grills shall be the responsibility of the homeowner.

2.8.2. Charcoal Grills, Fire Pits, Torches: No charcoal or wood fire pots/pits, and lawn or deck torches shall be permitted on decks, in carports, or anywhere on Channel Walk and Shoreline property. Charcoal grills are permitted, but can't be used on wood decks.

2.9. Propane Gas Tanks: Bottled gas containers shall be screened from view from all roads, all other units and from the Common Area. To install a propane gas tank, a homeowner must:

2.9.1. meet with the property manager and one member of the ARC to approve the location of the tank;

2.9.2. obtain the appropriate permitting for the installation of the tank from the Town of Wrightsville Beach and/or New Hanover County;

2.9.3. use a licensed and insured company for installation;

2.9.4. if installed above ground, screen the tank from view from all roads, all other units and from the Common Area using a screening approved prior to installation;

2.9.5. if installed underground, paint the top of the tank in a color designed by the HOA to blend with the surroundings and plant appropriate shrubs, at homeowner's expense, around the tank top to make the visibility of the tank top as aesthetically pleasing as possible;

2.9.6. remain responsible for any and all damage to the common property resulting

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from the installation of the tank by the contractor; and

2.9.7. agree that violation or deviation from any of the listed requirements will be grounds for the ARC to rescind permission granted herein.

2.10. Satellite Dishes / Outside Antennas: No satellite dish or outside radio or television antenna shall be installed without prior written approval by the Architectural Review Committee. External cables and wires are prohibited. To install a satellite dish/outside antenna, a homeowner must meet with the property manager and one member of the ARC to approve the location of the satellite dish/outside antenna.

2.11. Soil: No soil around the units shall be in contact with any building siding as required by the termite bond.

2.12. Space Under a Unit: The area under a unit must be kept orderly, uncluttered and free of litter. If issues arise, the determination of what constitutes orderly and uncluttered will be made by the CWSL HOA board. Space underneath a unit may not be used for storage of personal property unless the property is stored within a specifically designed container paid for by the homeowner and approved in writing by the ARC. Water sports equipment including but not limited to kayaks, surf boards, paddle boards, and paddles, may be stored under a unit. Any under unit storage shall be neat and orderly so as not to present fire, rodent, or insect hazard to the premises. At no time may trash, debris, construction material, or discarded household items/personal property be stored or temporarily placed under a unit outside an approved container. Gas grills and gasoline containers may not be stored under a unit. Refer to Appendix 6 for information on storage in space under a unit.

2.13. Storage Containers: PODS or similar storage containers are not allowed for more than 24 hours without prior approval of the Board of Directors.

2.14. Storm Shutters

2.14.1. Permanent Storm Shutters: The installation of permanent storm shutters requires prior written approval of the Architecture Review Committee.

2.14.2. Temporary Storm Shutters: Homeowners installing temporary storm shutters should refer to Appendix 3 for the approved method of mounting temporary shutters. No homeowner may install temporary plywood by directly screwing into the hardiwood trim. This approach will cause degradation of the trim and the offending homeowner will be responsible for its replacement. Temporary storm shutters must be removed within a reasonable timeframe, not to exceed 14 days, following a storm and safe and legal access has been established.

2.15. Temporary Placement of Personal Property: The temporary allowance for placement of personal property in carports, decks/patios, and entryways/stairwells addresses placement for no more than 72 continuous hours, and in no case can the temporary placement of any personal item block access or exit to any unit (as stated in Section 2.4). Refer to Appendix 6 for information on temporary allowance of personal property.

