

# HONEYMOON BAY RESORT ASSOCIATION

## RULES AND REGULATIONS – May 2023

### INTRODUCTION

All members are responsible to ensure their guests are aware of our rules and regulations. A copy of the rules will be posted on the laundry room bulletin board. All suggestions or concerns shall be in submitted to the Executive & must be signed and dated (drop box in laundry room) or Email HBRAssecretary@gmail.com.

1. Any complaint submitted to the executive for a rule violation, a copy of the complaint will also be sent to the offending member.
2. Directors cannot waive any fees or dues of any kind.
3. Directors cannot give, or permit the use of green spaces for personal use by any member.

### RECREATION VEHICLES SIZE AND SITING

1. No recreational vehicles (RV) shall be kept on a site that has length greater than 33 feet, determined by either the RV's registration or the model number. All RVs must be entirely self-contained mobile units. Park or cottage models are not considered recreational vehicles.
2. Only ONE member's RV shall be permitted per site during the camping season with exception to the site numbers stated in the By-laws of the association. (Winter RV parking shall be organized through the Executive.)
3. Only ONE visiting RV may be placed on a member's site and must be placed entirely on their site. A visiting RV may stay up to a maximum of 15 days in the park in a 30-day period, and then must leave the park for not less than 15 days.
- 4.. Members RV shall be located entirely on their site and comply to the following set back:
  - a) TWO feet (.60m) to a side boundary, with exception to slide outs. All RV's shall maintain a minimum clearance of FOUR feet (1.2m) from slide outs to a neighbouring RV.
  - b) FIVE feet (1.5m) to a rear boundary, with exception to member's sites 1 to 22 inclusive, shall maintain a minimum clearance of TEN feet (3.0m) to the rear boundary.
  - c) Ten feet (3.0m) to the roadway, with exception to sites less than 48 feet (14.6m).
5. Any RV's excused from these rules, must have a letter stating the exception.

### OTHER

1. No Vehicles, Boats or Trailers shall be parked on road way or green areas other than winter storage and all road ways must maintain a minimum clearance of FOURTEEN feet (4.3m) All vehicles must be parked entirely on members lot.
2. A maximum of two vehicles may be parked on a site, other than the members RV, except on long weekends where three vehicles may be parked on a site as space permits. Extra vehicles should be parked in the visitor parking or outside the gates.
3. No inoperable motorized vehicles shall be kept on a member's site and no items or equipment not suitable for outdoor use shall be kept on the site and that site shall be kept safe, clean and free of litter and debris at all times.

4. SPEED LIMIT for all motorized vehicles and bicycles shall not exceed 5 kilometers per hour (5 kph). All motorized vehicles traveling within the Association must have adequate mufflers, be properly insured and licensed for the road and must be driven by a legally licensed operator.
5. Patios and trailer pads shall be constructed of concrete pavers, poured concrete slabs, crushed rock or gravel. Wood decks are permitted for patios, provided they are constructed not more than ONE foot (.30m) above natural grade (exclusive of RV entrance stairs) and be unfinished or stained in a natural wood stain.

### **REFUSE**

All refuse shall be placed in the metal containers located adjacent to the washrooms, and the lid kept closed at all times.

1. All household refuse shall be placed in garbage bags and then placed in the container.
2. No garden refuse or ashes shall be placed in the garbage containers.
3. No refuse or junk such as broken chairs, BBQ's, old tarps, propane tanks, etc. shall be placed in or near the garbage containers. Members should dispose of those items on their own.

### **FIRES**

All open fires shall be permitted in approved fire pit facilities and all fire bans must be complied with fully. Notices will be located at the front gate and washroom bulletin board. Members are to provide their own fire wood

### **ON- SITE IMPROVEMENTS:**

1. All structural improvements that are within 2' (.60m) of a lot line need to be submitted and approved by Three HBRA Executive Directors.
2. Submissions shall include name, lot number, date and plans that show all dimensions of proposed improvement.
3. These improvements consist of, but not limited too adding, or removing fill, retaining walls, concrete, fences and hedging.
4. Upon completion, plans will then be signed off once inspected, to determine adherence to the rules by a minimum of THREE directors.
5. Directors may take digital pictures of the completed project to keep on record. The Secretary will keep a copy filed with lot number and it is recommended that the owner keep a copy for their records.

### **ON-SITE STRUCTURES:**

1. Any structures prior to these rule changes will be considered pre existing until such time that they rebuild. Structures that do not comply but have previously been approved, should be identified and placed on the Members file.
2. All new structures must comply; maintenance on old structures can continue as long as the structure is not altered in any way.
3. Keep the lines of communication open and be a good neighbour. Consult them to let them know what you are planning.

4. No permanent structures shall be constructed on a site, except for fence, ONE storage shed and ONE other secondary structure (Cabana, Storm Shelter, Outdoor Kitchen).
5. All plans must be submitted and approved by at least THREE HBRA Executive Directors.
6. Submission shall include member's name, lot number, date, and plans that show ALL dimensions of the structure including height and overhangs.
7. Plans shall also include all exterior finishes including roof, colours and placement on the site.
8. Upon completion, a minimum of Three directors will inspect the final structure(s) to determine adherence to the rules. If the rules have been met, the submitted plans will be signed off.
9. Directors may take digital pictures of the completed project to keep on record. The Secretary will keep a copy filed with lot number and it is recommended that the owner keep a copy for their records.

