

**CYPRESS ISLAND PROPERTY OWNERS' ASSOCIATION, INC.**

**BOAT LIFT AND DOCKAGE RULES & REGULATIONS**  
**FOR TOWNHOUSE UNITS**

1. The docks and pilings to the rear of the townhomes along Cypress Island Court and Cypress Island Circle and along the southerly side of 14282 Cypress Island Circle, excluding perpendicular extensions, were constructed by and are the property of the Cypress Island Property Owners Association, Inc. The docks were constructed as follows: decking is 49" wide, constructed with 2"x6" pressure treated lumber with a cap on the end of 1"x2" pressure treated wood. Piling rise 68" above the dock and are capped with copper. Alteration of the docks and pilings is not permitted.
2. Boat lifts require Architectural Review Board approval and must meet the following specifications:
  - One sided elevator style lift is the only style allowed. Two sided (four posts) or davit (crane) style lifts are not allowed.
  - The lift must be constructed of corrosion resistant material such as aluminum or stainless steel.
  - The lift must have its own pilings, which must be installed adjacent to the dock, but not touching or attached to the dock or the dock pilings.
  - Pilings are not allowed in the channel.
3. The boat lift must be maintained, at all times, by the Owner, regardless of the nature of the deterioration, so that the boat lift does not create an eyesore.
4. Garden hoses for backyard use or for use on a boat shall be mounted and stored on the walls between units and not on pilings. When not in use the hose shall be coiled on its mounting bracket and not left uncoiled on the dock or backyard. Use of white hoses is encouraged.
5. Electricity for use on boats or at the dock can only be supplied by a permanent, hard wired conduit installed under the dock and receptacle affixed to the dock or a piling to avoid a tripping hazard on the dock. A licensed electrician must do this, with the homeowner responsible for any permits that may be required. ARB approval needed prior to installation. The use of extension cords is prohibited.
6. Dock boxes will be white only, limited to one for each unit and standard in size and style. The standard size of the box will be two feet high by two feet deep and four feet in length and mounted on the seawall behind owners unit. ARB approval needed prior to installation.
7. ~~The length of the vessel docked in back of a unit cannot exceed the width of the lot and must, at all times, be parked so that it is completely contained within the width of the lot and does not encroach into the available dock area for any neighboring unit as stated in the Rules and Regulations adopted February 9, 1999. However, in the event a neighbor has granted written permission to have a vessel extend onto their lot such written permission must state that it can be withdrawn with 30 day written notice and will not survive the sale of either property. As application to the ARB for their approval must be made.~~
7. The length of the vessel docked cannot exceed a maximum length of 2' (24") less that the width of that dock/lot and must be located so that at least 1' (12") of clear space is maintained at each side/end of the width of that dock/lot including all running gear, engines, bow pulpit and anchors and any or all other items including fishing gear and mooring equipment or dingies or auxiliary items, as adopted April 17, 2019. Boats and lifts approved prior to that date are grand-fathered until any replacement vessel is docked at that dock/lot or the sale of the property occurs.

8. No rafting of boats or tying or attaching any other vessel or obstruction to either port or starboard side of moored/tied vessel is permitted.

~~8. No rafting of boats, i.e. tying or otherwise attaching or vessel to another vessel's starboard or seaward side is allowed. Any tender or dinghy must be in front or to the rear of the vessel and not extend beyond the boundaries of the lot.~~

9. Access to boats must be through the unit to which the dock is attached and not along seawall or between buildings.

10. Boats shall be kept in good condition and seaworthy. No items can be stored on deck such as clotheslines, coolers, fuel cans, etc.

11. No trash cans or other refuse is to be left out on the deck, dock or backyard.

12. No service other than minor work is allowed at the dock and all compartments such as the engine compartment must be closed or the outboard or the outboard motor cover must be put back on when work is finished for the day. All waste and debris must be removed daily.

13. Using a boat for guest quarters is prohibited; e.g. overnight stays are not permitted.

~~14. Rule #14 of the rules and Regulations of the Cypress Island Property Owners Association, Inc. and the Boat Lift and Dockage Rules and Regulations were duly amended at a meeting of the Directors held on April 2, 2002 and May 12, 2004 as follows: -~~

~~Construction of docks, piers or pilings or the use or mooring of any vessels or boats within the Channel Easement shall be prohibited, except as specifically permitted in writing by the Architectural Review Board. No boats or vessels shall be docked or moored within the Channel Easement which will any way encroach upon the property lines of neighboring property owners. Each owner of a Townhouse Unit who shall have a boat or vessel docked or moored within the Channel Easement and each owner of a Dwelling who shall have a boat or vessel docked or moored in the waters contiguous to the Dwelling shall carry and maintain liability insurance for such boat or vessel in an amount not less than \$1,000,000. Each such owner of a Townhouse Unit or Dwelling shall supply the Association with a Certificate of Insurance certifying that such coverage is in effect and shall also supply such Certificate for each renewal thereof.~~

Underline is new.

~~Eliminate underlining in this section.~~