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- 2.16. Water Hoses:** When not in use, water hoses must be coiled up neatly, hung on a hose hanger or caddie, stored in a “hose pot” or be a retractable hose. Stainless steel fasteners shall be used in pre-drilled holes if using a hose hanger.
- 2.17. Window Coverings:** Window coverings, when closed, shall be white, beige, or “neutral” as viewed from the outside. Window coverings must be hung in a manner to appear neat and unobtrusive from the outside. Window glass may be tinted but not reflective.
- 2.18. Wood Products:** Any stored wood products must not come in contact with the ground. Firewood must be in a caddie or container so as not to be in contact with any wooden structure or the ground. Firewood may not be kept on common property.
- 3. Animals:** If the Board of Directors or the property manager determines any pet to be a nuisance, the Board or property manager shall have full authority to have such pet permanently expelled from the properties.
- 3.1. Barking or Aggressive Dogs:** Barking or aggressive dogs are considered a nuisance. It is recommended that the Town of Wrightsville Beach Park Ranger be called to alleviate any problem.
- 3.2. Household Pets:** No animals or poultry of any kind may be kept or maintained on any of said Lots, except a reasonable number of dogs, cats and birds that are kept on the Owner's Lot. Animals may not be kept and maintained for commercial purposes.
- 3.3. Dogs:** For tenancies created on or after 12/3/17, such new Tenants (and their guests) are not allowed to keep a dog in a unit, on the Property or the Common Areas. By way of further clarification of this rule, it shall not apply to tenants who own and keep their dog in a unit pursuant to a valid and subsisting lease that existed as of 12/2/17, including any lawful extensions of such lease. However, this rule shall apply to any assignee, sub-leasee or subsequent occupant(s). No owner, tenant, or guest shall permit a dog to roam the Common Area off leash and unattended. The HOA or the Property Manager may have strays and dogs that are not leashed, unattended and are found outside of their owner's unit removed by government authorities. Dogs are not to be tethered, fastened, or otherwise tied to a deck or outside object for any longer than is necessary for a person to complete a temporary task that requires the dog to be restrained for a reasonable period. Tenants*, guests and visitors are required to keep their dogs leashed at all times in all Common Areas (including all parking areas, sidewalks and at the lawn/beach area on the inter-coastal waterway). All dogs must be on-leash when being walked around the Property from “place to place”, including in all paved parking areas and on all sidewalks, and dogs should never be allowed to exit a Unit off-leash. Homeowners' dogs are permitted to be temporarily off leash when engaged in an activity (e.g., swimming or playing with/fetching a ball) with their owner during daylight hours in unpaved common areas, but must be accompanied by and under the control of the Homeowner at all times. Deference should always be first given to the use and enjoyment of the property by people instead of the dog and dog owner, and if any off-leash dog activities interfere with the use of the property by Homeowners, Tenants, or their guests and visitors; such offending dog shall be put back on-leash based on a request from another Homeowner, Tenant, or Guest. Any Homeowner's dog that is not controlled while off-leash will lose its off-leash privileges and will be required

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to be leashed at all times. Any Homeowner's dog that displays aggressive behavior (whether on or off leash) towards another dog, owner, resident, or guest will lose their off-leash privileges and be required to be leashed at all times. Failure to comply with these rules will result in violation(s), fine(s), and potentially reporting to appropriate New Hanover County and/or Town of Wrightsville Beach authorities. Dog owners will be solely responsible for any injury or damage caused by their dog(s). The CWSL HOA strongly encourages the timely and specific reporting of any and all violations of this rule to the HOA and/or Property Manager. It is the Homeowner's responsibility to communicate this "leash rule" (and ALL rules) to their tenants*. Should a violation occur, the Homeowner and tenant* will be given one written notice; and subsequent violations will be fined accordingly.

**Only tenants with valid leases prior to 12/3/17 as noted in Rule 1. Post 12/3/17 tenants are not permitted to have dogs.*

3.4. Pet Poop: Pet escorts must remove and dispose any droppings that the pet may leave. Pet droppings may not be discarded in Lee's Cut waterway (CAMA Rules). Improper disposal, or lack of disposal of dog excrement is subject to a fine of \$100.00 per documented occurrence. Homeowners will be given one written notice about this violation with subsequent documented occurrences automatically fined accordingly.

4. Vehicles / Parking

4.1. Homeowner Designated Parking: Every Channel Walk unit has unrestricted access to two (2) parking places in the community without the necessity of a windshield sticker or a numbered Visitor Hang Tag. One parking place is located under the carport area of each Channel Walk unit and another numbered parking place located in the community parking lot. Every Shoreline unit has unrestricted access to at least two (2) parking places in front of their unit without the necessity of a windshield sticker or a numbered Visitor Hang Tag.

4.2. Parking Passes: Two types of Parking Passes will be provided free of charge annually to homeowners by the HOA: 1) two (2) numbered Visitor Hang Tags; and 2) two (2) numbered Windshield Stickers. As established in Section 1.3, leases or sub-leases must be registered with the HOA and Property Manager, and an annual registration fee must be paid. Please note that no parking passes or decals shall be issued to an owner or tenant of a leased until this rule has been fully complied with. See Section 1.3 for additional details. The Visitor Hang Tag is required to be displayed clearly in the front windshield. Window Stickers shall be placed in the lower left corner of the windshield. These parking passes (Window Stickers and/or Visitor Hang Tags) are only necessary when parking in a parking place labeled "Visitor" in the community parking lot.

- **Duplication of Parking Passes:** Duplication of Visitor Hang Tags and/or Windshield Stickers is NOT permitted.
- **Annual Issuance:** Annually, each unit homeowner will be issued two (2) Visitor Hang Tags and two (2) Windshield Stickers at no charge. Parking Passes will be valid for one calendar year. It is the homeowners' responsibility to distribute and/or provide the Parking Passes to legal occupants and/or tenants of their unit.

