

The Moorings Homeowners Association

Rules and Regulations

All rules are applicable to Unit owners, Tenants, and Guests of The Moorings.

Grounds/Buildings

1. No personal property is to be stored on the grounds or common elements (i.e. no flower pots, clotheslines, bird baths, lawn furniture, boat equipment, ornamental objects, satellite dishes, grills or other personal objects or elements).
2. No planting of flowers or shrubs on any area of the common grounds is allowed without the prior written approval of the Board.
3. No more than two cars or motorbikes for each condominium unit may be parked on the grounds on an ongoing basis.
4. No clothesline, tarps or equipment may be stored on any limited common element (i.e. patios, balconies, etc). Questionable items may be submitted to the Board in writing for a ruling.
5. No signs of any type shall be displayed upon, in or about any unit without the prior written approval of the Board.
6. The exterior of each unit, including doors, windows and walls, may not be altered in any way without the prior written approval of the Board. However, personal object(s), in good taste, may be placed on a front or rear entrance door or an adjacent exterior wall. No personal objects may be attached to any exterior surface which is a common element (i.e. end walls, archways, fences, etc.)
7. No additions, alterations or improvement by unit owner to the buildings, which includes decks, porches, patios, etc., are allowed without the prior written approval of the Board.
8. Units shall be used for residential housing only (no business purposes).
9. No empty trailers may be parked or stored in the parking lot of The Moorings at any time. Trailers with boats or PWCs may be parked only as follows, and in such a manner as to avoid blocking access to the parking lot or condo units:
 - a. Up to twice per year, a unit owner may park a recreational vehicle, PWC or boat in the parking lot for up to 48 hours for the purpose of repairs or cleaning, but never during a holiday weekend or LakeFest weekend. Parking should be on the north side of the tennis court.
 - b. The spaces on the north side of the tennis courts may be used overnight by unit owners arriving late/leaving early from out-of-town. The boat/PWC must be removed as soon as practicable in the morning.
 - c. The spaces on the north side of the tennis courts may be used overnight for charging a boat battery. The boat must be removed as soon as practicable in the morning.
 - d. Temporary parking is permitted for purposes of cleaning a boat/PWC after use, or for loading or unloading. Such parking may not exceed 2 hours in duration. Parking should be on the north side of the tennis court.

- e. No junk or derelict vehicles or vehicles without current license plates and inspection stickers displayed shall be allowed on any part of The Moorings property, including property leased by The Moorings Association, at any time.
10. Golf carts registered with the Town of Clarksville are allowed on the property, in the parking lot, but may not be parked overnight or refueled. All other off-road vehicles are not allowed on the property (parking lot or grounds) at any time.

Leases

1. Leases shall be for a period of at least one year unless with prior written approval of Board. The leasing unit owner will furnish a copy of the lease to The Moorings Board.
2. The leasing owner shall inform the Board in writing of all the names and telephone numbers of the person(s) covered under the lease. Such notification shall be given within 15 days of execution of the lease, and within 15 days of any changes thereafter.
3. While a unit is leased, leasing unit owner relinquishes all rights of personal usage of pool, tennis, boat dock and parking areas to the lessee.
4. The following language must be included in the lease agreement: "Lessee is to comply with the Condominium Instruments and the Rules and Regulations and failure to comply constitutes a default under the lease, and the Board of Directors of the Moorings Association shall have the power of attorney from the lessor to terminate the lease if the lessee fails to comply with the Condominium Instruments and the Rules and Regulations."

Pets

1. A maximum of two domestic pets (i.e., dog, cat, bird) per unit is allowed.
2. Owners must clean up after pets.
3. Unit owner with a pet or pets holds The Moorings Association free from any claim of liability arising from the keeping of a pet or pets within the unit and properties of The Moorings.
4. Pets on the common grounds must be controlled at all times on a leash.

Tennis Courts

1. Only unit owners and their guests from outside the county are allowed to use the tennis courts, without prior Board approval. Unit owners are responsible for all actions of and by their guests.
2. A reservation book is located in a box at the gazebo. Reservation times should not exceed two hours.
3. Tennis shoes must be worn at all times on the tennis court. **No flip flops or sandals** are to be worn on the court.
4. The tennis court is open only during daylight hours. Playtime should be limited to

two hours or less, in order to give others a chance to play.

5. Waiting players and spectators shall keep off the court and refrain from making unnecessary noises or distracting movements. Pets and non-playing children are not allowed on the tennis court.

Swimming Pool

1. Swimming is permitted between 8 am and 12 midnight. No lifeguard will be on duty, therefore all persons using the pool do so **AT THEIR OWN RISK**. A responsible adult must accompany children under 10 years of age. An adult must accompany persons under the age of 15 after 7 pm. The self-closing pool gates must be kept closed after entering/leaving.
2. No running or glass allowed in pool area.
3. Pets are not allowed in the pool area.
4. When a "Closed" sign is posted, no one is permitted in the pool.
5. Conduct that may endanger the safety of others is prohibited.
6. Unit owners are responsible for their guests to keep the pool rules.
7. DO NOT LITTER. All paper and trash must be put in trash containers.
8. Pool toys/floats are not to be left at the pool. Items left overnight will be discarded.
9. Only guests that are from outside the county are allowed to use the pool without prior Board approval.
10. Prior Board approval is required for groups of over eight people per unit, or for pool parties.

Community Dock (wooden dock)

1. The dock slips (8) and PWC ports (4) are for the use of unit owners only. Guests are not permitted to dock their own boats or PWC's at the Moorings community dock.
2. Unit owners may use the dock slips and PWC ports on a first come, first serve basis for a period of no more than 7 consecutive days. After the 7th day, the unit owner must remove their boat or PWC for at least a 48-hour period so that other unit owners may use the dock slips and ports.
3. No child under the age of 12 may be on the dock or ports unless accompanied by a responsible adult.
4. Dock and ports should be kept free of debris and all trash removed.
5. In order to use the dock and ports, unit owners must submit the following watercraft information to the MHOA Secretary: registration, manufacture and length.
6. Swim at your own risk. However, it is not advisable to swim around or near the docks.
7. The Moorings Boat Owners Club (MBOC) dock (metal dock) is private and may only be used by MBOC members and guests. The mooring of non-member watercraft is not permitted by the MBOC.

Enforcement

Repeat or serious violations will be subject to prompt enforcement, including but not

limited to fines, removal of vehicles and/or watercraft at owner's expense, and suspension of privileges.