

**GREEN COVE
CONDOMINIUM
RESORT I
OWNERS' ASSOCIATION
HANDBOOK**

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**RULES
AND
INFORMATION**

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**6397 Teal Bend
Oak Harbor, Ohio 43449**

419-707-0550

Greencove_resort1@yahoo.com

Greencoversort1.net

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INTRODUCTION

The objective of Green Cove Condominium Resort I Owners' Association ("Association") is to operate the affairs of the Condominium Property, enforce the governing documents, and reasonably maintain the complex as a quality community for each of us to reside in and enjoy. To accomplish this, the Board of Directors established this Handbook of Rules and Information packet to assist you in daily living in the communal setting. These Rules are based on common sense and take into consideration the reasonable health, safety, and comfort of all occupants. Knowledgeable and informed Unit Owners are the key to a harmonious community. We hope you will find the Rules reasonable and cooperate by observing them. We ask that you keep these Rules handy and refer to them whenever necessary. If something should arise that is not covered herein, you may contact either the community association manager or a member of Association Board of Directors for assistance.

These Rules are intended to augment and supplement, not replace the Declaration of Condominium Ownership and the Bylaws, which are recorded with the Ottawa County Recorder. Unit Owners should receive a copy of the Declaration, Bylaws and these Rules from the seller at the time of purchase. If you do not have a copy of the Declaration and Bylaws, you may obtain it from the Ottawa County Recorder or on the electronic files located on the Green Cove Resort I website. If there is any discrepancy between the content of the Rules and the Declaration and Bylaws, the Declaration and Bylaws will prevail. The Board may add, delete, and revise guidelines from time to time to update the Rules current information and procedures.

THE COMMUNITY ASSOCIATION

The Green Cove Resort I Condominium Property is comprised of 210 condominium units currently known as Green Cove Resort I. Our property is located within Carroll Township and utilizes the service of the Ottawa County Sheriff's Office, the Carroll Township Police Department, the Carroll Township Fire Department, and the Oak Harbor Fire Department. N. Harris Harbor is a Township roadway and Teal Bend is a private road maintained by the Association. As a private condominium association, we are governed by the recorded Declaration and Bylaws. We elect three owners of Units to the Board of Directors. The Board of Directors manages the Association's affairs on behalf of all Unit Owners and retains the services of a community association manager to handle day-to-day operations of the Condominium Property.

GOOD NEIGHBOR POLICY

The Declarations, Bylaws and Rules define a standard of living occupants may expect from our communal environment. These documents are designed to reasonably protect the rights of each occupant. However, policy and procedure cannot replace common courtesy and the need to communicate with one another. Before filing a complaint about a neighbor, please take the time to have a personal discussion. Neighbors talking with one another, in a non-threatening way, can achieve results in a friendlier fashion. Our

community spirit lies within each occupant!

BASIC DEFINITIONS

- A “Unit,” generally speaking, is the space bounded by the interior undecorated surfaces of the perimeter walls, floors, and ceilings of each unit, including windows and doors in the perimeter walls, floors, and ceilings. The Unit is further described in the Declaration.
- The “Common Elements” are all parts of the Condominium Property that is not classified as being part of a Unit. Common Elements include, but are not limited to, landscaped areas, lawns, gardens, outdoor parking areas, walkways/sidewalks, driveways, roofs, decks, streets, buffer areas and all recreation facilities. The reasonable maintenance of the Common Elements is the responsibility of the Association, except as otherwise explained in the Declaration. The Common Elements are for the use and enjoyment of all Occupants. Everyone is required to exercise consideration of others in their use of these areas. In general:
 - Littering is prohibited.
 - Soliciting is prohibited.
 - Signs are prohibited.
 - Noise, music or conduct which can be heard from outside the units is prohibited.
 - Any damage to the Common Elements by a Unit Owner, Occupant, Tenant or Guest will be repaired by the Association at the expense of the Unit Owner.
- The “Central Facilities” are part of the Green Cove Group Common Elements and include the swimming pool, tennis courts, parking areas, and private streets. The Pavilion is a Resort I facility and only available for use by Resort I owners.
- A “Limited Common Element” is those Common Elements that the Declaration specifically reserves for the exclusive use of one unit. The Limited Common Elements include the boat slips, shores of the man-made canals, storage areas, covered parking spaces adjacent to the Units, and Unit Owner installed gardening areas and plant material appurtenant to and intended for the use of one or a limited number of designated Units and constructed in the Common Elements. The Board of Directors has the right to regulate the construction, reconstruction, maintenance, appearance, and condition of these areas.

MANAGEMENT

The Board of Directors consists of three persons, except as otherwise herein provided, who must be Unit Owners or the spouse of a Unit Owner. Directors must be elected at each

annual meeting of members of the Association or at a Special Meeting called for the purpose of electing Directors. Nomination for election to the Board of Directors will be made by a Nominating Committee. Nominations may be made from the floor at the annual meeting. Members nominated from the floor will be allowed three minutes to address the members. The costs of any written material supplied by the nominee shall be paid for by the nominee. The Nominating Committee may consist of volunteers from the Association members and shall serve from the close of each annual meeting until the close of the next annual meeting when the new members of the Nominating Committee shall be announced. The Nominating Committee shall consist of a Chairman and two or more members or representatives of members of the Association. The work of the Nominating Committee is confidential. An Advisory Committee, if in place, may serve as the Nominating Committee.

Early each year, a Call for Nominations is to be published on the Green Cove Resort I website and/or advertised in the Green Cove I newsletter, and/or by other means determined by the Board of Directors. Members are invited to submit nominations using a nomination form. The form should include the nominee's contact information, degrees, honors, community service, hobbies, or interests, why they are interested in serving on the board and what position they are nominated for. Members nominating themselves should provide a brief statement addressing specific qualifications including specific professional skills and abilities in communication, marketing, fundraising, or organizational/leadership appropriate for the Board of Directors by the nomination deadline. Please note that campaigning expenses will be paid for by the nominee. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made by members/Unit Owners, or their authorized representative, of the Association. Nominations shall be received by the Nominating Committee 30 days prior to the annual meeting in June.

Election to the Board of Directors shall be by secret written ballot or proxy unless a secret written ballot is waived by a majority of the members of the Association attending the annual meeting. The person receiving the largest number of votes will be elected. Votes/ballots will be counted at the annual meeting; two Inspectors will be appointed or may volunteer to verify the results of the election. Cumulative voting is not to be permitted. In the event of a tie, the Association shall decide the winner by a coin toss. In the event two board positions are voted on, the member with the most votes will take the longer term.

