

Rules and Regulations of the Black Point Beach Club Association

The following regulations have been approved by the Board of Governors of the Black Point Beach Club Association (hereinafter the "Association") and shall be effective throughout the year (Rev. 10/25):

SECTION I. Parking and Traffic

1. No person shall park a motor vehicle just off, on, or within the traveled portion of any of the highways, roads, or rights-of-way of the Black Point Beach Club Property (hereinafter known as the "Club Property"). The traveled portion of a highway, road or right-of-way shall include, but not be limited to, those areas improved by blacktopping and asphalt and those rights-of-way used by pedestrians to enter the beach or ocean-front areas.

2. No person shall park a motor vehicle in any approved Club Property parking area without a visible, current Black Point Beach Club Parking Permit (Black Point hanging tag obtainable from the Tax Collector). Clubhouse guests for reserved events do not need a Parking Permit. No boat trailers are allowed in any of the Club Property parking areas, including the Whitecap Parking Lot, at any time.

3. For the convenience of the Members of the Association, parking is permitted with a parking permit (hanging tag) in the following approved Club Property parking areas during the hours of 7am to 9pm:

- (a) on the north side of Sea Breeze Avenue and Nehantic Drive, east of East Shore Drive
- (b) on the west side of Waterside Lane
- (c) within the Whitecap Parking Lot area
- (d) Clubhouse Parking Lot
- (e) golf carts only at the Whitecap right-of-way

Short-term overnight parking in the Whitecap Parking Lot is permitted with approval of the Association Manager and the understanding that the Association will not be liable for any damage. Written or emailed verification of approval must be placed on the dashboard.

4. Parking violations are subject to a \$25 Association fine and shall be strictly enforced.

5. The maximum speed of motor vehicles, mopeds, bicycles, golf carts or any other mechanically powered vehicles on the roads of Black Point is 20 mph.

6. The Association, through its Association Manager, shall cause the motor vehicles laws and regulations, including but not limited to speeding, stop sign violations, and other moving traffic violations, to be strictly enforced by state and local police.

SECTION II. Swimming/ Beach Regulations

1. All beach and swimming activities are at one's own risk, including but not limited to use of beaches, piers, floats, rafts, docks, as the Association employs no swimming lifeguards.

2. In accordance with the instructions of the *Connecticut Department of Energy & Environmental Protection (DEEP)*,

swimming markers designate approved swimming areas; one swimming raft is located in each approved swimming area.

3. The following areas have been designated as approved swimming areas:

- (a) The Main Beach located between Nehantic Drive and Sea Breeze Ave (up to the large boulder) within the swimming markers
- (b) The South Beach located on the south side of the pier located at the end of Osprey Road within the swimming markers

4. No boats or water vessels of any kind are permitted within the approved swimming areas. Included, but not limited to, are kayaks, jet skis, and sailboats.

5. Swimming within all areas of the Association and its property is restricted to Members of the Association, their guests, or tenants under lease or rental agreements.

6. The areas at Main Beach on both sides of the Main pier are reserved Monday through Friday, for afternoon swimming instruction during the Black Point Summer Recreation Program.

7. No diving or jumping from any of the piers or rock formations is permitted at any time.

8. Dogs are permitted on any of the piers and beaches from September 15th to May 15th only; pets must be leashed and under owner's control at all times and it is the owner's responsibility to clean up all pet waste.

9. Ball playing or "Frisbee" throwing, flying kites, or any other game on the beach or in the water is permitted only if it does not hinder the safety or comfort of swimmers and bathers, and at the discretion of the Association Manager, on an individual event basis.

10. The eating of meals and/or picnicking and the use of large coolers and glass containers on any Association beaches is prohibited except as expressly authorized by the Board of Governors.

11. Beach areas are free from tobacco, alcohol, and vaping. The use, dispensing, or consumption of alcoholic beverages on Association beaches is prohibited except as expressly authorized by the Board of Governors.

12. Radios and other musical devices played on the beaches must be maintained at a reasonable volume. Loud noise or disturbances on Association beaches after 10pm should be reported by residents directly to the East Lyme Police Department at (860)739-5900.

