



Plantation Harbor Property Owners Association

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REGULATION #02-06

USE OF COMMUNITY DOCK

DATE APPROVED: 05/03/02

- A. This sets the guidelines for our community water complex and outlines anticipated development to meet future needs.
- B. The present 3+ acre water complex is about half wooded with almost 300' of deepwater frontage on Clubfoot Creek sitting between two cul-de-sacs. A walking bridge connects the cul-de-sacs and allows walking access to all facilities from either direction. Off one cul-de-sac is the community ramp for launching boats, a boat wash, a parking area, and a dock with 9 slips and a step down area for launching of canoes/kayaks. The dock serves three functions: it provides assigned docking for members wishing to keep their boats in the water, serves as a temporary or "day" facility for visitors or those launching watercraft, and provides a platform from which members may crab, shrimp, or fish. Off the other cul-de-sac is an area for picnicking and admiring the solitude of the waterfront community.

These facilities are available to all members and their guests under the common dues structure. When demand warrants, we will undertake the development outlined below. In the interim, if insufficient dockage exists, priority will go to maintaining a number of temporary slips as a shared community resource with the remainder going to those previously assigned a slip on a first assigned-last to leave basis.

- C. When needed, we plan to expand the facilities. A gazebo will provide additional picnicking and a place on the waterfront to socialize with ones neighbors. A walking trail winding around the complex and through the woods will be an extension off the existing walking bridge. A water platform will provide opportunities to fish, crab and shrimp away from the community's boat slips. And perhaps most important will be additional private/assigned slips to meet members' needs. These assigned slips would have water and electricity and would be paid for by the member to whom they were assigned. The original/current slips would then be for temporary usage by all members and guests on a first come first serve basis. All facilities, except the assigned slips, will be available to all members and guests under our common dues structure.

The only restriction on use of the current dock is that these slips may not be used as overnight living accommodations. Boats may be tied at the dock round the clock, but people are not permitted to use this facility as their housing site.

APPROVED:

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