In the event of the occurrence of any vacancy or vacancies in the Board of Directors, however caused, the remaining Directors, though less than a majority of the whole authorized number of Directors, may, by the vote of a majority of their number, fill any such vacancy for the unexpired term. Should a Director resign during the first two years of the term, the vacancy will be filled by election instead of by appointment, whenever possible.

Each Director holds office for a period of three years, except as hereinafter provided, and until his/her successor is elected, or until his/her earlier resignation, removal from office, or

death. Terms of office for each of the three Directors are staggered to allow for Board continuity. Any Director may resign at any time by oral statement to that effect made at a meeting of the Board of Directors or in writing to that effect delivered to the Secretary of the Association. Such resignation is to take effect immediately or at such time as the Director may specify. Members of the Board of Directors serve without compensation. Board members may work as Independent Contractors with written approval of other Board members. Work such as Dock Master, Assistant to the Bookkeeper, or Maintenance are not considered Board compensation.

MEETINGS OF THE ASSOCIATION

- **Annual Meeting.** The annual meeting of members of the Association is for the election of members to the Board of Directors, the consideration of reports to be laid before such meeting, and the transaction of such other business as may properly be brought before such meeting, shall be held at the office of the Association, or at such other place as may be designated by the Board of Directors and specified in the notice of the meeting. The annual meetings of the members of the Association are held in June annually.
- **Special Meetings.** Special meetings of the members of the Association may be held when called by the President of the Association, by the Board of Directors of the Association, or by the members entitled to exercise at least 25% of the voting power of the Association. Upon request in writing delivered either in person, by certified mail to the President or the Secretary of the Association by any persons entitled to call a meeting of members, the Secretary will send notice of the special meeting to members on a date not less than seven nor more than sixty days after the receipt of such request. If such notice is not given within 30 days after the delivery or mailing of such request, the persons calling the meeting may fix the time of the meeting and give notice thereof.
- **Notice of Meetings.** Not less than fourteen nor more than sixty days before the day fixed for a meeting of the Association, written notice stating the date, time, place and purpose of such meeting will be given by or at the direction of the, or by any other person or persons required or permitted by these Bylaws to give such notice. The notice shall be given by personal delivery, or by U.S. Mail, to each member of the Association. If mailed, the notice shall be addressed to the members of the Association at their respective addresses as they appear on the records of the Association. Notice of the date, time, place and purpose of any meeting of members of the Association may be waived in writing, either before or after the holding of such meeting, by any members of the Association, which writing shall be filed with or entered upon the records of the meeting. The attendance of any member of the Association at any such meeting shall be deemed to be a waiver by him/her of notice of such meeting.

COLLECTION POLICY

Unit Owners are required to pay for their proportionate share of the Association's Common Expenses, including operating costs and reasonable reserve amounts. The Board of Directors annually prepares and approves a budget for said expenses and reserves and sets the amount of fees to be assessed to Unit Owners for the next calendar year. Unit Owners are assessed monthly fees, payable quarterly, beginning on January 1 of each year. The Directors will issue a quarterly invoice to Unit Owners in the month prior to the due date. The billing method is subject to change.

Fees are to be paid by check, made payable to Green Cove Resort I and mailed to 6397 Teal Bend, Oak Harbor, Ohio 43449. Payment method is subject to change upon Association request, including requirement to participate in ACH electronic withdrawal payments.

1. All assessments are due on the 1st day of the month and are considered late if not received by the 30th day of the month ("the late date").
2. After the late date, an administrative late charge of \$ 25.00 per quarter will be added for any late payment or on any balance of unpaid assessments. (Subject to increase upon further notice.)
3. The Association will apply any payments in the following order:
 - A. Interest owed to the Association;
 - B. Administrative late fees owed to the Association;
 - C. Collection costs, attorney's fees and paralegal fees the owners' association incurred in collecting the assessment; and, finally,
 - D. Oldest principal amounts the owner owes for common expenses or penalty assessments charged to the account.
4. Any unpaid assessment may result in collection action, including letters, liens, updated liens, suits for money judgment, and foreclosure. Once judgment is obtained, the Association may proceed with post-judgment action, including bank attachment and wage garnishment. Any costs the Association incurs in the collection of unpaid assessments, including non-sufficient bank fees, attorney's fees, recording costs, title reports, and court costs, will be charged back to the account.
5. While a foreclosure case is pending, partial payments may not be accepted unless, through a formalized payment plan or Receiver, approved by the Court.
6. If any owner (either by their conduct or by the conduct of any occupant) fails to perform any other act required by the Declaration, the Bylaws, or the Rules and Regulations, the Association, after giving proper notice and an opportunity to request a hearing, may levy an enforcement assessment, undertake such performance, or cure

such violation. Any costs the Association incurs in taking such action will be charged back to the account.

7. If an owner is more than 30 days past due in the payment of any assessment, the Association may suspend privileges including the right to vote, the use of the amenities, or the ability to apply for architectural approval.

ASSOCIATION: REASONABLE MAINTENANCE RESPONSIBILITIES

The Association, at its expense, is responsible for the maintenance, repair and replacement of those portions of each unit which contribute to the support of the multi-unit building in which the Unit is located, excluding, however, interior walls, ceiling and floor surfaces. In addition, the Association maintains, repairs and replaces all conduits, ducts, plumbing, wiring and other facilities for the furnishing of utility services which may be located within the Unit boundaries, exclusive of any portion of the foregoing which may be located at or beyond the wall outlets, or which may be the responsibility if an individual Unit Owner under other provisions of this Declaration.

The Association reasonably maintains the Common Elements and portions of the exterior of Units, including:

- Unit exteriors, foundations, roofs and siding, lighting fixtures on patios, patio slabs, patio decks/railings and air conditioning equipment. The Association is not responsible for Unit damage caused by water leaking into a Unit, unless the Unit Owner promptly reports the leak to the Board and the Association fails to diligently pursue mitigating the leak. The Association is also not responsible for the uninsured costs associated with restoring Condominium Property caused by a Unit Owner's, Occupant's, or guest's negligence.
- Unit exterior painting.
- Reasonable landscaping maintenance including grass cutting, fertilization of lawns, bedding installations, trees, and shrubs, excluding those installed by a Unit Owner.
- Reasonable snowplowing of streets and driveways.
- Exterior exterminating and wildlife control.
- Common Element electricity and street lighting.
- Common Element and Central Facilities insurance.
- Roads and driveways.
- Pavilion.

