

Snug Harbor Yacht Club, Inc.

General Rules and Information for Purchasers

Snug Harbor is in Martin County, but our Rules and Regulations are different. We are a Condominium Association as noted in Martin County's Official Record Book where our latest Declaration of Condominium is registered. It is also posted on this website under the Regs & Forms tab, Legal Docs page. The Declaration is legally binding for our residents. It defines how we do things. It is incumbent upon you to become familiar with the covenants and restrictions listed therein. You should be provided with a copy by your agent, or you may print them from the website. You must certify that you have read and understood the Declaration.

ASSESSMENTS

There is an **annual dues assessment** for all members, the amount of which changes by a small amount yearly. The current assessment is listed in the Condominium Rider section of your real estate contract.

In addition to the annual dues (and very occasional special assessments), each unit owner shall, at the time of acquisition of title, make a mandatory **Capital Contribution** to the Snug Harbor Yacht Club. The current contribution is **Six Thousand Five hundred Dollars** (\$6500). This amount shall be mandatory, regardless of how title is transferred or by whom and is required for each unit that is purchased. This amount is applied to the Common Elements Improvement and Maintenance Fund.

An **Estoppel Letter** for each transaction must be prepared by Snug Harbor's agent, **Advantage Property Management, LLC**. Their office is located at 1111 SE Federal Highway, Suite 100, Stuart FL 34994. There is also a non-refundable processing fee of \$250. The closing attorney should request the letter and make checks payable to Advantage Property Management

Traditional Welcoming Reception

A long-standing tradition of Snug Harbor is the social reception to welcome new members and introduce them to the Board of Governors and their Snug Harbor neighbors. This reception has been held for every new member since its founding (except for 2020-2021 due to COVID). This reception, hosted by the buyer's agent, is held at the clubhouse located at 191 SE Harbor Point Drive, preferably immediately upon closing, or if necessary, as soon as possible afterwards. Arrangements for the reception are coordinated with the New Member Committee.

General Rules and Notes

The following information is extracted from our website **www.snughyc.com**. Click on the Regs & Forms icon at the bottom, or the tab at the top of the page where more detailed information can be found on each of these subjects.

Use of Common Areas

All Snug Harbor Yacht Club common area facilities are for the use of members and their guests, if accompanied by a member. Each new member receives a **key for access to the clubhouse** from the seller or from the New Member Committee, and a **gate code** from Walter Goldberg Mark Beatty or Carlos Alvarez. Contacts for these members are listed in the directory. *DO NOT GIVE YOUR KEY OR CODE TO NON-MEMBERS* unless they regularly service your boat or have other authorized business at the clubhouse or marina. When you change service people ask Walter Goldberg, Mark Beatty, or Carlos Alvarez for a new code and they will delete the old one.

Proprietary Agreements and Setbacks

Rules such as setbacks are NOT the same as in Martin County. You should review the Declaration described above. Another document that may be applicable to your property is a Proprietary Agreement (PA) The Agreement was originally issued from Snug Harbor's Proprietor's Association, the predecessor to SHYC, Inc. Most properties in Snug Harbor are governed by the specifics of the PA for each lot, and that document 'travels with the land'. It never expires. Your closing agent must provide you with a copy. Among the important elements defined by the PA are the required setbacks, especially those along the riverfront as summarized in the Declaration, Exhibit B1. The summary is not intended to replace the PA-it is simply a good faith effort to replicate them, and it gives an example for illustrative purposes only. Riverfront setbacks must be determined by a current survey based on the current mean high-water line.

BUILDING REQUIREMENTS

The Architectural Review Committee (ARC) must approve plans for building or renovation of property in Snug Harbor. The regulations, which are amended and approved by the Board of Governors from time to time, are also posted on our website under the Regs & Forms tab. If you intend to build or renovate you are responsible for following the posted ARC regulations. If you are unclear on any building issue, please ask the Commodore of the chair of the ARC.

Provisions Regarding Remodeling and Construction

- Please review www.snughyc.com for rules and regulations regarding construction: Regs and Forms tab, Building Regulations. Any changes to the home including additions such as pools and tennis courts must be reviewed by the Architectural Review Committee (see website ARC rules) and approved by the Board of Governors.
- Trash must be removed from construction sites daily
- No construction material on right-of-way
- Contractor signs no larger than 18x24" must be posted on permit post
- No subcontractor signs
- No fences along the street
- No storage or trailers on site for more than 30 days
- Porta-potty and dumpster must be away from street view, hidden as much as possible close to the main house
- Work hours are M-F 7AM-6 PM
- Saturday 8 AM to 3:30 PM; interior construction only on Sundays

Provisions Regarding Sale or Lease of Home

- See relevant forms from the website under the Regs & Forms tab including Notice of Sale, Notice of Lease, Seller & Purchaser Information. Specifically regarding leasing, short-term rentals (less than six months) are NOT allowed in Snug Harbor and there is a board approval process for leasing your home with a six-month minimum. See Intent to Lease form under the Sale or Lease tab on the website.

