

**RULES AND REGULATIONS**

of

**THOUSAND ISLAND PARK**

**NEW YORK**

**Founded 1875**

Approved and Adopted

by

**THOUSAND ISLAND PARK**

**CORPORATION**

**BOARD OF DIRECTORS**

**1979, 1998**

TO COTTAGE OWNERS, LOT LESSEES,  
TENANTS, GUESTS AND PATRONS OF  
THOUSAND ISLAND PARK AND THE PUBLIC

Thousand Island Park has over a century of rich tradition, culture and values that, along with the magnificence of the St. Lawrence River and the Thousand Islands, has made it a unique and exciting place to be. Contributing to this have been generations of families, newcomers, young, old, year-round residents, renters, summer visitors and weekend guests. It is with firm dedication to sustaining the above and to maintaining and improving Thousand Island Park as a family-oriented resort community that the Board of Directors (shareholders and non-shareholders) has adopted these rules and regulations, and has modified them to keep pace with changing circumstances.

It remains our goal to strive for an ideal community in which to raise families and children; to promote friendship and harmony among all its residents and neighborhoods; to preserve and beautify the Park, its buildings and amenities for the enjoyment of all; to protect the Park and its residents from impositions by others whose activities impair the peace and safety of our common areas and roads; and to continue the process of improving the quality of life on the Park by recognizing the need for continuing change when it is warranted.

These rules and regulations have been adopted after due and careful consideration and are deemed to be essential to the proper maintenance and development of the Park. As such, they are to be regarded as an integral part of our mutual leasehold obligations, just as are the policies enumerated from time to time by the Board of Directors.

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## No. 1

### TRANQUILITY AND MUTUAL CONSIDERATION

Thousand Island Park was established over 100 years ago as a family-oriented haven of tranquility and thoughtful contemplation. Over the years, the Park has evolved into a model summer community offering its residents the acceptance of diverse interests, activities and life-styles. With this acceptance, however, comes the individual's responsibility to be considerate of others.

The following rules are not exhaustive. Generally, any conduct which tends to disturb the peace unnecessarily, or which is inconsiderate of the reasonable requirements of others, will not be tolerated.

- A. No person other than a duly authorized peace officer or policeman shall, within the limits of the Park at any time, discharge any rifle, gun, pistol or other firearm, nor ignite any fireworks, firecrackers or other explosives without first obtaining a permit from the Corporation.
- B. No owner, occupant, guest or renter of any cottage shall maintain a nuisance or unsafe condition upon any lot nor do or permit any act which will unreasonably disturb the peace or quiet of the Park. Cottage parties or gatherings should be conducted in such a way as to be considerate of one's neighbors and, if creating a disturbance, should be moved indoors and otherwise toned down.
- C. Cottage owners are encouraged to maintain and beautify their property; however, careful consideration and planning should be given to the views of other lessees when planting and trimming flowers, trees and shrubs.
- D. Cars and golf carts should be properly muffled or the operators (or owners) may be ticketed, fined or have their vehicles prohibited from operation on the Park.

The same is true of car and other radios, tape decks or CD players operated at offensive audio levels.

- E. Contractors, except in emergency situations, may not commence operation of power tools while working on the Park before 8:00 a.m. weekdays and 9:00 a.m. Saturdays, from June 21 to Labor Day; and not on Sundays or National holidays. Contractors' operation of power tools will cease at 5:00 p.m. Cottage owners performing their own work are encouraged to follow the same guidelines with respect to hours of operation of power tools (including power lawn mowers), except that they are not prohibited from operation on Sundays or National holidays.
- F. No bedding, bathing suits, washing or other wearing apparel shall be exposed in the front or street face of cottages, but may be hung in the rear of the cottages.