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- **Additional Visitor Hang Tags:** Additional Visitor Hang Tags will NOT be provided for sale.
- **Additional “Temporary Visitor” Tags:** Owners or occupants may obtain additional Temporary Visitor Tags with a three (3) day advance notice to the property manager by email to: channelwalkhoa@eastnc.twcbc.com . Each Temporary Visitor Tag will require a \$50 deposit and will be valid for up to ten days. Owners or occupants obtaining the Temporary Visitor Tags who do not return the tags within ten (10) days will forfeit their deposit, and the temporary tag numbers will be invalidated.
- **Additional Windshield Stickers:** Additional Windshield Stickers may be purchased by the homeowner or legal occupant annually for a fee of \$25.00 for each vehicle registered to an owner or legal occupant. However, the automobile associated with the additional Window Sticker(s) must bear a North Carolina Division of Motor Vehicles (NCDMV) automobile registration address within the Channel Walk Shoreline Community. Proof of NCDMV automobile registration will be necessary at the time of purchase. Window Stickers must be removed from vehicles if the registrant is no longer an owner or legal occupant.

4.3. Community “Visitor” Parking Spaces: Any vehicle parked in a “visitor” parking place will need a current Parking Pass (i.e., a Visitor Hang Tag or a Windshield Sticker). Any vehicle parked in a visitor parking space without a Parking Pass will be towed. All vehicles, except our landscapers and/or designated community contractors, will need to adhere to these rules.

4.4. Improper Parking and Towing of Vehicles

- 4.4.1. Unauthorized vehicles parked in homeowner designated parking places may only be towed at the homeowner’s/tenant’s request. To have vehicles towed, owners or legal occupants should contact the current towing service for CWSL. The name and phone number of the current towing service company is posted at the entrance to CWSL and in front of the community office.
- 4.4.2. Any vehicle improperly parked in a “no parking” area (i.e., in front of dumpsters, on the grass or any landscaped area, on sidewalks, or in a marked “no parking” space) may be towed at any time.
- 4.4.3. Any vehicle other than a car, truck, van, or motorcycle parked in a visitor spot may be towed at any time.
- 4.4.4. No inoperable vehicle or vehicle without current registration and insurance will be permitted on the premises. The Association shall have the right to have all such vehicles towed at the owner’s expense.

NOTE: The current towing service for the HOA will have 24-hour access from **March 1st to October 31st**, to patrol for, and tow, unauthorized and improperly parked vehicles, including vehicles parked in visitor spaces with no Visitor Hang Tag or Windshield Sticker.

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4.5. Inappropriate Vehicles

- No boat, motor boat, jet ski, camper, trailer, mobile home, or similar type vehicle shall be permitted to remain on any lot, carport, common area, or in assigned parking spaces more than 24 hours.
- Any parked vehicle that exceeds the length of the parking space by more than one foot is not allowed to park on the property.

4.6. Vehicle Repairs: No resident may repair any motorized vehicle, boat motor, motorcycle, or any type of motor on any common area or in any carport. Boat bottoms may be painted only in the boat corral.

5. Garbage / Waste / Trash Removal

Recycling of cardboard, plastic, glass, aluminum, and newspapers is recommended. A recycling station is located adjacent to the Wrightsville Beach Town Hall.

5.1. Construction Materials & Large Household Items: Construction materials and large household items (e.g., TV, couch, mattresses, appliance, water heater) should be discarded at the appropriate disposal facility. These items must not be placed within the dumpster or dumpster enclosure. Homeowners should check with the property manager to schedule removal of construction, large waste materials, and large household items with removal being at the homeowner's expense.

5.2. Dumpsters:

5.2.1. HOA Maintained Dumpsters: Dumpster lids are to be kept closed. All disposal materials must be placed inside the dumpsters. The Wrightsville Beach Sanitation Department will not pick up materials placed outside the dumpster. Materials placed outside the dumpster shall be discarded by the Association and the offending homeowner shall be assessed the cost of the disposal in addition to being fined by the HOA for a rules violation.

5.2.2. Homeowner Obtained Dumpsters: Homeowners may not place a privately obtained dumpster anywhere on CWSL property without prior written approval of the property manager.

5.3. Garbage/Trash: No residents shall sweep or throw from the premises any litter onto any of the common areas. All garbage or trash shall be deposited only in the dumpsters provided. No garbage cans will be placed in any location except as provided by the HOA.

6. Public Activities

6.1. Community Solicitation: Door-to-door solicitation is not permitted in the CWSL community.

6.2. Nuisances: No one shall engage in noxious or offensive activity or cause loud noises in the common area or upon any lot, nor shall anything be done or displayed which may become an annoyance or nuisance to the neighborhood.

