

First Flight Ridge Homeowners Association
PO Box 144
Kill Devil Hills, NC 27948

www.FFRHOA.com



COMMUNITY PIER REGULATIONS

1. Authority: The Board of Directors of First Flight Ridge Homeowners' Association has the sole responsibility for the management and assignment of Pier use privileges.
2. Liability: The Association, its members and Board of Directors, and Property Management assume no responsibility for loss through fire, theft, collision, or other damage to boats/watercrafts, their contents, other boats/watercrafts, and structures in the area set aside for the community pier. Additionally, the Association assumes no responsibility for personal injury or death to the owner, his/her crew, family, or guests anywhere on the premises or pier, whether due to negligence of the Association, its members, and its Board of Directors.
3. Pier use for residents or guest of residents: Only property owners (or guests) in good standing (defined as having no unpaid dues, late charges, or fine assessments, and not having been denied access to the facilities for reason of previous misuse) of the Association are authorized to use the community pier. No other individuals are permitted to utilize the dock and its facilities.
4. No Commercial Activity or Usage: The pier area is for pleasure usage only. No commercial activity or usage is allowed.
5. Designated Pathways: All persons must stay on the designated pathways when walking down to the pier areas.
6. Pier Cleanliness: No waste, paper, debris or other refuse are to be left at the pier or pier area or thrown into the water. Removal of trash from the premises is the responsibility of the owner or guest.
7. Glass Containers: No glass containers or bottles of any kind are be permitted on the pier
8. Dogs: All dogs shall be kept on leashes and not left unattended. The Owner is responsible for ensuring that the pier, walkways, and immediate areas surrounding them are not used by pets for soiling. Owners are responsible for cleanup of any "accidents" immediately.
9. Disturbances: Pier users shall not create visual or noise nuisances. Loud parties, inappropriate conduct or other disturbances are not permitted.
10. Watercraft Storage: Personal watercraft such as paddleboards, kayaks, rafts, boats, and similar are strictly prohibited from being left overnight. This includes laying on the pier or in the water tied to the pier. Items left overnight are subject to removal by the Property Management Company at the owners expense as well as a \$100 fine per occurrence.
11. Electrical Devices: Use of electrical cords and electrical devices are prohibited on the pier. No electrical hookup is provided and no method of temporary power supply may be utilized.

12. “Live Aboards”: Owners and guests are not permitted to live aboard any boat/watercraft or to sleep overnight while a vessel is moored or in the immediate area of the pier, nor may any pets be left aboard.
13. No Smoking: No smoking is allowed anywhere on the pier area.
14. Fires: No fire of any kind, including fire contained in a charcoal burner, is permitted on the pier
15. Explosives: No fireworks or other explosives are permitted on the pier at any time.
16. Fueling: Gasoline containers are not permitted on the pier and no fueling is permitted at the pier. This is a Coast Guard and EPA regulation.
17. Fishing/Crabbing: The pier may be used for fishing activities as well as crabbing pursuant to applicable NC/Dare county laws and rules. However the pier cannot be monopolized by one person or a group so fishing/crabbing must be done where it doesn't intrude on others using the pier. Additionally, bait cutting and similar actions must never be done directly on the surface of the pier. All fishing/crabbing waste products must be removed upon finishing and the pier cleaned up accordingly.
18. Supervision of children: No child under 16 years of age shall be on the pier unsupervised. An adult must be present when the pier and/or personal watercraft in the pier area are being used by youth under age 16.
19. Pier Closure: The Association Board reserves the right to close the pier for repairs, emergency conditions, or other circumstances as deemed necessary.
20. Pier Uses: Owners and guests of owners shall use the pier for reasonable and typical boating/water-crafting activities. Owners and guests of owners shall keep the pier area clear of all gear, tackle, and other obstructions. The pier is for the entire community and cannot be monopolized to the point other owners and guests can't use it. Excessive use of the pier by one group that restricts use by others will not be tolerated and they will be asked to leave.
21. Severe Weather: To the fullest extent possible, it shall be the responsibility of each Owner and guest of owners to ensure that personal belongings including personal watercraft are removed from the pier area when severe weather threatens the area. Owners and guests of owners will be held responsible for any damage caused to the pier by their belongings.
22. Vehicle Parking: Owners and guests of owners that drive to the pier area instead of walking are limited to one vehicle only in the designated area. There is a parking pull out area at the corner of where First Flight Run curves at the end right above the pier walkway.
23. Life Jackets: Use of life jackets is urged for infants, children and non-swimmers while on the pier
24. Damage: Any pier structure damaged or destroyed by negligence or improper use shall be replaced at the offending Owner's or guest of owners expense.
25. Pier Alteration: No alterations, additions, or installation is permitted to any pier area. No one may build, store, construct, or attach anything to the pier including, but not limited to, mooring whips, cleats, fenders, ladders, or additional pieces of wood. Nothing shall be screwed or nailed into the pier or pier pilings. Additionally, no pier signage shall be removed or tampered with.

26. Rule Adherence: Violation of the pier rules shall be grounds for suspension of usage. The Association Board may terminate pier privileges of an Owner or guest of owner for abuse or neglect in abiding by these Rules in whole or in part.

27. Private Events: Owners or guests of owners may reserve the pier for private events such as weddings or group photo shoots. The request must be approved by the Association Board and must be submitted at least 7 days before the requested date and time. Private events on the pier are limited to 1 hour so as to not monopolize the pier. All decorations and trash must be removed immediately afterwards and the pier must be in its original condition for others to use it. Failure to follow the time limits or proper cleaning up immediately following the event will result in fines to the party reserving the pier.

28. Guests: It is the responsibility of the Owner or Property Management Company to inform guests of the piers regulations and ensure compliance. All Owners are responsible for their own and guests' conduct. No guest will be permitted to cause a disturbance. Common sense and courtesy to fellow homeowners and pier users are expected.

29. Assessments: The Association Board reserves the right to issue an assessment in an amount to be specified to any Owner whose violation of these rules results in costs to the Association.

Revised: March, 2018