To request Common Element, or exterior Unit maintenance service, please contact the community association manager. Unit Owners are encouraged to use the Maintenance Request located on the Association website for any repairs that are the Association's obligation.

In an effort to keep Unit Owners fees affordable, the Association tries to perform

maintenance/repair work in bulk versus by a complaint-driven process.

It is our goal to complete repairs promptly. However, many factors may affect repair completion dates such as weather, contractor availability and budget priorities.

Unit Owners are prohibited to give work instructions to any Association service contractor or to interfere with or harass any Association service contractor at any time. This requirement is not intended to reduce or refuse service. It is simply an administrative procedure to ensure that the contractor is performing the work in accordance with our contractual agreement. If any Unit Owner does cause additional expense by having a conversation with the contractor, the Unit Owner will be assessed the additional costs created. All service requests must be submitted to the community association manager, who issues appropriate work orders. Neither the Association nor its contractors will be responsible for maintenance, repair, or replacement of Unit Owners' personal property in Common Elements.

UNIT OWNER MAINTENANCE RESPONSIBILITIES

Each Unit Owner is obligated to maintain the Unit and keep the Unit in good order and repair.

The responsibility of each Unit Owner shall be as follows:

(a) To maintain, repair and replace at Unit Owner's expense all portions of the Unit and all internal installations of the Unit such as: appliances, heating/furnace/baseboard heaters, plumbing/water heater, electrical and air conditioning fixtures or installations and any portion of any other utility service facilities located within the Unit boundaries;

(b) Anything installed by Unit owners, such as patios, gardens, etc., remain the Unit owner's responsibility.

(c) To maintain and repair all storage areas, windows, skylights, doors, screens, and all associated structures and fixtures therein, which are appurtenances to the Unit. The foregoing includes, without limitation, responsibility for all breakage, damage, malfunctions and ordinary wear and tears of such appurtenances;

(d) To perform the Unit owner's responsibilities in such manner so as not unreasonably to disturb other persons residing within the building;

(e) Not to paint or otherwise decorate or change the appearance of any portion of the building not within the walls of the Unit, unless the written consent of the Association is obtained;

(f) To report promptly in writing to the Association or its agent any defect or need for repairs,

which is the responsibility of the Association to complete. Report shall be made using the form located on the Green Cove Resort I website (Greencoversort1.net). Hard copy requests shall be hand delivered to a Board member or mailed to **Green Cove Resort I Owners' Association, 6397 Teal Bend, Oak Harbor, Ohio 43449**. Other means of notification may be considered by the Board on a case-by-case basis. Verbal reports will not be addressed. Immediate requests should be made to the community association manager.

(g) A Unit Owner is not permitted to change or make alterations that affect the outside appearance of the Unit without first obtaining written permission from the Board of Directors. Items included in this section would be outside appearance of windows, doors, porches, balconies, or any other part of the structure. A Unit Owner may request in writing for such permission. The request must be accompanied by a detailed plan from the contractor or installer that will be performing the work. No changes or substitutions to the plans will be allowed once the plan is approved by the Board of Directors. The Board of Directors will use its best efforts to respond in writing within 14 days of the denial or approval of any such request.

(h) Unit Owners must provide curtains, window shades or drapes with linings for all windows. Curtains or linings must be a neutral color (white, beige, or off-white) and not torn, tattered, or faded.

(i) Unit Owners are required to maintain, repair, and replace the following components of Units and Limited Common Elements:

- All Unit interior maintenance, repairs, and replacements.
- If a Unit Owner's equipment, such as ice maker, water heater, sink drains, air conditioning drains etc., fails and causes damage to another unit or building structure, that Unit Owner is responsible for the repairs.
- Doors and windows, excluding exterior painting provided by the Association during routine painting cycles.
- All glass and screens within doors and windows, all door and window frames and hardware, and skylights.
- Cleaning and general housekeeping maintenance of all patios, patio slabs, decks and railings.
- All heating, cooling, and ventilation equipment, including pad for air conditioning compressor.
- The portion of any utility wires, and conduits that extend beyond the wall outlets.
- Individual mailbox keys and lock (contact Oak Harbor Post Office).
- Insurance (renter's policy) to cover personal property and personal liability, along with any amounts the Unit Owner desires to retain to cover the portion of the Association's insurance deductible that could be assessed to the Unit Owner in the event a casualty loss occurs to the Unit Owner's Unit.
- Interior exterminating and wildlife control.

COMPLAINT PROCEDURE

Policy and procedure cannot replace courtesy and the need to communicate with neighbors/Unit Owners. Therefore, before filing a complaint, attempt to have a personal discussion with neighbors. Neighbors talking with each other in a non-threatening way can achieve quicker results in a friendlier manner. Our community spirit lies within each Occupant.

Unit Owners and Occupants must Report promptly in writing to the Association or its agent any defect or need for repairs, which is the responsibility of the Association to complete. Report shall be made via email delivery to an Association Board Member or via hard copy using the form located on the Association website at greencoversort1.net. Hard copy requests may be hand delivered to a Board member or mailed to Green Cove Resort I Owners' Association, 6397 Teal Bend, Oak Harbor, Ohio 43449. Other means of notification may be considered by the Board on a case-by-case basis. Verbal or anonymous reports will not be addressed as they do not provide the Board adequate evidence to take enforcement action. Written corroboration of any complaint should be obtained by the complainant from a third party or neighboring Unit Owner and supplied to the Directors.

After receipt of the complaint, the Directors may contact the alleged violator in an effort to gain the alleged violator's agreement to cease the violation.

If efforts to gain compliance are unsuccessful, the Unit Owner will be subject to a sanction in accordance with the enforcement provisions contained in the Enforcement Procedure.

Other means of notification may be considered by the Board on a case-by-case basis.

NOTE: Verbal or anonymous reports will not be addressed.

VIOLATION ENFORCEMENT POLICY, PROCEDURES AND FINES

- A. The owner is responsible for any violation of the Declaration, Bylaws or Rules ("Governing Documents") by the owner, guests, or the occupants, including tenants, of his/her home.
- B. Notwithstanding anything contained in these Rules, the Board has the right to proceed, immediately or otherwise, with legal action for any violation of the Governing Documents, as the Board, in its sole discretion may determine. The entire cost of effectuating a legal remedy to impose compliance, including court costs and attorneys' fees, will be assessed to the account of the responsible owner.
- C. All costs for extra cleaning or repairs or both to the common elements or other property stemming from any violation will be charged to the responsible owner's account.