## **No. 2**

### **DOGS OR OTHER ANIMALS**

All dogs (including those owned by sub-tenants or renters of cottage-owners) must be registered annually with the Corporation to assure current rabies vaccination, etc. If a dog is unregistered with the Corporation, or is destructive of property or disturbs the tranquility of Thousand Island Park, it will not be permitted on Thousand Island Park. All animals that are known to be vicious or act in a threatening manner must be controlled by the owner. Owners of animals so offending will be notified by the Corporation and advised either to remove the animal from the Park or control it adequately.

See, Dog Policy (Attachment A).

### No. 3

#### ALCOHOLIC BEVERAGES

No alcoholic beverages shall be sold upon the grounds of the Corporation except by permit granted by the Board of Directors of the Corporation to licensed concession holders. Such permits will be granted for the term of State license governing such sales and permits must be in writing and signed by the President or Secretary of the Corporation.

The consumption of intoxicating beverages on the Corporation streets, parking areas, docks, sidewalks, parks and playgrounds, other public areas, or in Corporation buildings (except for permitted concessions), including consumption in motor vehicles or on boats moored at Corporation docks, is prohibited. The Board of Directors may remove this prohibition or relax its enforcement for limited community activities on an ad hoc basis.

### No. 4

#### VEHICLES AND PARKING

Because of safety considerations, dust control and noise abatement, the Park encourages residents and visitors to limit motor vehicle use on the Park as much as possible and to carefully observe the speed limit of 15 mph, as well as the seasonal traffic control signs and "speed bumps". The Board is continually reviewing other traffic control measures, including one-way streets, numbers of cars per cottage, remote seasonal parking, and other regulations designed to improve safety, dust and noise pollution, as well as the enhancement of our landscape by curtailing car parking in and around cottages during the season. The following rules summarize current policy:

#### A. Operation of Vehicles.

1. Automobiles/all vehicles, including golf carts. No cottage owner, guest or renter of any lot on Thousand Island Park (and/or no other person) shall

operate a vehicle in a reckless manner. The SPEED of any vehicle shall not exceed FIFTEEN MILES per hour. Vehicles shall be operated in a quiet manner and in compliance with all posted signs or directions from the Park's Security/Code Enforcement officers. Travel on certain Park streets may also be seasonably limited beyond the "four corners" commercial area, the Tabernacle and main dock.

2. Golf carts. Operation of golf carts is strictly regulated by policy issued by the Board of Directors, including required annual registration and stickers. See, Golf Cart Policy (Attachment B).

**B. Parking.**

1. All vehicles parking overnight on Thousand Island Park will be required to display valid parking stickers issued by the Thousand Island Park Corporation pursuant to Board policy, and such parking, in season, may only be on a cottage owner's lot or in a designated parking area. There will be no overnight parking at the "four corners", main dock, etc. Except for short-term visits by guests of cottage owners, in-season parking will generally be limited to two cars per cottage and only in appropriate parking areas. Variances from this policy for cottage owners with a need for parking three or more cars will be reviewed on a case by case basis by the Corporation and will be granted if the cottage owner has leased an additional non-building lot and if it does not impact the character of the neighborhood. Other exceptions may also apply. There will be designated overflow parking developed at various convenient locations throughout the Park for this purpose as well.
2. Automobiles, light pick-up trucks and motorcycles are authorized as above noted to park on the leased lot of the cottage owner or in a parking area designated by the Thousand Island Park Corporation. Larger trucks, recreational vehicles, equipment trucks, campers, trailers, motor homes, etc.,

are generally prohibited, will have only limited access to the Park, are required to park only in the designated parking areas and only with special permit from the Thousand Island Park Corporation. They will not be parked on leased lots, except for deliveries, pick-up, etc. Except as specially permitted, no vehicles of any kind may be parked on the greens or on the unleased land between the coast roads and the waterfront.

