

**Rules of Cranmore Shores
Association**

LOT DRAINAGE

In order to provide for the proper drainage on Association Roads, culverts or other approved equal drainage method may be required under the driveways of new construction. The Board of Directors is solely responsible for the determination of this need. In the event that a culvert or other drainage method is required, the purchase of this drainage method and its proper installation is the sole responsibility of the contractor performing the construction. The Board of Directors is solely responsible for the determination of the proper installation of the drainage method. Any culverts and/or other drainage method running under driveways whether existing or newly constructed are the responsibility of the homeowner to maintain in proper working condition.

DUMPSTERS

No refuse container larger than 55 gallons in size shall be placed on any lot without the prior approval of the Board of Directors, hereinafter referred to as the "the board". If the owner of a lot wishes to place a refuse container larger than 55 gallons in size on their lot, they must first submit a request in writing to the board stating the reason(s) for such request. The request should also include the size, type and proposed location of the refuse container. The board must then respond to the lot owner in writing and either approve or deny the request within 21 days from the date of submission. If the board approves the placement of a large refuse container on a lot such approval, unless otherwise specified, shall be reviewed by the board on an annual basis. If the lot owner, or current resident of that lot, violates any of the conditions contained in the board's approval, or if a large refuse container is placed on a lot without the prior approval of the board, the owner of the lot, after having been given written notice, will be subject to a \$25.00 per day assessment payable to the Cranmore Shores Association. The per day assessment shall commence upon such notification and shall continue to toll until the violation is rectified.

If the owner of a lot obtains a building permit, from either the Town of Conway or the Town of Albany, for the construction of a new dwelling, or the remodeling of an existing dwelling, the lot owner may place a refuse container larger than 55 gallons on that lot without the prior approval of the board for a period not to exceed 60 days. If the large

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refuse container is to remain on the lot for more than 60 days the owner of the lot must seek the board's approval in the manner described in Section I.

BEACH

SECTION I

The Cranmore Shores Beach, hereinafter referred to as "the beach", is private property owned and maintained by the Cranmore Shores Association, hereinafter Referred to as "the Association". The beach is intended for the use and enjoyment of the members of the Association. Members who wish to utilize the beach must be "Members in Good Standing". Members in Good Standing are those that are current with respect to payment of their Annual Assessment(s) and any Special Assessment(s) that may be due.

SECTION II

Each member of the Association shall be issued (1) one "Beach Pass". The beach pass will be issued and endorsed by the Board of Directors, hereinafter referred to as "the board", and shall contain the member's name, address and contact information. In the event a member has a tenant or guest staying at their residence located in Cranmore Shores, and the tenant or guest wishes to utilize the beach or the Boat Launch, the tenant or guest must carry on their person the member's beach pass. If any person(s) is found on the beach or the boat Launch that is not a Member in Good Standing, or is a tenant or guest of a member and does not have the member's beach pass on their person, such person(s) shall be considered to be trespassing.

If a member, guest or tenant is found to have a counterfeit beach pass, The member will lose their Beach privileges for a period of 1 year.

SECTION III

Any member that utilizes, or allows a tenant or guest to utilize, the beach or boat launch shall be responsible for his/her own actions as well as the actions of his/her tenant or guest. If the member, tenant or guest damages, destroys or defaces property, creates a nuisance, or creates a hazardous condition, the member shall

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be subject to suspension or revocation of their right to utilize the beach or boat launch as well as suspension or revocation of their beach pass. The determination as what action, if any, to be taken concerning the member's right to utilize the beach, or the member's right to possess a beach pass, rests solely with the board. The member shall also be responsible for any costs associated with cleaning up after, and the repairing and/or replacing of any damaged, destroyed or defaced property caused by themselves or their tenant or guest. A member who has had their right to utilize the beach suspended or revoked by the board, or had their beach pass suspended or revoked by the board, is not absolved from paying their Annual Assessment(s) and/or any Special Assessment(s) that may be due.

SECTION IV

For purpose of these Rules, an owner of a lot located in Cranmore Shores, that has not been improved by the construction of a residence that meets the minimum standards as established by either the Town of Conway or the Town of Albany, shall not be considered a Member of the Cranmore Shores Association and therefore, shall not have the right or privilege to utilize the beach nor can the owner of a lot grant access to the beach to anyone else.

BEACH RULES

Beach Hours are from 6am to 10pm, There is no life guard on Duty so Swimming is at your own risk. For the Safety of all swimmers no watercraft are allowed in the roped off swimming area, No pets are allowed on the beach at any time, pets are welcome to use the boat launch property please clean up after your pet,

Smoking is not permitted on the beach or boat launch properties. Smoking is permitted in the parking lots behind the rock barriers. No camping or open fires. No fireworks allowed, carry out what you carry in including all trash as there are no trash receptacles on site.

For the safety of swimmers, watercraft and fishing are not permitted in the swimming area roped off with buoys.

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WATERCRAFT STORAGE

The following shall apply to the storage of Watercraft on the Association Beach;

A) Cranmore Shores Association (CSA) members in good standing will be allowed to store a maximum of two (2) non-motorized watercraft (kayaks/canoes/paddle boards etc.) per household at the Association beach. The watercraft must be stored on an association provided storage rack with no more than 2 watercraft per numbered assigned spot. There will be no ground storage available at the beach site, if the watercraft is too large to store safely on the rack it must be taken home or stored on the ground at the boat launch site. Any watercraft stored at the Association beach must be secured when not in use by the owner or his/her guest. The storage of watercraft will be permitted by permit only from April 15" through November 1".

The following shall apply to the storage of Watercraft at the Association "Boat Launch";

B) Cranmore Shores Association (CSA) members in good standing will be allowed to store a maximum of two (2) non-motorized watercraft (kayaks/canoes/paddle boards, paddle boats and small boats etc.) per household at the Association boat launch. Ground storage is allowed at this site in the designated area for larger watercraft that will not fit in a rack space, there will be a rack provided for smaller watercraft and these spaces are first come first serve. The storage of watercraft will be permitted by permit only from May 1" through November 1"

C) Any watercraft found at the beach and or Boat launch prior to May 1 or after November 1 will be subject to removal by the CSA Board of Directors. Any watercraft removed from the Association beach by the board will be subject to disposal and/or liquidation, whichever the board deems appropriate. Any proceeds from liquidated watercraft will be placed in the CSA's operating fund.

D) Any watercraft that is stored at either site must have the owner's contact information on the watercraft.

E) Storage of watercraft at the Association beach, and or Boat Launch will be done solely at the Association member's risk and neither the

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Cranmore Shores Association nor its Board of Directors shall be held liable for any damage, loss, theft or unauthorized use of such items.

Storage space at the Association beach and Boat Launch are, limited and no space is guaranteed. Storage of watercraft at the Boat Launch will be on a first come first served basis and on the Beach Storage racks will be assigned by the Board of Directors. Requests for a numbered space on a storage rack at the beach site can be obtained by e-mailing cranmoreshores713@gmail.com Beginning on April 1st, assigned numbers will be given in order of requested e-mail.

(For this year 2023 Request may be emailed Starting April 1ST. Please specify if it's a canoe you are requesting a space for.)

This rule applies to the seasonal storage of applicable watercraft only. Storage of any other items at the Association beach or boat launch will not be permitted.