- D. In addition to any other action and if applicable, in accordance with the procedure outlined below, the Board may: a) levy an assessment for damages to the common elements or other property, and/or b) levy a reasonable enforcement assessment per occurrence, and/or c) if the violation is continuous and ongoing in nature, levy a reasonable recurring enforcement assessment per day.
- E. Prior to the imposition of a charge for damages to the common elements or other property, or an enforcement assessment for a violation, the following procedure will be followed:
1. Written notice(s) will be served upon the alleged responsible owner specifying:
 - a. If applicable and in the absence of any emergency involving an imminent risk of damage or harm to common elements or other property or to the health or safety of any person, a reasonable date by which the owner must cure the violation to avoid the proposed charge or assessment; and
 - b. A description of the property damage or violation; and
 - c. The amount of the proposed charge (or, if unknown, a reasonable estimate of the proposed charge) and/or enforcement assessment; and
 - d. A statement that the owner has a right to, and the procedures to request a hearing before the Board to contest the proposed charge and/or enforcement assessment.
 - e. A reasonable date by which the owner must cure the violation to avoid the proposed charge or assessment.
 2. To request a hearing, the owner must mail or deliver a written "Request For A Hearing" notice, which must be received by the Board not later than the tenth day after receiving the notice required by Item 1 above.
 - a. If an owner timely requests a hearing, at least seven days prior to the hearing the Board will provide the owner with a written notice that includes the date, time, and location of the hearing. If the owner fails to make a timely request for a hearing, the right to that hearing is waived, and the charge for damages and/or an enforcement assessment will be immediately imposed; and
 - b. At the hearing, the Board and alleged responsible owner will have the right to present any evidence. This hearing will be held in Executive Session and proof of hearing, evidence or written notice to the owner to abate action, and intent to impose a charge for damages or an enforcement assessment will become a part of the hearing minutes. The owner will then receive notice of the Board's decision and any charge for damages or enforcement assessment imposed within 30 calendar days of the hearing.
 3. The Association may file a lien for a charge for damages and/or an enforcement assessment that remains unpaid for more than 10 days.

LIMITATIONS ON USE OF CONDOMINIUM PROPERTY

Obstructing the Common Elements or leaving any personal property unattended in the Common Elements without the prior written consent of the Association is prohibited except as herein expressly permitted by this Handbook.

Leaving any items, of any kind in or any access to the building crawl spaces, utility closets or Common Elements is prohibited, including stairwells and grassy areas. Carports are prohibited to be used as a storage area, if the storage prevents the Unit Owner from storing a vehicle in the carport. Clutter, trash, storage shelves, tires, and other unsightly items are prohibited in the carports. Acceptable items such as cars, bicycles, motorcycles, and golf carts may be kept in the car port. Access to stairwells, crawlspaces, and utility closets must remain clear and storing or parking any item or vehicle in a manner than inhibits access to the stairwells, crawlspaces, or utility closets is prohibited. Four feet is the minimum space for proper ingress and egress of these areas.

Golf carts and bicycles are always permitted on site in accordance with these Rules; golf carts and bicycles must be easily removed if access is required. Please note that Ohio law prohibits the use of golf carts on N. Harris Harbor without valid licensing and registration, a light package and insurance. Golf cart operators must carry a valid driver's license and are responsible for any legal violations. Green Cove Resort 1 is not responsible for any accidents or incidents within the Resort.

Any activity that creates a nuisance or disrupts the quiet enjoyment and use of the Common Areas is strictly prohibited and may subject the violator to sanctions and fines by the Association. Quiet hours are from 10:00 PM – 7:00 AM, and creating noise that can be heard from inside another unit is prohibited.

Unit Owner modification to the Common Elements is prohibited without the prior written approval of the Board.

Decorative items such as small garden statues, potted plants, wreaths, etc. are permitted only on the porch, carports, and in the mulched areas.

Holiday decorations and lights may be placed on the porches, shrubs, carports, unit windows, and in the mulched areas up to two weeks prior and one week after the holiday. Exterior lights must be rated for outdoor use and are prohibited from puncturing any building material. Exterior wintery holiday lights and other decorations may be displayed beginning Thanksgiving Day and must be removed by January 7th.

Political signs and political flags are prohibited on Common Elements adjacent to Units.

Recreational activities, including but not limited to, roller blading, and skate boarding are prohibited on streets, roadways, grassy areas, and parking areas.

LIMITATION ON USE OF UNITS AND LIMITED COMMON ELEMENTS

No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational, or otherwise, shall be conducted on the Property.

A Unit Owner may use a portion of his/her Unit for an office or studio, providing the activities therein do not interfere with the quiet enjoyment or comfort of others. A Unit Owner may use a portion of their Unit for their office in accordance with the Rules and the following:

- (a) The activities do not interfere with the quiet enjoyment or comfort of any other Unit Owner or Occupant;
- (b) The use does not involve the services of any employee of the Unit Owner's business working in the Unit;
- (c) In no event can any part of the Unit or other part of the Property be used as a daycare, school, or music studio, except in accordance with the Rules;
- (d) The use does not result in walk-in traffic from the general public or from business invitees;
- (e) The use does not result in the Unit becoming principally an office as distinct from a residence or in the Unit acquiring a public reputation as an office;
- (f) The amount and size of deliveries brought to or taken from a Unit may be regulated by the Board through the Rules; and
- (g) The Unit Owner does not list the Unit's address in advertisements for the business.

Flags: One standard sized flag (not to exceed 3'x 53") of the United States of America, or other legally protected flags, is permitted to be displayed on a Unit or Limited Common Element provided that the flag mounting bracket is secured to wood trim only. The flag must be made of nylon, polyester, or cotton. The location of the flag must not interfere with the use of any walkways or obstruct the view of any driveways for motorists or pedestrians. The flag must immediately be removed and/or replaced once it is worn, faded and/or tattered. The installation of a free-standing flagpole in the ground is prohibited.