3. Thousand Island Park Corporation may, at its option, issue parking stickers to non-Thousand Island Park Residents. A fee will be charged for this privilege. Rates will be established annually by the Corporation Board of Directors.
- C. No vehicles will be permitted to stand or park on Park sidewalks or to project over or obstruct the sidewalk or roads. At all times, the right of way must be granted to Fire, Police, Ambulance or other emergency vehicles. Parking is prohibited on all streets and unleased land of Thousand Island Park Corporation, except those areas specifically designated for parking.
- D. Vehicles improperly operated, parked or lacking parking stickers on Park property may be required to leave the Park or be removed at the vehicle-owner's or cottage owner's risk; and the expense, charge and any fine for the same may be added to the rental and service bill of the lot or lots leased by the owner of the vehicle causing the violation or his/her host/landlord cottage owner. See, Security/Code Enforcement Procedures.
- E. Automobiles, trucks and other vehicles are prohibited on the docks owned by the Corporation or their approaches except by special permission of the Corporation, or in case of emergency to life or property.

- F. Bicycles. Bicycle riding is encouraged and, wherever possible, should be on the roads, streets and bicycle paths of Thousand Island Park. Where this is not possible and sidewalks are used, pedestrians **always** have the right of way and extreme caution should **always** be used. Bikes should not be left on sidewalks, nor may they be operated on the Pavilion, its walkways or the main dock.

#### No. 5

### GARBAGE, RUBBISH AND LOT MAINTENANCE

- A. A cottage, whether occupied as a residence or rented out, shall provide covered receptacles of sufficient size in which all garbage and other standard household refuse shall be separated and placed to be removed by the refuse collector at regular times. Plastic bags containing garbage must also be placed in a covered receptacle.

A cottage occupied as a residence shall assemble all garden type trash separately for collection.

A cottage occupied as a residence shall assemble other trash including metal, old furniture, small appliances, etc., for collection by the Corporation or its refuse collector on a specified day. Cottage owners and/or their contractors are solely responsible for the removal of their own construction debris, roofing, large appliances, mattresses, tires and concrete/cement block or rubble, and all hazardous waste materials, including paint. Special pick-ups may be arranged through the Park Office for which a separate fee may be charged.

- B. No owner, lessee or tenant of any cottage on the Park shall burn in stoves or open fires, or bury beneath the soil of a lot, or throw upon said lot, or in the

streets of said Park, or over the river banks, or in the St. Lawrence River, any garbage or other refuse.

C. *Care and Cleaning of Lots*

Every lessee, or tenant of any lot on said Park shall, on or before June 1<sup>st</sup> of each year, clean said lot of all decayed grass, leaves, underbrush, trimmings of shrubs and trees, or other debris of any kind; or failing to do the same, such cleaning and removal may be done by the Corporation and/or fines may be imposed and the expense shall be paid by said lessee or tenant to the Corporation and, if not so paid, the Corporation shall add such expense to the rentals regularly assessed upon such lots for that year. The same shall be true for seasonal lot maintenance, such as lawn mowing, etc.

***Every lessee, or tenant of any lot on said Park shall be responsible to maintain said lot and/or cottage in good repair throughout the year. Failure to properly dispose of trash shall be a violation of these rules as shall the improper or inappropriate storage of materials in an unsightly or unsafe manner.***

No. 6

BOATS AND DOCKING

- A. All boats coming to Thousand Island Park dock for business or pleasure shall land or tie up at such place or places as may be designated by the Corporation, and shall abide by all rules and regulations pertaining thereto.
- B. The owners of any boats desiring to use the docks of Thousand Island Park Corporation for commercial purposes (i.e., tours, sight-seeing, etc.), must first obtain the permission of said Corporation.
- C. No work, overhauling, repairing of any article, vehicle, boat, etc., shall be permitted on the main dock or its approach.