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6.3. Signs: No billboards or signs of any description, including "for sale" or "for rent" shall be displayed on any lot, residence, window, or fence or displayed in the common areas and facilities unless approved by the ARC. If approved in writing by the ARC, security signs are permitted but may not exceed 10" x 10". Real estate sale brochure boxes not exceeding 9" x 12" are permitted. Open house directional signs for open house advertising are permitted so long as they are not displayed more than four (4) hours and are removed promptly after the open house.

6.4. Temporary Structures: No structure of a temporary character, commercial party tent, tent, or any other outbuilding shall be used on any common area or unit area without prior written permission of the Board of Directors.

6.5. Yard or Garage Sales: Yard sales and garage sales are strictly prohibited in the CWSL community.

7. Landscaping

It is the responsibility of the Homeowners' Association to maintain the planting and maintenance of all lawn, shrubbery, trees, and plants on the common areas of Channel Walk and Shoreline, including the planted bed areas on both the deck side and the carport side of each Channel Walk unit and the deck/water side of each Shoreline unit. The HOA shall maintain shrubbery, trees, and plants to limit the obstruction of the view of the waterway from any owner's property. The HOA shall not plant or permit the planting of any shrubbery, trees, and plants that may obstruct any homeowner's view of the waterway.

7.1. Changes to Landscape: Any homeowner requesting a change or alteration to the landscape should do so in writing to the property manager. No change or alteration to the landscape will be made by a homeowner without approval of the Board. Should a homeowner modify the landscape without Board approval, the cost of repair and/or restoration of the common area to its original condition will be assessed to the offending homeowner.

7.2. Shoreline Units: The homeowners of Shoreline units shall be responsible for maintaining the planted areas on the carport/garage side of their unit in a neat and attractive manner and with the restrictions that no shrubbery, plants, or other items come in direct contact with any building structure; no plantings may obstruct any homeowner's view of the waterway, and no vegetables may be planted.

8. Recreational Facilities

8.1. Boat Corral: The boat corral is for use only by Channel Walk and Shoreline homeowners. Spaces in the boat corral are available on a first come/first served basis only. There is an annual fee to use the boat corral, the amount of which is determined by the Board. The fee is non-refundable. If a space is assigned to a homeowner during the year, the fee will be prorated based on the number of months remaining in the calendar year. When all corral spaces are taken, a homeowner will be placed on a waiting list. The date of the waiting list application will be documented. Vacant space will be assigned by date of application. Interested parties should contact the property manager for information on accessing the boat corral. Refer to Appendix 4 for rules and forms associated with use of the boat corral.

8.2. Common Area: Only Channel Walk/Shoreline homeowners, residents, and their guests

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are permitted to use the common area. The common area includes all roads and right-of-ways, sidewalks, greenways, median strips, cul-de-sac centers, planting areas, recreational areas, open space, pool and common piers. Use of the common piers, pool, beach, and other common area shall be in a normal, quiet manner to allow the maximum use and enjoyment of others and shall be subject to the rules of the Association. No person shall cause to be obstructed any of the common pier area or other common area along the waterway. No personal articles; including but not limited to baby carriages, playpens, bicycles, wagons, toys, golf carts, benches, chairs, or other lawn furniture may be kept on any part of the common area except when being used. Items used on a common area must subsequently be removed from the common area each day.

8.3. Pool: The pool and pool area is for use only by Channel Walk and Shoreline homeowners, residents, and their guests. All persons using the pool do so at their own risk. There is no lifeguard. The pool will open in the spring and close in the fall with specific dates depending upon weather conditions. A list of pool hours and rules are posted in the pool area. Refer also to Appendix 5: Rules for Use of the Channel Walk and Shoreline Homeowners' Pool

8.4. Watercraft Docking: Only Channel Walk/Shoreline homeowners, residents, and their guests are permitted to dock watercraft at CWSL. Watercraft docking is permitted only at the common pier and for a limit of two (2) hours. No overnight docking is allowed. The only exception to these docking timeframes is use of the private slips by members of the Shoreline at Channel Walk Boat Owners Association. Watercraft docking is not permitted in any area along the waterway deemed to be common property. Boats are not to be secured to the bulkhead and piers/pilings are not to be used for moorings.

8.5. Boat Slips: There are thirty-nine boat slips at CWSL. Each boat slip is privately owned by an individual CWSL homeowner. An owner of a boat slip is automatically a member of the Shoreline at Channel Walk Boat Owners Association (BOA). For more information on the BOA, Refer to Appendix 7. Shoreline at Channel Walk Boat Owners Association (BOA) Rules.