EXTERIOR UNIT MODIFICATIONS, CHANGES AND ADDITIONS

- Unit Owners are prohibited from hanging or displaying anything on the outside of windows or doors or to place on the outside walls of any building. Signs, awnings, canopy, shutter, radio antenna or television antenna are prohibited to be affixed to or placed upon the exterior walls or roof or any part thereof without the prior consent of the Association.
- Installation of any satellite dish in the Common Elements is prohibited. Any Unit Owner contemplating the installation of a satellite dish elsewhere on the Condominium Property must obtain and comply with the Association's Satellite Dish Rules and Regulations and must submit a drawing to the Board of Directors indicating the proposed location, height, and screening materials to be used. A copy of the Satellite Dish Rules and Regulations may be obtained from the Board of Directors.
- Nothing shall be done in any Unit or in, on or to the Common Elements, which will impair the structural integrity of any building or which would structurally change any building.
 - Alterations or additions to the exterior of a Unit are prohibited without the prior review and written approval of the Board of Directors. A written request and professional site plan drawings must be submitted to the Board of Directors.
 - Upon approval by the Board of Directors, plans, if necessary, must be submitted to and approved by the Ottawa County Building Department prior to any modifications to the exterior of a Unit.
 - Unit Owner bear all costs for architectural drawings, land costs, legal fees, permit fees, etc. involved in said projects.
 - All exterior alterations must be maintained by the Unit Owner and any subsequent purchaser of the Unit, so that it does not detract from Property.
 - Only Unit Owners who are current in the payment of all Association fees and assessments may submit a request for an exterior modification.

EXCEPTION: Discreet cameras systems may be installed at Unit Owner expense with prior written approval from the Board of Directors. Cameras cannot puncture the exterior surface of the building. Two cameras maximum are permitted and the camera cannot be visible from the street.

MARINA RULES

1. Insurance is required for any boat or watercraft located on Resort property. Proof of insurance must be provided to the Dock Master prior to the issuance of a Green Cove Marina sticker.
2. Fueling of watercraft at any marina dock is strictly prohibited IAW Ohio Fire Code Paragraph 4, Section 2210.4.

3. Discharge of head waste or dumping of plastic, paper, rags, glass, metal dunnage or food into the water is prohibited.
4. Properly/safely store used oil and old batteries and take to a recycling or disposal facility.
5. Winterize your boat with only the less toxic propylene glycol anti-freeze.
6. Report any oil spill that creates a sheen on the water (see information boards at Fish Cleaning Houses).
7. Use best boater practices (see information boards at Fish Cleaning Houses).
8. Affix your current Green Cove Marina Sticker to your windshield, or somewhere visible, on the dock side.
9. The entire marina and channel to the lake is a posted "No Wake Zone" and creating a wake is prohibited.
10. Fish cleaning anywhere on the Condominium Property or on the Resort, other than at the Fish Cleaning Houses, is prohibited. Waste fish must be wrapped and deposited in designated areas.
11. All watercraft must be removed from the marina by November 1st yearly.

VIOLATIONS MAY CAUSE REMOVAL OF THE BOAT BY A SALVAGE COMPANY

FISH CLEANING AND COOKING

All fish cleaning must occur in designated areas only; fish waste must be deposited in designated freezer units.

Cooking of any kind on the docks or outside the Units is prohibited except in areas specifically designated picnic and outdoor cooking.

In accordance with Ohio Fire Code Section 308.1.4, electric, charcoal burners/grills, gas grills or smokers or other open-flame cooking devices are prohibited to be used on decks, on spiral staircases, or anywhere within 10 feet of a building, deck, or other combustible structure. Grilling can be done in the Common Elements between and at the ends of the buildings.

Fire pits, including freestanding or permanent, are prohibited.

DOCKS AND BOATS

Unit Owners are prohibited from affixing any signs or numbers on the docks, constructing any extensions to the docks, or altering the docks in any way. Boating or fishing gear is prohibited to be left on the docks. No boats exceeding 12' in width may be docked or berthed at any of the dockage facilities except with the permission of the Board of Directors, which will depend in part upon the location of the boat slip, and provided that the boat does not extend more than two feet beyond the end of the dock or obstruct pedestrian traffic at or near the finger attachment line of the dock.

CONDO RENTAL RULES AND REGULATIONS

Leasing a Unit for any period less than 7 consecutive days is prohibited.

Unit Owner must notify the Board of Directors in writing of any tenant occupancy or change in occupancy and must provide a copy of the lease, once executed.

NOTE: Boat slips may not be rented separate from the unit/condo.

All leases must contain a clause making the lease subject to the Declaration of Condominium Ownership, the Bylaws, and all Rules and Regulations.

The Unit Owner is responsible for providing the tenant with a copy of the Association's Declaration of Condominium Ownership, the Bylaws, and all Rules and Regulations. Failure by the leasee to comply with any such provisions shall constitute a default under the lease.

Unit Owner must pay the Association a fee of \$1.00 for each day that the unit/condo is leased to cover additional maintenance and utility costs created by rentals.

The Unit Owner is responsible for all tenant violations of the Declaration, Bylaws and Rules/Regulations and the cost to repair any damages to any portion of the Condominium Property resulting from the tenancy or actions of the tenant and tenant's guests. Unit Owners who lease units/condos continue to be liable for the performance of all obligations as owner after leasing his/her unit/condo.

Unit Owners must have an agreement with the power company that, when a renter leaves, the power stays on and billing automatically reverts to the Unit Owner. If not, the Unit Owner is responsible for damage to theirs and neighboring units if the damage extends beyond the unit boundary resulting from the loss of power.

OCCUPANCY RULES

1. Number of persons permitted to occupy a unit is:
 - a. No more than 4 persons in a 1-bedroom condo.
 - b. No more than 6 persons in a 1½ bedroom condo.
 - c. No more than 6 persons in a 2-bedroom condo.

2. Number of boats or watercraft permitted:
 - a. No more than 1 boat or watercraft for a 1-bedroom unit.
 - b. No more than 1 boat or watercraft for a 1½ bedroom unit.
 - c. No more than 2 boats or watercraft for a 2-bedroom unit.
3. All boats and watercraft are to be docked in the boat slip assigned to the unit.
4. Number of vehicles permitted to park on resort property is:
 - a. No more than 2 vehicles for a 1-bedroom unit.
 - b. No more than 2 vehicles for a 1½ bedroom unit.
 - c. No more than 4 vehicles for in a 2-bedroom unit.
5. All vehicles are to be parked in the spaces assigned to the unit.
6. There is no parking or driving of any vehicle on the grass and/or Common Elements of the Association. There is no parking of any boat trailers, trailer coaches, house trailers, mobile homes, motor homes (Class A, B, C), pop-up trailers, travel trailers, utility trailers, automobile trailers, camp cars or any other similar vehicles except to load or unload.
7. Insurance is required for any vehicle, boat or watercraft located on Resort Property.
8. The speed limit on N. Harris Harbor is 25 MPH; the speed limit on Teal Bend is 10 MPH.
9. All trash is to be taken to the dumpster. No trash is to be left outside of the dumpster or the unit at any time. This includes the stairwell, carport or on any Condominium Property. Cigarettes and cigar butts must be disposed of properly.
10. There shall be no discharge of firearms, to include crossbows, bow and arrows, slingshots, BB guns, pellet guns, flare guns, fireworks, fire crackers, or any other such object that fires a projectile, from any Unit including the decks and patios or any Common Elements.
11. Animals are prohibited in pool area.
12. Dogs are prohibited on the Common Elements except when on a leash no longer than six feet and under the control of a responsible person. No dog shall be left unattended or running loose. Occupants are prohibited from tethering animals to fences, trees, grills, stairwells, buildings, posts, golf carts, or any other part of the Condominium Property. ALL visitors shall be responsible for cleaning up after their pets. Any pet causing or creating a nuisance or unreasonable disturbance (i.e., barking) shall be