No. 8

PROPERTY RENTAL

- A. When and if a cottage or boathouse is rented, the holder of the lease from the Corporation will be held responsible for any violations by tenants or occupants of rented cottages and/or boathouses for the compliance with the provisions of these rules and regulations and for any nuisance or damage, defacement of buildings, docks, roads or facilities. Any fines levied by the Corporation or costs resulting from such violations will be chargeable to the cottage owner, and the same shall become a permanent lien upon the leasehold or other interest of the cottage owner, his executors, administrators or assigns, and shall be collected as are other Rents, Taxes and Service fees, or if necessary by advertisement and sale of such cottage or lot.
- B. 1. No cottage shall be rented unless a rental registration signed by cottage owner or his agent is filed at the office of the Corporation on forms supplied by the Corporation and the applicable fee paid.
2. The rental fee is currently \$25.00 per week, and may be adjusted from time to time by the Board; but if the cottage is rented to one tenant for more than three weeks, no additional rental fee shall be charged after the first three weeks.
3. When the cottage owner's subtenant or renter arrives at the Park, they must register at the office, obtain their parking pass and pay their facility fee of \$50.00 per week (currently), with a three-week fee maximum per subtenant or renter.
4. Commencing in June 1999, the number of rental occupants will be limited to a maximum of 2 people per bedroom (adult or child) or a total of 10

occupants, whichever is less. (In 1998, this maximum is 3 people per bedroom).

5. Presently, renters are allowed to bring pets, but only upon compliance with the Dog Policy (Attachment A), but cottage owners are requested to discourage renters from bringing pets with them to the Park.
6. The "Rental Cottage Policies and Enforcement" are set forth in part at Attachment C.

#### No. 9

#### FIRES OR OTHER HAZARDS

- A. No lessee or tenant of any lot upon said Park, or other person, shall at any time burn any grass, leaves, underbrush or trimmings of shrubs or trees or any debris of any kind, upon any area, lot or in any street of said Park, except under direction from the Corporation; nor shall the same be deposited in said streets, or thrown over the river banks, or into the St. Lawrence River.
- B. No, lessee, tenant or occupant of any lot, cottage, boathouse or other structure on Thousand Island Park shall permit to remain or accumulate on such lot or in such cottage or boathouse thereon papers, wood, rubbish or other debris liable to cause spontaneous combustion or to be a fire or other safety or health hazard. The Park Manager or any other person appointed by the Corporation (upon notice appropriate under the circumstances) may inspect lots, cottages and boathouse buildings on the Park for violations; and if, in his judgment, there is an objectionable accumulation of such debris, he shall request its removal. If not removed within the time period provided, the Corporation will remove same at the expense of said lessee or tenant.

- C. The use of incinerators, bonfires or open fires is forbidden.

Outdoor broilers or stoves especially designed and approved for the purpose of broiling may be used while under constant supervision and providing fire is extinguished promptly after using. The same may not be used indoors, nor on roofed porches or covered decks, etc.

- D. Ashes, etc., must be kept in suitable approved fireproof covered metal containers.

#### **No. 10**

#### **TENNIS**

Use of tennis facilities and payment of usage fees will be prescribed separately by the Corporation. See Attachment D.

#### **No. 11**

#### **PERMITS**

- A. **Trees.**

No lessee or tenant of any lot on Thousand Island Park shall be permitted to cut down or remove any tree on said lot with a trunk over 3 inches in diameter without obtaining WRITTEN PERMISSION from the Corporation; or to destroy trees, shrubs, plants or pick flowers in any manner on Corporation property without first obtaining written permission from the Corporation.

The lessee is responsible for pruning and/or removal of trees located on his leased land which are dead or present a hazardous condition. Prior to removal of these trees, a permit must be obtained from the Corporation.

In the event a lessee fails to remove a dead or hazardous tree or branch, the Corporation will remove the same at the expense of the lessee.

Dead and hazardous trees on unleased land will be removed by the Corporation.

**B. Retail Sales.**

All sales of vegetables, meats, groceries, newspapers, and all other articles of merchandise except those sold by concessionaires and/or in the markets and stores of the Corporation, is hereby prohibited on the docks and grounds of Thousand Island Park.

No other person, firm, partnership, or corporation shall attempt to or shall sell or take orders for food, beverages, merchandise, service or material of any kind, or any admission or tickets to any amusement, game, exhibit, or show without a permit or special permission issued by Thousand Island Park Corp.