• Clubhouse

The clubhouse is available to members and their guests if accompanied by a member. Non-members using the clubhouse may do so only if sponsored by a member who must be responsible for operating the security gate and opening/locking the clubhouse door. The sponsoring member must be always present and is personally liable for the group and its actions. **To reserve the clubhouse:** Members must complete the reservation form found in clubhouse and place the reservation on the erasable social calendar. Fees, if any are due, are sent directly to the treasurer in the self-addressed envelopes provided next to the forms. The parking lot may be used without using the clubhouse if there is no reservation conflict. Further details of these clubhouse rules can be found on our website Regs & Forms tab, Use of the Clubhouse. The clubhouse is permanently reserved on the evening of the second Monday of each month for the Board of Governors. In addition, other club meetings, and member social events, all take precedence over private use. Reservations for events that a member wishes to hold at the clubhouse on a regular basis may be made for two months at a time only, with renewal possible one month at a time if no other reservations are scheduled. Residents must request specific permission from the clubhouse chair to schedule such a series of events, or for reservations of more than two successive days.

Note that fees listed below are *per day*.

Clubhouse Fee and Deposit Schedule

<u>No. of Persons</u>	<u>Fee</u>
0-10	N/C
11-25	\$35.00
26-40	\$50.00
41-75	\$100.00
76-100	\$150.00

The facilities must be cleaned within 12 hours and returned in better condition after use than before. This includes removal of all trash, dog poop and garbage, and the replacement of all supplies that have been used. Please do not attach decorations to walls or ceiling fixtures and do not remove furniture or other materials from the clubhouse.

Tennis and Pickleball Courts

The courts may not be reserved ahead of time. Proper tennis shoes are required with white or other non-marking rubber soles. Property owners must be present with any guest except overnight houseguests. Guests are limited to play on one court, only if they are not being used by residents; property owners have priority use of courts over guests. No rollerblades, skates, skateboards or toys are allowed on the courts. Please limit play to one hour if others are waiting (90 minutes for doubles). Please remove all trash from the courts and take it with you. We encourage members to challenge unknown people (or others who do not live here) who are using the courts.

Harbor and Dockage

Please see www.snughyc.com Regs & Forms tab for more information on Use of the Marina, Boat Registration, and Boatlift Agreement.

Boat slips are assigned by the Harbor Master using the following priorities: 1) resident 2) residence under construction 3) relative in residence 4) lot owner with residence plans approved 5) lot owner not in residence. The Harbor Master shall be notified when a boat slip will not be used for periods in excess of one month and slip may be assigned to another boat owner following the above criteria. This assignment is temporary and must be approved monthly by the Harbor Master. If slips are available, the Harbor Master may assign a guest of member a slip for up to ten days a year with no fees. Dockage and trailer storage fees are determined yearly and are not pro-rated. Current dockage fees and other regulations are listed online. The boat ramp is available to all members. A SHYC member must be present at the time of launch for use by others. Please note that it is mandatory for all boats in slips to be removed when a hurricane warning is issued. Boats on lifts must be secured in a storm and may remain on the lift for hurricanes with up to 110 mph winds but must be removed for stronger storms (Cat 3 or higher) per rule change, 2020.

General Rules of Conduct

- Drive as if to expect youngsters and dog walkers in the road. Posted speed limit is 25 mph.
- All dogs being walked MUST be on a leash at all times (Martin County Ordinance 628). Owners are asked to be respectful of the neighborhood. Bring a bag with you to pick up your dog's waste and take it home with you.
- All cats and dogs should be collared with the owner's name and address. Cat collars should include a bell or other noise device to protect our birds.
- Noisy animals including those that continually howl, bark, whine or screech may be considered a nuisance under Martin County ordinance 557. Please show consideration for your neighbors by trying to keep your pets quiet.
- SHYC premises are for use by single families and for residential purposes only.
- Please keep all areas looking neat and tidy.
- Dues are payable on an annual or quarterly basis
- No signs of any kind, including those regarding sale or lease, are allowed, per the Condominium Declaration. Alarm company signs are exempt from this rule.
- Boats, trailers and motorhomes should be stored out of site as much as possible, preferably blocked by landscaping and no closer to the street than the front line of the house.