removed from Condominium Property. Examples of nuisance behavior or behavior that creates an unreasonable disturbance for the purposes of this paragraph are:

- a) Pets whose unruly behavior causes personal injury or property damage.
 - b) Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for two hours or more to the disturbance of any occupant at any time of day or night.
 - c) Pets in Common Elements who are not under the complete physical control of a responsible human companion and on a hand-held leash of no more than six feet in length or in an animal carrier.
 - d) Pets who relieve themselves on walls or floors of Common Elements.
 - e) Pets who exhibit aggressive or other dangerous or potentially dangerous behavior.
13. Persons are prohibited from using any Condominium Property slips or docks as a starting or end point for charters. Neither Captains nor clients may use the fish cleaning houses while under charter.
14. Propane tanks, pressurized gas tanks, or hazardous materials are prohibited in any unit or storage area.
15. Feeding wild animals is strictly prohibited; it can cause dependence and attract rabid and destructive animals.

MAINTENANCE OF MINIMUM TEMPERATURE

- No Unit Owner shall permit the temperature within the entire Unit to fall below 55 degrees Fahrenheit, particularly if you are away overnight or for any extended period.
- In areas where pipes are prone to freezing, such as sinks located on exterior walls, open the cabinet doors to allow warm air to circulate.
- In the event you experience a lack of running water in a specific area and suspect a frozen pipe, immediately contact a plumber. A trained plumber can thaw the pipe before it bursts and causes damage.
- Learn the location of the main water shut-off valve within your Unit, if installed, so that you can turn off the water supply to minimize water damage in the event of a frozen or burst pipe.
- Turn off the water supply if you are away for any extended period.
 - To avoid the freezing of plumbing lines or fixtures, Unit Owner must continuously maintain heat in their unit at a minimum temperature of 55 degrees Fahrenheit or higher at all times. If at any time the Unit experiences a loss of heat, the Unit Owner is responsible to immediately report the problem to a Board member.

•If a Unit will be vacant for more than 72 consecutive hours, the Unit Owner must:

- Make sure all windows are shut and locked;
- Open all cabinet doors where water lines and drains are located;
- Arrange for a responsible person to check on the Unit to verify that the heat is on and that there are no leaks or other concerns.

NOTE: SETTING THE THERMOSTAT TO 55 DEGREES MAY ALLOW THE TEMPERATURE WITHIN THE UNIT TO FALL BELOW THE REQUIRED 55 DEGREES. DO NOT DEPEND ON THE THERMOSTAT!

NUISANCES

No noxious or offensive activity shall be carried on in the Unit or in the Common Elements and Facilities, nor shall anything be done therein, either willfully or negligent, which may be or become an annoyance or nuisance to the other Unit Owners or Occupants. Loud motorcycles or all-terrain vehicles are not permitted within the Condominium Property.

HAZARDOUS USES AND WASTE

Gasoline cans, propane tanks, kerosene cans or any other containers of hazardous materials kept in a Unit or storage unit are prohibited. No electric, gas or charcoal grills are permitted on any deck.

Unit Owners must not, nor will they permit anyone, to place, pour or spill any paint, oil, solvent, or other volatile/flammable material into storm sewers, the Common Element or rubbish disposed containers as such disposal is prohibited by the Ohio EPA and Ottawa County or information on proper disposal.

Owners are prohibited from allowing vehicles to leak any fluids including oil, gasoline, transmission, or brake fluid, etc. onto any Common Element or designated parking area. Leaking vehicles must be removed from Resort Property. Any damage due to faulty vehicles will be repaired at the owner's expense.

PARKING AND MOTOR VEHICLES

- Parking or driving of any vehicle on the grass is prohibited. Parking of any boat trailers, trailer coaches, house trailers, mobile homes, motor homes (Class A, B, C), pop-up trailers, travel trailers, utility trailers, automobile trailers, camp cars or any other similar vehicles is prohibited on condominium property parking spaces, except to load or unload. Storage of any of these trailered items on the property is prohibited. EXCEPTION: Unit Owners and Full time Occupants may leave their boat and boat trailer in their designated parking space for 72 hours in the Spring and 72 hours in the Fall to allow for preparation, cleaning and/or winterizing of the boat.

- Insurance is required for any vehicle, boat or watercraft located on Condominium Property.
- Unit Owners, occupants, and their guests are to park in the Unit's designated parking space. Written permission from another Unit Owner is required prior to parking in another Unit's parking space.
- No inoperative vehicle or unregistered/outdated license plated vehicle will be parked anywhere on condominium property for more than 48 hours. After 48 hours, local law enforcement will be notified; vehicle may be towed at the discretion of the Board of Directors. The phrase "inoperative vehicle" is defined as:

A vehicle that has rust covering 50% or more of its surface; a vehicle that is extensively damaged, including any of the following: a broken window or windshield or a missing tire, motor, or transmission; a vehicle that is incapable of movement under its own power; a vehicle with expired license tags.

- Golf carts and bicycles are always permitted on site in accordance with these regulations; golf carts and bicycles shall be easily removed if access is required. Access to the stairwells, driveways or crawl spaces shall be maintained. Please note that Ohio law prohibits the use of golf carts on N. Harris Harbor without valid licensing and registration, a light package and insurance.

NOTE: Golf cart operators must carry a valid driver's license and are responsible for any legal violations. Green Cove Resort I is not responsible for any accidents or incidents within the Resort.