**C. Maintenance, Repairs and Construction.**

1. No lessee or tenant on Thousand Island Park shall be allowed to erect more than one single-family dwelling or cottage on a double full sized lot. No cottage or other building shall be erected on a single lot, or other fractional part of a lot without the written consent of the Corporation authorized by vote of its Board of Directors. No cottage or other building shall be moved or erected without the written consent of the Corporation. No construction, moving of buildings, altering, repairing, wrecking or razing of cottages, accessory structures, boathouses or docks on Thousand Island Park shall be

done without first obtaining a PERMIT from the Corporation or its Preservation Board. No permit shall be issued unless required plans and specifications accompany the application for such permit. Construction of fences requires prior permission from the Corporation.

2. The maintenance, repair and construction of, or related to, cottages, accessory structures, boathouses and/or docks is strictly regulated by the Preservation Code adopted by the Board of Directors and is separately published by said Board. Permits and information are available at the Park Office.
3. Any construction, reconstruction, etc., must also meet all applicable zoning and building codes established by the appropriate governmental agencies, and any required municipal permits must be obtained by the cottage owner or his contractor before such activity commences.

**D. Land Use.**

The Board of Directors has previously adopted a comprehensive land use plan for the Park. (See color-coded map attached to Preservation Code.) No structure shall be built or occupied for purposes other than those expressly permitted therein. (Revisions to the land use plan are in process and the same will be distributed to all cottage owners when complete.)

**No. 12**

**BOATHOUSES**

- A. No owner, lessee or occupant of any boathouse on Thousand Island Park shall carry on any business, trade or employment therein, or shall use said boathouse in any way for any purpose not specifically permitted in the lease which

said Corporation has granted for such boathouse. Under no circumstances shall any fire be allowed in any gas, oil, wood, or coal stove, in such boathouse; in case of violation of this regulation, the lease held for such boathouse may, in the discretion of said Corporation be declared forfeited in accordance with the terms thereof. Docking space may be rented.

- B. Boathouse site leases and/or renewals of the same will be restricted to those sites where no buildings exist or where buildings do exist that are in good condition as to appearance, structure and maintenance including access stairways and docks.

**No. 13**  
**WATER**

- A. Water will be furnished by the Corporation for use in cottages during the summer season commencing as soon as possible before May 31st and ending on or about October 10st of each year. Cottage owners will be assessed an annual charge for this service, as well as any special assessment as may, from time to time, be required to maintain the water system improvements or comply with governmental requirements.
- B. Reasonable conservation in the use of water is expected of everyone. Any wilful or negligent waste of water will render the lessee liable to fines and/or an additional charge for water.
- C. The use of the water for a part of the season will make no change in the rate, as in no instance will a fractional water rent be charged or collected.

- D. The regulation size of pipe to be used in supplying water to a cottage shall in no case exceed that which is standard in the home-building industry and is compatible with the Park's water system.

Every such supply pipe, whether now in or hereafter to be put in, shall have a shut-off at a point where it connects with the Corporation's main, such shut-off to be furnished and kept in order by the cottage owner.

No connection shall hereafter be made with any main or supply pipe of the Corporation without written permit having first been obtained from the Corporation.

- E. Prior to the drilling of any well, a permit must first be obtained from the Corporation.

**No. 14**  
**SEWERS**

- A. No sanitary sewer connection shall be made to a sanitary main without a written permit having first been obtained from Thousand Island Park Sewer District and the Corporation.
- B. The installation of the sanitary sewer shall be in accordance with the requirements of the Town of Orleans Plumbing Code.
- C. When a sanitary line from a residential or commercial building shall become stopped up, digging and repairing of said sewer will be the responsibility (expense) of the lessee of said property.

