**STATE OF SOUTH CAROLINA**

**COUNTY OF OCONEE**

WATERS EDGE SUBDIVISION

RULES AND REGULATIONS FOR

USE OF THE COMMUNITY BOAT SLIPS AND COURTESY DOCK

Pursuant to the Declaration of Covenants, Conditions, and Restrictions recorded in Deed Book 1148, page 1, records of Oconee County, South Carolina, Article IV, Section 8, paragraph (d), the Board of Directors shall adopt rules and regulations governing the use of Piers and Boatslips.

--A boatslip owner will be assessed the cost to repair a boatslip when the damage to the boatslip was caused by the use or misuse of the slip, not Force Majeure, storm damage, tree falling etc., by the owner or their invitee. The contractor will assess the damage to the dock to determine if there has been a compromise to the structural integrity of the deck that requires repair.

--The Homeowner’s Association will obtain the services of a contractor to repair the damage. If the damage was caused by the owner of the slip, the cost of said repair will be charged to and payable by the owner of the slip. If necessary, the Homeowner’s Association may impose a Special Individual Assessment against the owner of the slip pursuant to Article V, Section 6 of the Declaration of Covenants, Conditions and Restrictions, and record a lien against the property of the owner of the slip.

--All lot owners in the Waters Edge Community have the right to use of the Boat Ramp and Courtesy dock. The use of the Courtesy Dock and boat ramp are for temporary use while launching and retrieving a boat or loading and unloading passengers. The Homeowner’s Association shall determine if a party is using the boat ramp or Courtesy Dock for an excessive amount of time, and further the HOA has the responsibility to require the offending party to comply with the rule and remove their boat.

--The boat ramp is to be used only for lot owner’s personal watercraft and shall not be used to engage in rental operations of any kind. Further, the boat ramp shall not to be used as a repair station, even temporarily, for anyone except the property owner’s personal watercraft.

--The boat slip area is to be kept free of trash, unused water toys, and debris of any kind. If necessary, fines may be imposed on the offending parties and liens may be applied to their property for non-compliance.

--All boat slips are deeded to individual property owners for their use only. If a property owner would like a guest to use a boat slip, arrangements must be made in advance for permission from the slip owner to use a slip before use by a visitor, even if it is only for a few minutes.

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President Vice-President Secretary

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Treasurer Board Member At-Large