RUBBISH IN COMMON ELEMENTS

- Rubbish is collected every Monday and Friday by a private rubbish hauler. If there is a national holiday, rubbish collection could be delayed one day.
- All trash is to be taken to the dumpster. Trash is prohibited to be left outside of a Unit if not in the dumpster. This includes the stairwell, carport or on any condominium property. Cigarettes and cigar butts must be disposed of properly.
- The rubbish hauler will only collect special and oversize items such as carpeting, furniture, appliances, etc. for an extra charge and only upon prior arrangement and payment by the Unit Owner. These items may only be placed by the dumpsters on the day of the prearranged special collection, and are otherwise prohibited. The Association's current hauler is Republic Services, who can be reached at 800-234-

LAUNDRY IN COMMON AREAS AND FACILITIES

Hanging any fabrics, clothes, sheets, blankets, laundry of any kind or other articles on any part of the Common Elements is prohibited.

MAILBOXES

Mailboxes are the property of the U.S. Postal Service. Mailbox locks and keys may be replaced for a fee by contacting the local post office. The Association does not have keys to the mailboxes. Unit Owners must turn over the mailbox keys to the new Unit Owner upon sale of a Unit.

LANDSCAPING

- The Association contracts with a professional landscape service company to provide a reasonable level of service for the Common Elements, including those areas around Units. This service includes reasonable spring cleanup, weekly grass cutting, periodic weed control, fertilization, bed edging, bi-annual shrub trimming and leaf removal in the fall.
- Modification to the surrounding landscaping of a Unit requires prior submittal of plans to, and written approval from the Board of Directors. Nothing shall be altered or constructed in or removed from the Common Elements except as herein provided and except upon the written consent of the Association. In order to alter shrubbery, flower beds, vegetable gardens or other similar areas, Board of Directors' permission must be given to the Unit Owner in writing.
- Mulch application to the planting beds around Units is not routinely performed. Unit Owners may install mulch to the existing planting beds at their own expense.
- If you wish to have additional services performed by the Association contractor or an outside contractor in the area adjacent to your Unit, you may do so at your own expense with Board prior written approval in compliance with the Associations Architectural Control procedures.
- One landscape ornament is permitted with prior written Board approval. It may not exceed four feet in height and must be contained within bedding areas, rather than on the grass, to allow access by lawn mowers. If ornamentation interferes with performance of landscape maintenance, the Association reserves the right to have it removed. We do not want to stifle individuality, but we do want to avoid a cluttered look and interfering with the Association's service providers.

RECREATION FACILITIES

The Pavilion, swimming pool, tennis courts and fish cleaning stations are for the sole

use of Unit Owners and Occupants. Compliance with the Rules is mandatory so that all may enjoy the facilities fairly.

Any Unit Owner or Occupant that is delinquent in the payment of Association assessment fees or fines or in violation of the Declaration, Bylaws and Rules may be denied use of the recreation facilities until such time that their account is paid current or violations are corrected.

Access into the swimming pool and fish cleaning stations is controlled by an electronic access system. To unlock the gates to the swimming pool and doors to the tennis courts, Unit Owners must hold their gate remote control device up to the reading device located next to the door or gate. The light on the reader will turn from red to green to indicate access is granted.

PAVILION

1. The Pavilion is a Resort I facility, not shared with Green Cove Group.
2. The Pavilion is available for large functions on a first come, first serve basis. Deposits determined by the Board of Directors will be collected prior to use.
3. The Pavilion is open for use by any Unit Owner when not rented/reserved. Unit Owner must be current in the payment of Association assessments, fees and/or fines.
4. Unit Owners may reserve the Pavilion. Unit Owners must schedule a reservation for the private event with the community association manager. A Unit Owner may only reserve one date at a time.
5. Contact the Board of Directors or their designee to reserve the Pavilion.
6. Pavilion hours are 8:00 AM – 10:00 PM.
7. Nailing or stapling signage to any part of the Pavilion is prohibited.
8. Underage drinking is prohibited; Unit Owner is responsible if alcohol is served at the Unit Owner's event. Unit Owner shall be responsible for hiring the guard and for payment of guard service fee. Drugs of any kind are prohibited.
9. Smoking is prohibited in the Pavilion. Offenders will be asked to leave and may be assessed an enforcement assessment (or fine) of up to \$250.00 per violation and the revocation of Pavilion use privileges. If a guest is the offender, the Owner host shall be subject to the enforcement assessment. Receptacles are provided outside for disposal of cigarette butts. Do not discard butts on the ground outside the facility.

10. The Board of Directors may limit noise levels and disturbances at their sole discretion.
11. Fireworks are prohibited on condominium property.
12. Golf carts are to be parked outside of the Pavilion.
13. Gas or charcoal grills are prohibited under the Pavilion roof.
14. Remove all trash and leave the Pavilion as you found it; deposits may be refunded depending on Pavilion condition after use.

Unit Owners and their guests using the Pavilion do so at their own risk and sole liability. The Association, its Board of Directors, Officers, and Agents do not assume liability for any accident or injury in connection with such use. The Unit Owners and their guests covenant and agree with the Association for and in consideration of the use of the Pavilion as an added facility and other good and valuable consideration to make no claim against the Association, its Board of Directors, Officers, Agents, or employees and/or Unit Owners for or on account of any loss or damage of life, limb or property sustained.

SWIMMING POOL

- The Pool is operated and maintained by Green Cove Group.
- The Pool is for the use of Unit Owners and Occupants, and their guests.
- Pool season commences Memorial Day weekend and closes Labor Day weekend.
- Hours of operation, *dependent on the weather*:
 - Monday through Friday 9 AM to 8 PM
 - Weekends and Holidays 9 AM to 9 PM
- Children under fourteen (14) years of age are not permitted unless accompanied by an adult Owner or Occupant at all times.
- Everyone must provide ID upon request.
- Guests are permitted, when accompanied by an Owner, at the discretion of the Board of Directors.
- Diving is prohibited.
- Smoking is prohibited.
- Eating and glass containers are prohibited in the pool area. Non-alcoholic beverages in cans or plastic containers are permitted.
- All free-floating supports, rafts, inner tubes, balls, etc. are prohibited in the pool unless approved by the American Red Cross for safety.
- Incontinent persons wearing diapers or pull ups must wear leak- proof swimwear/undergarments.
- In the event of thunder and/or lightening, the pool will be closed immediately, and everyone must leave the pool area.