**No. 15**

**MAINTENANCE AND INSPECTION OF REAL PROPERTY**

All cottages, boathouses or other buildings or structures shall be properly maintained by the cottage owner or lessee in accordance with the Preservation Code; and shall not be permitted to fall into disrepair, remain in an unsafe structural condition or be a hazard in regard to fire, accident, or health. The owner of any cottage or other building requiring maintenance or in which such a condition exists shall immediately remedy the same upon an order from the Corporation or its Preservation Board. Thousand Island Park Corporation through its officers and employees shall have the right to inspect any cottage or other building at reasonable hours, and upon such notice as is reasonable under the circumstances, for the purpose of investigating and ascertaining whether such a condition exists.

**No. 16**

**FINANCE**

In the event that the cottage owner or lessee fails to pay any taxes, assessments or charges of whatever nature, imposed by any rule, regulation, ordinance or law, which may be assessed, levied upon or incurred by the leased premises, the Corporation may make such payment and the sum so paid with interest shall be collected with other rent, tax and service charges. See, also, Security/Code Enforcement.

**No. 17**

**LEASE**

- A. All of the foregoing conditions, rules and regulations approved and adopted and in effect by Thousand Island Park Corporation and its Board of Directors, and

the conditions, rules, and regulations made in addition thereto are herewith approved and adopted and declared a provision of the leases upon the land or grounds of Thousand Island Park.

- B. The cottage owner shall keep and perform all of the conditions contained within his lease, and comply with all such conditions, rules, and regulations as the Thousand Island Park Corporation shall from time to time impose. If the cottage owner or his family, guests, subtenants, renters, legal representatives, assigns, or agents shall violate any of such conditions, rules, and regulations, or shall fail to comply with the terms of his lease, then the Thousand Island Park Corporation shall have the option of issuing fines upon the cottage owner or appropriate orders (including directives to cease and desist), declaring said lease void and/or commencing lease termination or eviction proceedings, or entering upon the premises covered by the lease and taking possession thereof as fully as if said lease had never been executed, and shall have the option of selling the same at public auction.

Thousand Island Park Corporation  
Board of Directors

[See Attachments Following]

## ATTACHMENT A Dog Policy and Procedure

It has been said that "the Park is a great place for kids and dogs," and it still is. The safety of our children and the peace of all, however, requires more thoughtful regulation of our dogs and those owned by renters and guests. Since June 1, 1995, all dogs in Thousand Island Park must be registered with the Park Office. This registration requires showing evidence of current Rabies vaccination and a tag will then be issued to the dog. Each animal must be re-registered upon expiration of their Rabies vaccination. Effective April 1, 2000, the fee for this registration is \$15.00 for residents and \$25.00 for nonresidents and guests. Any dog found in the Park without a Park registration tag may be impounded by the Jefferson County Animal Control Office. The owner shall be fined \$50.00 for failure to register the dog and will be responsible for all charges incurred while the animal is impounded. It is the residents' full responsibility to make all guests' and tenants' completely aware of the Park policy. Residents are fully responsible for guests and tenants dogs. With the current outbreak of rabies in surrounding counties and the large number of dogs in the Park it is necessary for our office to be able to identify all dogs in the Park.

**It is the responsibility of all residents, guests and tenants to maintain control of and assume full responsibility for the actions of their dogs.**

### **Current Green Book policy:**

#### **No. 2 Dogs or Other Animals**

"No dogs or other animals that are destructive of property or disturb the tranquility of Thousand Island Park will be permitted on Thousand Island Park. All animals that are known to be vicious or act in a threatening manner must be controlled by the owner. Owners of animals so offending will be notified by the Corporation office and requested to remove the animal from the Park or control adequately."

### **Enforcement Policy:**

Although the Corporation does not have a general "leash law", it reserves the right, with respect to any dog which is believed by the Park Manager to be uncontrolled or in violation of the rules of the Park to either, require leashing, containment in house, or permanent removal from the Park.