(Continued on reverse side)

SECTION III. Boating Areas

1. The following areas have been designated as approved boat drop-off or pick-up launch and/or storage areas:
 - (a) the north side of the south pier at Osprey Road
 - (b) the north side of the pier at the end of Nehantic Drive
 - (c) the boat launch and southerly beach adjacent at Sea View Avenue
 - (d) the Old Black Point Road access way
 - (e) the Sea Spray Avenue access way
2. Dinghies may be stored against the sea walls not located in designated approved swimming areas only upon the express written consent of such owners of the sea wall.
3. The offshore mooring of boats is permitted outside of approved swimming areas, and more than 25 feet away from all piers. Mooring permits must be obtained from the East Lyme Harbor Master.
4. Boat docks are to be used only for active boat loading and unloading.
5. Sea View Beach, aka, "Dinghy Beach", is a boating beach; boaters have priority. Please follow DEEP rules and guidelines for water safety.

SECTION IV. Other Regulations and Limitations of Liability

1. Rules for Fishing: From May 15th to September 15th, fishing from Association Property is allowed for members and their guests between 6pm and 11pm only. From September 15th to May 15th, fishing for members and their guests is allowed between 6am and 11pm only.
2. Benches located on the rights-of-way leading to the ocean front areas are for the enjoyment of Association Members, their guests, or tenants under lease or rental agreements.
3. The burning of brush, leaves or trash is prohibited, and bonfires on any Association beach are permitted only when authorized by the Board of Governors. East Lyme Emergency Dispatch must be notified the day of.
4. The taking of sand, gravel, rocks, boulders, or dirt from any beach, road, highway or right-of-way or other Association Property is prohibited except as expressly authorized by the Board of Governors.
5. All garbage and recyclable containers must be obtained from East Lyme Public Works. The littering or scattering of garbage or refuse on highways, roads, rights-of-way, beaches or other Association Property is strictly prohibited.
6. Changing into bathing suits from other clothing is not permitted in any motor vehicle on any Association Property.
7. The use of firearms, BB guns, pellet guns, or other weapons is prohibited within the Association boundaries.

8. The contamination of any surface water, well water, ground water, or any water source used for domestic and household purposes is prohibited.

9. Animals, other than cats and dogs, are not allowed except by written approval of the Board of Governors. Members of the Association, their guests and tenants are prohibited from allowing any dog to bark incessantly while leashed outdoors.

10. The Clubhouse facility and grounds are reserved for the Recreation Program on Monday through Friday mornings during the summer season.

11. Skateboards, roller blades, carriages of any kind, bicycles, tricycles, and golf carts are not allowed on the tennis or basketball courts of the Association.

12a. Out of respect for your neighbors, no activity related to lawnmowers, leaf blowers, and residential landscaping projects should begin prior to 8am nor continue after 6pm.

12b. Zoning Regulations for Construction Activities: No construction or construction-related activities including, but not limited to, land clearing, excavation, the installation of footings or foundations, the erection of structures, and the siding or roofing of such structures, shall commence prior to 8am nor conclude later than 6pm on any day. During the period between November 1st and April 1st, construction may commence at 7am Monday through Friday. Saturday and Sunday hours are still 8am to 6pm.

13. The Association, its Board of Governors, officers and employees shall not be liable to any person for any injury to person or damage to property, on or about the Association Property, arising out of any violation of these Regulations hereunder or caused by the negligence or misconduct of any Member of the Association, or that Member's guests, invitees, or tenants.

14. The Association owns and maintains several rights-of-way and beaches within the boundaries of the Association. It is the intent of the Association that these rights-of-way and beaches are for the passive recreational use of all the members. In keeping with this intent, and to avoid unnecessary liability, no private use of the rights-of-way or the BPBC beaches which they access, is permitted except as expressly authorized by the Board of Governors.

15. *The Black Pointer* provides unique news for Black Pointers. Inserts can be provided by Black Pointers who want to disseminate information, at their own expense, at: www.blackpointbeachclub.com

16. Association Members must ensure their guests, invitees or tenants comply with the requirements of these Regulations.