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Garden Point Condominiums
Rules and Regulations #24

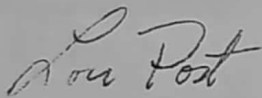
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2/14/98

Rules Regarding Boat Finger Docks:

1. Only assigned owners have the right to use his or her dock.
2. Boats must be owned by the Condo Owner and residing in their Unit. Proof of ownership, state registration and insurance documents must be provided to the Board and approved, prior to dock use.
3. No heavy mechanical repairs/work allowed to be performed at docks.
4. No loitering, partying, loud music or any unnecessary noise etc. allowed on or around the docks.
5. \$125.00 annual fee for water and electric use to be paid by each boat owner. The Board has the discretion to adjust this annual amount as the economy dictates, or as municipal laws, taxes, electric or Manatee tax etc. may dictate.
6. All docks are deeded to the Association, assigned to an Owner on a rental basis, for a fixed fee, determined by the Board of Directors for the Owners exclusive use as long as the person owns his or her Condo unit at Garden Point Condominiums. Docks return to the Association for reassignment when an Owner sells their Condo or voluntarily relinquishes use for any reason. Docks are reassigned to a waiting list of Owners, a new one time rental charge applies at that time to the new owner.
7. The Board cannot and will not accept down payments or (partial payments) to hold a dock for anyone. The following rules apply for payment and dock assignment:
 - A. Payment must be made in full upon requesting a dock.
 - B. Owner has 180 days to produce proof of purchase of a boat or (documents proof of ownership).
 - C. Owners must get Board approval on boat size at the time of a request for a Dock and full payment must be made at that time to obtain dockage.

- D. The Board will assign each dock based on boat size and reserves the right to reassign or (change assigned) boat slips based on size at the Boards discretion to best accommodate all owners.
- E. Due to the high demand for boat docks, anyone not able to meet the requirements within the allotted time of (180 days) is subject to having the dock re-assigned to the next owner in line on the waiting list, at the Boards discretion. Appropriate credit will apply. This Owner has the option of being placed back on the waiting list, however not at the top of the list, should one exist.
8. The original Owners of the docks (who paid to have them built) have exclusive Rights to their dock, until their Condo is sold. Two original Owners, who paid to build the docks remain, Winston Brayne and Lou Post.
- NOTE: Lou Post relinquished his dock in 2005, at the time when the Association did not have the funds to pay their bills. As a result he retains the right to be placed back on the list in the future, if he so chooses.
9. No boatlifts or any related equipment or items are permitted at or on the docks that block any Unit Owners views.



Lou Post
President
Garden Point Condominiums

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