

**BELLE MAER HARBOR**  
**&**  
**BELLE MAER HARBOR CONDOMINIUM ASSOCIATION**  
**2018 SECURITY RULES**

Belle Maer Harbor and Belle Maer Harbor Condominium (together the "Marina") utilize a private security service. In order for this service to be effective, Lessees and Condo Owners must comply with the established rules. **The Marina gates are maintained 24 hours a day during the summer.** The Guard monitors entry at the front gate from his booth. **During winter, the front gates are open only during daylight hours.** After dark the gates are locked. No one is permitted access into the Marina yard or buildings, or allowed to remain inside of the Marina, after dark during the winter. **The front gate Guard can be reached by phone at 586-465-4536.**

**The rights of membership extend only to the family who reside with the boat owner at the residential address.** All Members should obtain a Marina photo ID membership card. **Two summer vehicle decals will be issued per Well/Unit occupied. Members also renting a rack for a second boat (not PWC) get one additional decal. Condo Owners that lease out their only Unit will receive only one decal.** Any vehicle with a properly displayed decal is given automatic admittance into the Marina. **All vehicle decals must be affixed to the lower driver's side windshield.** Summer vehicle decals are not to be given or loaned out to anyone not living in the Member's residence. **Anyone not registered as a Member is considered a guest or contractor.**

**Any vehicle entering the Marina or parking in the front lot without a vehicle decal (whether it be a Member entering with a photo ID membership card or a guest of a Member) must display a windshield placard on their vehicle's dash so that it is readable through the front driver's side windshield.** The placard will be issued by the Guard and include the date and the Well/Unit that the vehicle's occupants are visiting. The placard will warn the driver that any cars found without a windshield dash placard and/or found parking in a parking space reserved for Members of another Well/Unit may be subject to towing as posted, or incur a fine levied against the Member.

Guests may only enter under a daily guest list provided by Member to Guard upon Member entering the Marina. **No guest names may be called into the Guard.** The Guard may request a Marina photo ID membership card when a guest list is dropped off in order to verify that the person submitting the guest list is the Member of the Well/Unit on the guest list. **Members are restricted to two guest cars per Member occupied Well/Unit/Rack per day. Any cars parked in the front lot are included in the number of guest cars allowed as those spaces are part of the Marina's total available parking for its Members and their guests.** Members are responsible for the activities, actions, and conduct of their guests. Blank guest list forms are available from the Marina office or the Guard. Please have these forms completed prior to arriving at the Marina in order to speed entry into the Marina. **A new guest list must be completed each weekday. Guest lists received on Friday or Saturday may be used through Sunday if so noted on the form.** Guest lists must legibly show the Member names and names of any designated guests. Only one guest list may be submitted. There is no need to submit a guest list for each car. Members with two wells or a well and rack combination occupied (not rented out) are encouraged to write both in the top right corner of the guest list and they are allowed to have four guest cars without receiving a violation letter. **Upon arrival, guests must give Guard the last name of the Member that they are visiting so Guard can access the filed guest list. Please be sure that your guests know your last name.**

**Requests for more than two guest vehicles must be approved in advance by the Marina office.** The Marina will allow more guest cars if the pavilion is rented from the Marina office or management feels that there are no special events which may increase the usual number of Members and guests. Weekday requests for extra cars are seldom denied. **The guards are not allowed to bend the Rules. If a Member would like an exception (such as bringing in a trailer as an example), then it is the Member's responsibility to get any such exception approved in advance by the Marina office.**

**The Marina has adopted more restrictive guest and parking rules for special events like our Fourth of July fireworks.** Charging a fee for guest decals has reduced the number of guests invited so that our Members can better enjoy these events. Special event rules include:

- 1. All cars entering the Marina must have the summer season vehicle decal or the special event guest vehicle decal affixed to the lower driver side of the windshield. Not having to check in guests, or issue windshield placards to Members using their membership card, has eliminated backups at the front entrance for these busy events. Special event decals must be purchased in advance of the event from the Marina office.**
- 2. No photo membership cards or guest lists will be allowed for vehicle access into the Marina or the front parking lot.**

**Contractors, service providers and laborers working inside the Marina are not guests and cannot be added to, or admitted Marina access from, a guest list.** Contractors impose additional potential liabilities on Members and on the Marina and must first report to the Marina office. Normal practice during the boating season is to prohibit all contractors on holidays and weekends. Any exception requested for contractor work inside of the Marina outside the normal marina office hours must be made by the boat owner and preapproved by the Marina office during normal business hours.

**Outside service providers, contractors, and laborers are allowed access to the Marina upon the following conditions:**

- 1. A Certificate of Insurance showing \$1,000,000/\$1,000,000 liability coverage is furnished to the Marina.**
- 2. Members must call the Marina office or supply written authorization approving entry into the Marina.**
- 3. Each contractor vehicle driver must register at the Marina office and sign a Vehicle Inspection Authorization Form.**
- 4. All Marina Environmental Rules must be adhered to and any environmental fees which may be assessed by the Marina must be paid.**
- 5. The daily or annual facilities usage fee, as established by the Marina office, must be paid.**

Member is required to execute the Rules Acknowledgment Form acknowledging that the Security Rules have been read and understood. Member further acknowledges that he/she has been offered a copy of these rules and has been informed that a copy of the Marina Rules can also be viewed and printed from [www.bellemaer.com](http://www.bellemaer.com). Member agrees to abide by these Security Rules, as well as the General Rules, Environmental Rules and Swimming Pool / Indoor Court Rules as a condition of keeping a boat at the Marina. All Rules and Regulations are subject to change by management at any time. Facsimile and electronic signatures are acceptable and enforceable.