

Captain Kidd Association

Rental Property Rules regarding the Common Areas

Beach, common areas, and parking area use are for paid MEMBERS ONLY and their authorized guests. Renters only permitted to use docks and boat slips if property owner has a current commercial boat slip agreement.

Peninsula Drive

- 5 mph speed limit.
- No parking is allowed on the street, curb, or grass.
- Vehicles longer than 25 Feet are prohibited.
- Vehicles towing trailers are strongly discouraged due to limited turnaround space.
- The common parking areas along Peninsula Drive, both paved and unpaved, are for day use only. No overnight parking.
- Vehicles violating these rules and/or become stuck or disabled will be towed at the vehicle owner's expense.

Beach, Common, and Dock Areas

- It is the shared responsibility of all members and guests to keep the beach and dock area clean and tidy.
- Swim at your own risk, there is no lifeguard on duty. Adult supervision is required for children using the docks or beach area.
- No fires on the beach, common area, or docks.
- Community noise restrictions are from 10pm to 7am.
- All pets must be on a leash or with owner in the common area. It is the owner's responsibility to clean up after their pet.
- No throwing rocks, sand or mud in the beach or dock areas.
- No running on the docks.

- No open gas, flammables, or fireworks. No storage of gas, including on the docks.
- Storing or leaving items on the dock at any time is prohibited.
- Clean up and remove all belongings and garbage. Remove all items from the beach, common area, and docks at the end of each day.
- Please respect other members using the common areas.
- The beach area is common area and is available for all members to use, even the area directly in front of your property. Be sure not to block access along the beach with chairs, equipment, beach toys, etc.

**** Homeowners are responsible for providing these rules to their renters. The homeowner of the rental property is responsible for all damage caused by their renters. Homeowners will be held responsible for the violation of these rules by their renters to the fullest extent of the Captain Kidd Association Bylaws.**