

FOGG COVE HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS
FOR USE OF AND ACCESS TO
BOAT SLIPS

REC FEE 50.00

TOTL 50.00
9661CHEK 50.00
02 01987 10-05A10:55

FOGG COVE HOMEOWNERS ASSOCIATION, INC. ("Fogg Cove") hereby adopts the following Rules & Regulations governing the Piers and Slips appurtenant to the Townhouse units at "Perry Cabin", St. Michaels, Talbot County, Maryland.

A. Slip Ownership.

The form of ownership of the boat slips shall be in accordance with the Supplemental Declaration of Covenants, Conditions and Restrictions, and Deed of Easements dated September 17, 1987 and recorded among the Land Records of Talbot County in Liber M.A.S. No. 651, page 418.

B. Access to and Usage of Slips.

1. The Slips shall be used solely for pleasure and recreational boating purposes. No vessels used for commercial purposes will be permitted.

2. Slips may be leased or rented provided the lessee is a resident owner or resident lessee of a Perry Cabin Townhouse.

3. The mooring or berthing of a boat shall take place entirely within a slip. No boat or vessel may be tied outside or berthed in such a manner as to extend beyond the limits of a slip.

4. No holder of an Easement to a slip or user of a slip may make any structural or other modification (including, but not limited to, the installation of davits, flags, dock boxes, cranes, signs, installation of holes in tops of copper piling caps) to the piers, walkways, slips or pilings without the prior approval of Fogg Cove, and such other public authorities as may be required from time to time. However, the owner or user of a slip may add the following:

- (i) Piling bumpers provided the same are white or clay in color;
- (ii) Mats not exceeding 2 feet x 3 feet in size and natural in color and placed on the finger piers (no carpeting is allowed anywhere);
- (iii) Ladders may be constructed provided they conform to the existing construction; and
- (iv) Cleats may be added provided they match existing cleats and installation of such cleats.

5. All water hoses used on the piers should be white in color and shall be neatly coiled and hung on hangers when not in use.

C. Guests.

Guests of homeowners or lessees of a townhouse may use the slip appurtenant to their townhouse, provided that such guests may not stay overnight on a boat for more than seven (7) nights. A guest is defined as a person who uses the townhome, not just the slip appurtenant to such townhome.

D. Utilities.

1. Water service to the slips will be provided except during winter months. Water charges shall be paid by Fogg Cove and the expense thereof recovered through its annual fees and assessments to its members.

2. Each slip has electrical service available. Each slip owner is responsible for obtaining electrical service from the electric company and to pay all costs thereof directly to such electric company.

3. No user or owner of a slip may discharge any sewage into the waters of Fogg Cove. No provision for sewage disposal will be provided at the piers and slips.

E. Maintenance and Repairs.

1. In order to protect boats and the piers and slips from ice damage, "ice eaters" will be provided by Fogg Cove pursuant to special assessment.

2. The owner of the Easement in a slip shall maintain his slip, and the piers adjacent thereto, free of any trash or debris and shall properly dispose of such trash.

3. The piers and slips shall be maintained by Fogg Cove and the costs of such maintenance paid by Fogg Cove from assessments levied therefor, except that any repairs necessitated by the negligence or abuse of any individual homeowner shall be repaired at the sole and exclusive expense of such homeowner.

F. Storage of Tackle and Gear, Etc.

No tackle, boat gear, dinghy, canoe, sailboard, motor or other item shall be stored on any pier, walkway, finger pier, or slip, or on the Common Area C to which the piers and slips are appurtenant.

G. Insurance.

1. Fogg Cove shall maintain liability and property insurance protecting its interests in Common Area C and the piers and slips appurtenant thereto.

2. Each owner of an Easement to a slip shall be responsible for obtaining his own liability insurance to protect its interests in the slip and any watercraft using the same.

H. Boat Registration.

Fogg Cove's manager shall maintain a list of all boats entitled to the use of the slips and each homeowner or lessee of a homeowner shall register the name and description of any boat entitled to use its slips with Fogg Cove and shall keep such registration current so that said manager shall have a St. Michaels contact in the event of an emergency.

I. Miscellaneous.

1. The Rules and Regulations herein may be amended or modified from time to time by Fogg Cove.

2. In the event that any Rule and Regulation stated herein conflicts with any provision of the Supplemental Declaration, the terms hereof shall control.

CERTIFICATE OF ADOPTION

I HEREBY AFFIRM under the penalties of perjury that the foregoing Rules and Regulations were duly approved and adopted by the Board of Directors of the Fogg Cove Homeowners Association, Inc. at a meeting held on Saturday, September 9, 1989.

FOGG COVE HOMEOWNERS ASSOCIATION, INC.

By: _____

R. J. Landry
Secretary

County of Maryland
Talbot County, To-wit:
I, the undersigned, Secretary of the
Fogg Cove Homeowners Association, Inc.
do hereby certify that the foregoing
Rules and Regulations were duly
approved and adopted by the Board
of Directors of the Fogg Cove
Homeowners Association, Inc. at a
meeting held on Saturday, September
9, 1989, at 10:55 A.M. in
the presence of 118 members of the
Association.
My hand and seal this 11th day of
September, 1989.
Mary Anne Douthett

#118 Landry
EXAMINED

**PIERS & SLIPS COMMITTEE
QUESTIONER**

TO ALL HOME OWNERS:

Section H of the "Rules and Regulations for use of and access to boat slips" requires the manager to "...maintain a list of all boats entitled to the use of the slips..." This list has become outdated and this mailing is an attempt to upgrade and establish a more reliable list of owners so that we will be able to contact an owner in an emergency .

1. Slip Number _____
2. Boat owners name _____
3. Boat name _____
4. Registration # or Documentation _____
5. Type of Boat _____
6. Manufacturer & Boat length _____
7. Engine type and Manufacturer _____
8. Insurance carrier _____
9. Tel. Numbers where owners may be called
 - a. St. Michaels # _____
 - b. Additional #'s _____

Please return to:

334 Perry Cabin Drive
St. Michaels, Md. 21663