

Section 2.

(a) The limits and territory of [said] the [Black Point Beach Club] Association are defined and established as follows: All that territory in the town of East Lyme bounded easterly by the mean high water mark of Niantic Bay, which is part of Long Island Sound; southerly in part by land formerly known as the land of the estate of Norman J. Bond, in part by land of the Payne heirs, in part by land of Gamble Rogers, in part by land of John Manwaring and in part by land of Thomas Watrous; westerly in part by land of the Payne heirs, in part by land of John Manwaring, in part by land of Thomas Watrous and in part by the highway known as Black Point Road and northerly in part by land of Mrs. Calvin S. Davis, in part by land of F.R. Dart and in part by land of George Geeri being all the land plotted as shown on a map entitled “Black Point Beach Club Property at Niantic, Town of East Lyme, Conn., owned by Jas. Jay smith”, and all the land plotted as shown on a map entitled “Plan No.2, Black Point Beach Club Property at Niantic, Town of East Lyme, Conn., owned by Jas. Jay Smith”, to be filed in the town clerk’s office in East Lyme, and all the land on the east side of East Shore drive north of the north line of the estate formerly of Norman J. Bond.

(b) The limits and territory of the Association shall also include the parcel on the west side of Old Black Point Road, deeded to the Association from the Shore and Lake Association on September 1, 1934, East Lyme town records Vol. 35, pages 304-306 being shown on the East Lyme records as parcel 05.17 and shown on the survey map in East Lyme records, Drawer 8, #527.

(c) The limits and territory of the Association shall also include those certain properties for which all of the following are true: (i) the property is contiguous to the Association limits and territory defined in Section 2(a); (ii) the only vehicular access to the property lies within the limits and territory of the Association defined in Section 2(a); (iii) the property affirmatively requested to be included within the territory and limits of the Association; and (iv) where the property was subject to the process as set forth in Chapter 105 of the Connecticut General Statutes (CGS §§ 7-325). The properties that meet this criteria are listed in section 2(d).

(d) As of July 1, 2027, the following properties, identified by parcel on East Lyme records: 2 Bond Street (parcel 02.7 18), 10 Bond Street (parcel 02.7 19), 12 Bond Street (parcel 02.7 20), 18 Bond Street (parcel 02.7 21), 38 Sea Spray Avenue (parcel 05.19 11), and 12 South Trail (parcel 05.18 24) meet all of the requirements of Section 2(c) and are included within the limits and territory of the Association.