TENNIS COURTS

- Tennis courts are operated and maintained by Green Cove Group.
- Tennis courts are for the use of Unit Owners and Occupants only.
- Guests are permitted when accompanied by a Unit Owner. There must be at least one Unit Owner playing in each game.
- Players must wear flat-soled tennis shoes and appropriate tennis attire.
- Eating on the courts is prohibited.
- Singles play is limited to one hour. Doubles play is limited to one and a half hours.
- Keep courts clean and free of old balls, cans, and debris.
- Be courteous to other players and observe all rules of court etiquette.
- Commercial use of the courts is prohibited, including instruction for a fee.
- Skateboards, roller blades, bicycles or animals are prohibited on the courts.

MOVING TO OR FROM THE PROPERTY

Unit Owners, Occupants and moving contractors shall conduct all activities related to moving in/out of a Unit and the Condominium Property only between the hours of 9:00 AM and 4:00 PM, Monday through Friday, excluding holidays.

SALE OF UNITS

- Unit Owners shall promptly notify the Association in writing of their intent to sell a Unit and provide the name and telephone number of the real estate listing agent and escrow agent.
- 'For Sale' signs are prohibited. An 'Open House' sign is permitted with the following limitations:
 - Hand-written signs are prohibited.
 - Signs may not be attached to the building or placed in the Common Elements.
 - One real estate agent open house sign is permitted during the hours of the open house showing only and is limited to a maximum of 6 hours at any given time.
 - Unit Owners shall notify the Association in writing once a purchase agreement is negotiated and provide the buyer's name and contact information.
- All agent/buyer inquiries, loan questionnaires and escrow requests shall be directed to the Board of Directors in writing no later than 10 business days prior to closing. There is an administrative fee due from either the buyer or the seller, as negotiated by them, for completing questionnaires, responding to escrow requests and other clerical functions involved in the transfer of ownership of a Unit. Said fee may include additional fees for documents and items that the seller did not supply to the buyer as required below.

- Unit Owner shall provide the following items to the Buyer:
 - The Declaration of Condominium Ownership, the Bylaws of The Green Cove Resort I Association and this Rules and Information Handbook.
 - Keys to Unit doors, mailbox and pool and fish house access cards. Please note that Green Cove Group will charge owners a replacement fee for access cards.

If you do not have a copy of the Declaration and Bylaws, you may obtain one from the Ottawa County Recorder, from the Green Cove Resort I website or from the Board of Directors for a fee. Copies shall not be loaned out.

- Unit Owner shall, within 30 days of the title transferring to the new Unit Owner, provide to the Board of Directors the Unit Owners' and Occupants' names, home and business mailing addresses, and home and business telephone numbers. Any changes in the information shall be provided in writing within 30 days.
- Unit Owner and/or Occupant shall conduct all move-ins or move-outs between 9:00 AM and 4:00 PM, Monday through Friday, excluding holidays.

SALES OF GOODS: GARAGE, HOUSE, MOVING, ESTATE SALES

The sale of any items or goods, including household items and furniture, on or from the Property or a Unit is prohibited. Garage, moving, and estate sales are prohibited.

SNOWPLOWING

- N. Harris Harbor is a Township roadway maintained by Carroll Township and Teal Bend is a private road maintained by the Association.
- The Association contracts a snow plowing company to reasonably plow our streets, guest parking areas, and Unit driveways generally when snow accumulations exceed two inches. This does not mean that plowing will commence immediately when snow accumulations reach two inches or that continual plowing will occur to prevent snow accumulations of greater than two inches. Generally, the contractor will plow the property within twenty-four hours of the conclusion of a snowfall event. However, due to the unpredictable nature of snowstorms and lake effect snow squalls, the contractor and/or the Association cannot guarantee the timing or adequacy of plowing.
- The Association and its contractor salt the aprons but not the carports or other common areas. Parked vehicles that prevent effective snow removal will not be the responsibility of the Association. Additional snow removal requested by any Unit Owner will be at the Unit Owner's expense.
- We encourage Unit Owners to purchase ice melt product to apply to these areas near their Units whenever slippery or icy conditions exist.
- The contractor reasonably applies salt to roadways only. However, it is crucial to note that salt does not melt snow or ice instantly, and its effectiveness is extremely

limited at temperatures below 20 degrees Fahrenheit.

- Understand that blowing/drifted snow can obscure a recently plowed driveway rather quickly.
- Be mindful that slippery ice and snow may exist anytime the temperature falls below 40 degrees Fahrenheit. The Association does not guarantee or promise protection against such hazards. Your care and attention to the conditions that exist is necessary to ensure your safety while on the Property.

FIREARMS

There shall be no discharge of firearms, to include crossbows, bow and arrows, slingshots, BB guns, pellet guns, flare guns or any other such object that fires a projectile, from any Unit including the decks and patios or any Common Elements and Facilities.

FIREPLACES; WOOD BURNING UNITS

No fireplaces or wood burning units are permitted in the Units except as originally incorporated into the Unit by Grantor.

Fire pits, including freestanding or permanent, are prohibited.

UTILITIES

Each Unit Owner and/or Occupant is responsible for the connection/disconnection and payment of the Unit's electric, television, and telephone utilities. Any utility related problems must be reported directly to the utility service provider.

Since water/sewer costs are paid by the Association through your Association assessments, please take some time to check your condo for leaky toilets/flappers and faucets. Also check to be certain that outdoor spigots are not leaking. Please be aware of overusing water during your daily activities such as dish washing and shaving. Faucet aerators will assist in lowering water usage; if you are replacing your washing machine, toilet and/or shower head, please consider installing water-saving units.

NOTE: Unit Owners who lease their unit/condo must have an agreement with the power company that, when a renter leaves, the power stays on and billing automatically reverts to the Unit Owner. If not, the Unit Owner is responsible for damage to their and other units.

DAVIS -BESSIE EMERGENCY

In accordance with the Ottawa County Radiological Emergency Response Plan, (Full copy available on the County's website at co.ottawa.oh.us) in the event of an emergency at the Davis-Bessie Nuclear Power Station, local fire and EMS departments will provide door-to-door verification within a 10 mile emergency planning zone to ensure that all persons have been notified of the emergency, will provide backup route alerting and provide support in the identification, notification and evacuation of the public.

TELEPHONE NUMBERS/EMERGENCY CONTACTS

Electric Company – First Energy800-633-4766
Green Cove Resort I Management (Board of Directors).....419-707-0550
Green Cove Resort I Email Address.....Greencove_resort1@yahoo.com
Green Cove Resort I Website.....Greencoversort1.net
Police/Fire/Rescue.....911
Property Manager.....419-707-0199
Special Trash Pickup Republic Services800-234-3429

*Phone numbers are subject to change, refer to greencoversort1.net for updates.