



The Point Owners Association, Inc.

**THE POINT OWNERS ASSOCIATION, INC.**

Resolution of the Board of Directors

Rules and Regulations Regarding Piers and Slips

Enacted & Effective: July 21, 2015

Updated & Effective: December 15, 2015

**WHEREAS**, the Board of Directors (the “Board”) of The Point Owners Association, Inc. (the “Association”) is empowered to govern the affairs of the Association pursuant to Article VI of the Bylaws of the Association and Article VII, Section 18 and Article XIII, Section 4 of the Declaration of Covenants, Conditions, and Restrictions for The Point, recorded with Register of Deeds of Iredell County, North Carolina in Book 1095 at Page 1206 (as amended from time to time, the “CC&Rs”), including the enforcement of the provisions of the CC&Rs and the promulgation of rules and regulations, and

**WHEREAS**, the Board desires to address the subject of Piers and Boatslips as defined in Article IV, Section 8 of the CC&Rs; and

**WHEREAS**, the Federal Energy Regulatory Commission has vested the authority to regulate the use of Lake Norman in the Duke Energy Corporation; and

**WHEREAS**, the Association is the Master Lessee of that certain Lease dated September 28, 2004 between Duke Energy Corporation and Point on Norman, LLC, assumed by the Association on February 20, 2007, that prescribes the terms and conditions for the use of the premises occupied by the Piers and Slips; and

**WHEREAS**, the Board, as directed by Article IV, Section 8(e) of the CC&Rs wishes to adopt rules and regulations governing the everyday use of the Piers and Boatslips by Lessees of Boatslip Lots, their families, guests and invitees; and

**WHEREAS**, it is the intent of the Board that the rules and regulations governing the use of Piers and Boatslips as set forth herein remain in effect until otherwise rescinded, modified or amended by the Board; and

**WHEREAS**, each Pier has a separate and independent Pier Association responsible for maintenance of the Piers and Boatslips, and a Pier Association may have its own set of rules for its Pier which may be more restrictive, but which cannot otherwise be inconsistent with the Pier Rules adopted the Association.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Association does hereby adopt the following rules and regulations with respect to the use of the Piers and Boatslips:



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1. General. These rules and regulation, like all similar instruments, are intended to help uphold community standards, aesthetic and otherwise, as well as protect the investment that each property owner has made. The Pier Association for each Pier and its agents (*e.g.*, contractor, management company) shall have the right to remove and dispose of any personal property left on such Pier that is not permitted under this policy or otherwise approved by the Board, with no liability to the owner of such personal property. As provided in the CC&Rs, the Association has the right to impose monetary fines on property owners who disregard these rules and regulations. In addition, the Association passes along to the applicable property owner(s) charges relating to returning the Piers to the state it was in before intervention/damage by such property owner or such property owner's family members, guests and invitees.
2. Pier Rules.
  - The Pier Rules for all Piers are set forth on Attachment A, attached hereto and incorporated herein.
  - Community pier slips can only be leased/rented to POA homeowners, and all renters and guests must adhere to the same rules and regulations that apply to POA members.
  - Each pier is private property, and is for the exclusive use by pier members and their invited guests. All other persons on or using the pier are trespassing.
3. Reminders. The following Pier and Boatslip parameters are specified in the CC&Rs or by Lake Norman Lake Management Guidelines:
  - Installation of a boat lift and/or jet ski float in a Boatslip must be pre-approved by the Association's Architectural Change Committee.
  - Boat lifts must be attached to the Pier so that when the lift is loaded and raised it does not block the walkway in front of the watercraft or "twist" the walkways between Boatslips.
  - Watercraft docked in a Boatslip must be in floating condition; if on a lift, the lift must be in an operating condition and floating.
  - The maximum length of a boat docked in a Boatslip may not exceed 26 feet.
  - Our lease agreement with Duke Energy restricts the community piers to one watercraft per slip.
  - Sleeping overnight on a boat docked in a Boatslip is not allowed.
  - Boats and/or jet skis (including those of your guests and invitees) must be parked/moored overnight inside a Boatslip. Make appropriate arrangements for use of a vacant slip as necessary to comply with this.
  - Parking a street vehicle in the cul-de-sacs near each Pier is allowed for brief periods of time (*i.e.* to load and unload your boat).



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**IN WITNESS WHEREOF**, the undersigned Secretary of the Association hereby certifies that this resolution was duly adopted by the Board at a regular meeting held on December 15<sup>th</sup>, 2015.

ATTEST:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Don Bernard, Secretary



The Point Owners Association, Inc.

**Attachment A**  
**Pier Rules**

1. Use Pier at your own risk.
2. Swim at your own risk. No diving. Underwater objects and unknown hazards may make swimming dangerous. No lifeguard on duty.
3. Do not leave fuel containers or other items on Pier. Promptly clean up any fuel spill and promptly report to your Pier Association fuel spills that cannot be properly cleaned up.
4. No running or horseplay.
5. Properly dispose of all trash.
6. Leashed pets allowed. Properly dispose of pet waste.
7. Keep noise at a conversational level.
8. Be respectful of others.

The Point Owners Association, Inc. and the Pier Association for this Pier are not responsible for loss or injury.