

Moonridge Marina Property Owners Association

Rules and Regulations

(Approved by Board of Directors January 29, 2011)

These are the rules and regulations adopted by the Board of Directors of Moonridge Marina Property Owners Association. *It is the responsibility of each property owner in Moonridge Marina to:* 1) review and be familiar with all of these rules and regulations; 2) ensure that all family members, guests, visitors, renters and all minors be fully informed of the rules and regulations; and 3) assist with the enforcement of all the rules and regulations at all times. Everyone's cooperation and compliance is required and greatly appreciated.

Streets and Parking

1. Please park your vehicles, trailers, watercrafts, golf carts, motorcycles, mopeds, ATVs, etc. ***on your own property.*** If this is not possible, temporary parking is permitted on the street as long as it does not restrict normal traffic flow and visibility.
2. Whenever possible, ***please park off the streets*** as much as possible. Do not block the streets, entrance/exit gates, boat launch, or other's property. All streets and entrance/exit gates are to be kept clear at all times to allow free access to emergency vehicles.
3. **No parking** at any time is permitted on the water side (along the cabanas) on Sunfish Blvd. except golf carts or similar vehicles in designated parking areas for that purpose.
4. Tract A (common area by launch ramp) can be used for parking while using the cabana area or boating. It may also be used for overflow parking for up to 72 hours. An additional parking area is located on the "Utility Easement" area (by trash area) of Moonridge II, which has a 10 day parking limit.
5. The **SPEED LIMIT IS 10 MPH** for all vehicles on the streets of Moonridge Marina. Please operate vehicle safely and responsibly.
6. Vehicles driven on the streets shall be driven by licensed drivers only.
7. No watercraft, trailers, or vehicles of any kind are to be parked or left unattended in the Launch ramp area. No Jet skis or jet skis stands are to be left on the launch ramp.

Beaches, Docks, and Cabanas

1. The launch ramp, parking areas, community cabanas, community docks, boat slips and trash bins are for the use of members of MMPOA and their guests only. Guests are defined as those persons staying at a member's home in Moonridge Marina.
2. No overnight mooring of any watercraft is allowed in the community dock area.
3. All personal items must be removed from the community dock and cabana areas nightly and no overnight storage is allowed.
4. **Help conserve water.** Do not use water in the cabanas to cool off. When leaving the cabana area, please turn off the lights and fans.
5. No skate boarding, scooters or bike riding on the docks, cabana area or launch ramp is allowed.
6. Do not use privately owned docks or cabanas without the express permission of the appropriate Property Owners.
7. **Please respect your neighbor's space.** Do not disturb or move any items left on your neighbor's cabana or dock.

Pets

1. Dogs must be kept under control by the owners and their guests at all times and not be allowed to roam freely and shall be on a leash when on community areas.
2. Clean up and pick up dog waste immediately!

Trash

1. Trash bins are located in both Moonridge I and II and are for the expressed usage of Moonridge Marina owner's only.
2. Put all trash **INSIDE** the trash bins. The disposal company will not pick up trash outside of the bins. Do not send children to throw trash away as the lids to the trash bins may be too heavy for them to lift. All household trash must be in plastic bags and tied. Yard clippings are allowed in the trash bins. If the trash bins in Moonridge I or II are full then please use the trash bins in the other unit. Please do not overfill the trash bins.

3. Please do **NOT** put non-household items (tires, batteries, furniture, appliances, hazardous or toxic waste or construction materials, etc.) in the trash bins. The disposal company will not empty the trash bins when such items are found inside the bins. Take these items to the County dump site for proper disposal.
4. **DO NOT POLLUTE THE RIVER!!** Do not throw any trash in the river.
5. Pick up and clean up all trash from cabanas, docks, beaches, etc., *immediately after each use*. Please deposit all in the trash from the community areas in the trash cans provided. Do not place any spoilable refuse in the trash container at the community cabana area. Use the trash container's by the launch ramp for all spoilable items.
6. Please recycle all aluminum cans and plastic bottles at the containers marked "RECYCLE" located at the community cabana areas.
7. Each property owner shall keep their property clean and weed free. When deemed by the Board of Directors to be in need of clean-up, such work shall be done and the owner will be invoiced for the costs.

No camping on any Moonridge Marina Property.

Conduct/Behavior

No fireworks of any type are allowed in Moonridge Marina and are strictly prohibited.

Moonridge Marina is a "family-oriented environment". Any conduct that is unbecoming, inappropriate, or harmful will **NOT** be tolerated! Parents and other responsible adults are required to actively supervise all minors (including teenagers) and small children at all times.

Property Owners are responsible and will be held accountable for the actions/deeds of their family members, guests, visitors, and renters. Please ensure that everyone is familiar with these rules and regulations. With everyone's cooperation and compliance, Moonridge Marina will continue to be an enjoyable and healthy environment for all.