Without limiting the foregoing, no owner of or any person harboring any dog in Thousand Island Park shall permit or allow such dog to:

- Engage in habitual loud howling or barking, or to conduct itself in such a manner so as to habitually annoy any person other than the owner or person harboring such dog.
- Cause injury to the person or property of anyone other than that of the owner or person harboring such dog or to commit a nuisance upon the premises of a person other than the owner or person harboring such dog.
- Chase or otherwise harass any person in such a manner as to reasonably cause intimidation or to put such person in reasonable apprehension of bodily harm or injury.
- Habitually chase or bark at motor vehicles, bicycles, or any other form of public transportation.
- Run loose on trash day between the hours of 5:00 am and 9:00 am.

In addition to the above controls, persons in violation of the above policy may also be levied a fine of \$50.00 and/or the dog may be impounded by the Jefferson County Animal Control Officer.

(Amended 3.2.01)

**ATTACHMENT B**  
**THOUSAND ISLAND PARK**  
**Golf Cart Policy & Registration**

All owners of golf carts shall register their golf cart with the office, pay an annual fee of \$40.00 and upon doing so shall show proof of insurance with the following limits and coverages:

Comprehensive general liability covering personal injury, death and property damage, with an insurance company authorized to do business within the State of New York, with liability limits of not less than \$100,000 per occurrence, insuring against any liability rising out of or in connection with the use of a golf cart on the premises of the Corporation.

Inspection of the cart by T.I.P. Security in regard to lights and brakes will be required to obtain your stickers. Owners shall receive two registration stickers showing their lot number and must place the stickers on the front and rear of the golf cart.

All operators of golf carts must be at least 16 years of age and in possession of a valid Motor Vehicle Drivers License. No person under the age of 16 shall be allowed to operate a golf cart in Thousand Island Park. And all operators of golf cart shall be named on the golf cart agreement.

Golf carts shall not be driven on County Route 100, except to cross on a 90 angle. Operation of a golf cart on County Route 100 is in violation of New York State regulations covering vehicles operating on public highways and roads. The New York State Police will enforce this regulation in Thousand Island Park.

No more than 4 people (men, women & children) shall be allowed to ride in a golf cart except that 5 people maybe permitted if equipped with safety belts for 5 persons, and they are all in use.

Drivers of golf carts shall maintain complete control of their golf cart at all times and shall not operate the vehicle in any manner that shall be deemed reckless.

**Golf cart headlights and taillights shall be operational and in use at all times that the golf cart is in operation during non-daylight hours. and no golf cart shall be operated between the hours of 11:00 pm and sunrise, nor without an adequate muffler system.**

Persons in violation of the above policy may be levied a fine of \$50.00 and/or may result in a revocation of the privilege of operating a golf cart in Thousand Island Park.

(Amended 3.2.01)

## ATTACHMENT C RENTAL COTTAGES

Cottage Renters have long been an integral part of the total experience of Thousand Island Park, and they are welcome here. To facilitate the shared understanding of the rules, regulations and recreational opportunities provided by the Park, and to maintain the quality of life for all, the following revised Cottage Rental Policy has been adopted after a number of neighborhood meetings were conducted by the Board of Directors.

### POLICIES GOVERNING THE RENTAL OF COTTAGES AT THOUSAND ISLAND PARK

The cottage owner or rental agent must fill out and file a Rental Registration Form at the Park Office prior to the arrival of the tenant.

The cottage owner or rental agent shall furnish the tenant with a copy of the Rules and Regulations of Thousand Island Park.

The cottage owner or rental agent shall advise the tenant to obtain a parking permit from the Park Office upon arrival.

The cottage owner or rental agent shall limit the number of persons occupying the rented cottage to the authorized number of persons. This number includes adults and children alike.

