

## Rules and Regulations Carshalton by the Bay Pavilion and Common Areas

1. The Common Areas include but are not limited to the pavilion, playground, and boat dock. These areas are limited to Carshalton by the Bay property owners and their guests. These areas are herein called the Common Areas.
2. Common Areas quiet hours are from 9:00 pm to 8:00 am.
3. Property owners must accompany guests at all times.
4. Open fires are not permitted outside of the existing fire place and installed grills.
5. Parking is only permitted in designated parking areas. Parking is not permitted in the grass to protect the irrigation and septic systems. Overflow parking shall be in the main road.
6. Only leashed pets are allowed in the Common Areas. Owners must clean up pet excrements. Owners are responsible for pet's actions.
7. Anyone under the age of 16 must be accompanied by an adult at all times while using the common area facilities.
8. Property owners are responsible for any damage caused to the Common Areas or its contents by the said property owner or by any of his/her family, tenants or invited guests. The property owner shall pay for any such damage.
9. Persons using the Common Areas will conduct themselves so that their actions will not be offensive to others. Property owners/residents will be responsible for the actions of their invited guests.
10. The Pavilion must be reserved through an approved method as determined by the Carshalton by the Bay HOA board of directors. The playground and dock, may be used at anytime without a reservation provided the pavilion is not reserved by another Property Owner.
11. Smoking is not permitted in the Common Areas.
12. Alcohol is not permitted in the Common Areas to avoid potential liability issues.
13. Property Owners are to clean up after use. Property Owners shall ensure that all grounds are free from trash, the restrooms are cleaned, that all lights are turned off, and gate secured at the entrance prior to leaving the Common Areas. Property Owners shall be responsible for removing all trash.
14. Toilet paper, hand soap, etc. shall be furnished by those utilizing the Common Areas and will not be provided by the HOA.
15. Loud voices, offensive conduct or foul language will not be tolerated in the Common Areas.
16. Musical devices are allowed in the Common Areas as long as they are kept at a low level of sound and do not disturb other residents.
17. The dock may be used to temporarily dock a boat or other watercraft provided that the Common Area has been reserved by the person docking the boat or the Common Area is not reserved by anyone. The temporary docking shall not exceed 12 hours and not overnight. All watercraft must be licensed by SJWD and follow all SJWD Rules and Regulations. The Carshalton by the Bay HOA will not assume any liability for docking of a boat or other watercraft.
18. The Carshalton by the Bay HOA will not assume any liability for negligence caused by improper use of the Common Areas.<sup>1</sup>