

BELLE MAER HARBOR

BELLE MAER HARBOR CONDOMINIUM ASSOCIATION

SECURITY RULES

Belle Maer Harbor (the "Marina") contracts security service through an independent company. In order for this service to be effective, we need our Lessees and Condo Owners ("Customers") to comply with the established rules for entry into the Marina.

The Marina gates are open 24 hours a day during the summer. The watchman monitors entrance at the front gate from his booth. During the winter, the front gates are open only during daylight hours. After dark the gates are locked. No customers are permitted access into the Marina after dark during the winter.

Customer admittance into the Marina is allowed by the display of vehicle decals or showing of membership cards issued to the customer by the Marina office. Vehicle decals must be affixed to the lower driver's side windshield. Membership cards and vehicle decals are not to be loaned out to others. The watchmen are instructed to compare the name on the card with the user's driver's license if the watchman does not know the customer. Any membership cards or vehicle decals confiscated by the watchman will result in a fine of \$50 for its return or replacement.

Guests are admitted into the Marina only upon invitation by our Customers. The responsibility for the actions of guests admitted inside the Marina must be borne by the customers who invited these guests. Customers must be on the Marina grounds at the time their guests are admitted into the Marina. The watchman will not accept guest lists by telephone. If the watchman has a written guest list on file, it shall be assumed that the customer is on his or her boat inside the Marina.

Blank guest list forms are available from the Marina office. 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 and Saturday can be held through Sunday if so noted on the form. Guest lists must legibly show the names of any person that you might wish to be allowed entry for that day.

Guest lists are restricted to a maximum of ten names. Larger gatherings are considered to be a party or special event and must be approved in advance by the Marina office during normal business hours.

Special rules and restrictions apply for entry into the Marina on the date of our Fourth of July fireworks display due to the large number of vehicles and guests invited for this event. On this day only:

- 1. No guest lists are permitted.**
- 2. No membership cards will be accepted for admittance into the Marina.**
- 3. All cars entering the Marina must have the summer season vehicle decal or the Fourth of July guest vehicle decal affixed to the lower driver side of the windshield. The guest decals must be obtained in advance of the event from the Marina office.**

By virtue of the contractual arrangement, contractors cannot be regarded as guests. Contractors working inside the Marina impose additional potential legal liabilities on our customers and on the Marina. Therefore, any outside labor cannot be admitted into the Marina on the basis of a guest list. **All outside labor must report to the marina office.** Outside labor planning to work in the Marina beyond the normal hours of the Marina office can do so only if arranged in advance through the Marina office during normal business hours.

Outside labor is allowed access into the Marina based upon the following conditions:

1. The contractor must furnish the Marina with a certificate of insurance showing \$1,000,000/\$1,000,000 liability coverage. If the contractor is being hired by the Marina, the contractor must also supply a certificate of insurance showing proof of workers compensation coverage.
2. Our customers must supply the Marina office with an authorization requesting entry into the Marina for the contractor.
3. Each employee of the contractor arriving at the Marina must register at the Marina office and sign a vehicle inspection authorization form as a condition of entry.
4. The contractor must comply with all the Marina environmental rules and regulations and pay any environmental fees which may be assessed by the Marina.
5. All outside contractors must pay the daily or annual facilities usage fee as established by the Marina office.

Agreed and Accepted

Customer Signature

Date

Printed Name