All structures shall comply to the following specifications:

### **SHED**

1. Maximum size shall be 36 sq. ft. (3.34 sq. m) measured to the outer wall of the structure.
2. Maximum height shall be 8 ft. (2.4m) from natural grade to the highest point of the structure.
3. Roofing materials shall be cedar shakes or shingles and/or metal roofing in earth tones.
4. Maximum overhang shall be 2 ft (.60m). All overhangs shall not project into neighbouring sites.
5. All exterior finishes must be wood in natural earth tones. Some feature material (i.e. Natural or cultured stone) may be considered.

### **SECONDARY STRUCTURES** (Cabana, Gazebos, Kitchen, Storm Shelter)

1. Maximum size shall be 85 sq. ft. (8 sq. m) with a maximum overhand of 1.5 ft. (.46 m)
2. Maximum height of the structure shall be 10.0 ft (3.05m) at the top of the ridge and 7.0 ft. (2.1 m) at the top of the eaves.
3. Constructed of posts not larger than 6"x 6" and no smaller than 4"x4" posts
4. Roofing shall include shingles, vinyl or canvas awning material, plastic tarps, plywood covered in tarping, shingles or metal roofing in earth tones.
5. Construction must be neat and tidy, not fastened to trees, and no part of the structure to be within TWO Ft (.60 m) of site boundary.
6. Any wall structure can not be higher than 42" and must be removable.
7. Approved standalone prefabricated metal Gazebo that falls within these guidelines can be used as a secondary structure. Approval must be by at least THREE HBRA directors. Color must be of earth tones.

### **FENCES**

Fences shall not be more than 4.0 ft. (1.2m) in height, measured from grade or the top of retaining walls, retaining the higher grade of a neighbouring site. Shall be constructed of wood and shall be unpainted or stained in natural wood tones.

### **LIGHTING**

Area lighting of campsites is confined to the site being illuminated. Lamps and lights are not to exceed 100 watts and shall not exceed a height of 10 ft. (3.0m).

## **PETS**

All pets shall be kept leashed and under control by the owner when walking and are not allowed to become an annoyance or nuisance to the neighbourhood. All pet owners must clean up after their pets and put refuse in a plastic bag before placing in the garbage.

## **TREES**

No trees over 2" (5 cm) in diameter shall be removed without the approval of the Directors.

## **AGENTS & SIGNS**

No real estate agents or listings shall be used to sell memberships in HBRA. No signs of any kind shall be erected except for name and number signs. No members shall erect or place "FOR SALE" or "REAL ESTATE" signs on any site or RV.

## **QUIET TIME**

"Quiet Time" in the park is Midnight to 7:00 AM. During these hours members & guests should be especially respectful of their neighbours with respect to noise levels. This also includes music levels.

## **MISCELLANEOUS:**

1. Discharge of any firearms and all weapons of any kind are prohibited. This includes Fireworks, air Pellet rifles, air pellet pistols & BB guns.
2. All outside refrigerators and freezers must be stored in a locked shed.
3. Fibreglass underground holding tanks (100 Gal. Maximum) to be pumped out are to be filled with water for the winter months and shall also contain 1 gallon or 4 litres of bleach.

## **WHARF RULES**

The wharf and fingers are the sole property of the Honeymoon Bay Resort Association.

1. Moorage rights do not transfer to a new membership in the Association. Any member requiring moorage must apply through the Wharf Director.
2. No permanent attachment to the wharf or fingers by means of nails or screws, without consultation and approval from the Wharf Director, is allowed. (i.e. fenders, tires, cleats etc.)
3. Report any damage to wharf or fingers immediately to the Wharf Director.
4. Swimmers are to stay within the designated swimming areas.
5. No bikes, running or horseplay on the docks.
6. Smoking is strictly prohibited at all times on our marina wharf. That includes the walkways to and from our wharf.
7. The Wharf Director has the authority to at his/her discretion:
  - a) assign spots on the outside of the dock, not the finger, to boats in excess of 18.5 ft. This would utilize all space on the dock for members and guests of members should space allow for it.
  - b) Should there be two vacant spots adjacent to each other, a larger boat could be docked in those spots.
  - c) lend out a moorage if a member is absent.

8. The maximum complete length of a boat for all "Inside" slips (boat slip numbers 2-46) shall be 21' feet total length bow to stern, inclusive of motor, swim platform/grid or any other extruding lengthwise piece of the boat. Boat width (beam) maximum not to exceed 8'ft (2.43 meter) The maximum complete length of a boat for all "outside" slips (boat slip numbers 1\*, 47- 58, 59-65\*) shall be 22'feet total length bow to stern, inclusive of motor, swim platform/grid or any other extruding lengthwise piece of the boat. Boat width (beam) maximum not to exceed 8' 6" (2.59 meter) No Boats will be allowed to dock with any ballast (added water weight) held in their boat. Ballast tanks to be emptied before docking
9. Only ONE moorage (finger) will be assigned per Membership
10. No motorized boats or personal water crafts (PWC) shall enter the designated swimming area. All water crafts requiring to be beached shall use designated area only.

NOTE. The Wharf Director is the only person who has authority to assign a finger or moorage. (see #1 & #7 above)