Excerpt from the "Green Book" Rules and Regulations of Thousand Island Park New York, 1875 - 1979 and 1998 approved and adopted by Thousand Island Park Corporation Board of Directors. **RULE 8, Section A: "When and if a cottage or boathouse is rented, the holder of the lease from the Corporation will be held responsible for any violations by tenants or occupants of rented cottages and/or boathouses for the compliance with the provisions of these rules and regulations ... any fines or costs will be chargeable to the cottage owner, and the same shall become permanent lien upon the leasehold or other interest of the cottage owner ... and shall be collected as are other Rents, Taxes and Service fees ..."**

**RULE No. 8B passed by Directors' Meeting October 2, 1976, last revised 2003: "No cottage shall be rented unless a rental registration is signed and filed by the cottage owner or their agent at the office of the Corporation on the forms supplied by the Corporation and the applicable fees paid. The rental fee is currently twenty-five dollars (\$25.00) per week, and may be adjusted from time to time by the Board; but if the cottage is rented to one tenant for more than three consecutive weeks no additional rental fee shall be charged after three weeks."**

**Amendments to RULE 8 passed by Directors' Meeting March 1995, last revised 2003: Please note the occupancy rate shall not exceed two (2) people per bedroom (adult or child) or a maximum of ten (10) people per cottage (children included), whichever is less. "A facility fee of fifty (\$50.00) per week shall be charged each rental party, for general access and the taxing of our resources, but if the cottage is rented to one tenant for more than three consecutive weeks no additional fee shall be charged after the first three weeks."**

### RENTAL COTTAGE POLICY ENFORCEMENT

- Rental Cottage Registration form will be required by ALL cottage owners who rent cottages.
- Parking passes will be placard style for placement on dashboard of vehicles and will have expiration dates.
- Office hours from June through Labor Day to include a half day on Saturday. **See Office for Exact Hours.**
- **Owners failing to register cottage as rental unit will be fined \$100.00.** With this fine, a written warning mailed certified/return receipt, that if cottage and tenants are not registered within 72 hours of receipt of notice, an additional fine of \$250.00 will be levied and a fine of \$50.00 per day will be charged for every day thereafter that cottage is not registered.

**Owners failing to register tenants will be fined \$50.00 for each infraction and rental fee will be \$50.00 per week for each week for failure to register tenants.** Registration forms are available at the Park Office for all residents.

## Attachment D Tennis

### Tennis Court Regulations

The tennis courts at Thousand Island Park are for the exclusive use of cottage owners, house guests, renters and sponsored guests.

A sign-up sheet located at the tennis courts is provided to schedule players' times.

Every name on sign-up sheet must be accompanied by the player's lot number. Which can be obtained from the cottage owner and the Park Office.

**Please print name and lot number of all players legibly.**

Court reservations may be made for 1 1/2 hours for singles and 2 hours for doubles.

Anyone unable to use his/her sign-up time should erase his/her name as far in advance as possible.

**Please have your tennis membership card with you when you play.**

Sneakers **must** be worn on the tennis courts.

Anyone arriving over 15 minutes late for his/her sign-up time loses right to court and other players may take over use of court.

### 2006 Tennis Fees

#### Cottage Owner Membership Fees

	Season	Month	Week	Wkend	Daily
Cottage Family	\$160	\$95	\$50	\$25	\$12
Family	\$110	\$55	\$25	\$10	\$6
Individual	\$85	\$45	\$20	\$6	\$4
Junior	\$50	\$25	\$13	\$3	\$2

#### Renter, House Guests or Sponsored Guests

Family	\$135	\$65	\$35	\$14	\$9
Individual	\$110	\$50	\$25	\$9	\$5
Junior	\$75	\$32	\$20	\$5	\$3

Cottage family membership covers immediate family members residing in the cottage of a registered tennis member. This does not include family members owning or residing in other cottages in the Park. The family membership covers husband, wife, children under the age of 18 and full time college students to 21 years of age.

All monies collected for tennis go back into maintaining our tennis courts. Help everyone that plays and register when you play or you have guests. It is the responsibility of all residents to register for tennis and assure that all house guests, tenants and sponsored guests register. It all helps to keep the cost of tennis down and our maintenance up.