

## BBHOA Common Area Dock Policy

The following rules and recommendations are in place to protect all lot owners' privileges and property, as well as the common property.

Use docks at your own discretion, as the docks were not engineered for and may not be strong enough for long term unattended docking due to periodic episodes of high winds and waves.

Members and their accompanied guests may use the BBHOA docks while they are in residence at the lake, but are advised to remove their boats each time they depart the area to prevent damage to boats & docks.

Owners use the common docks AT THEIR OWN RISK. Also, owners will be held **LIABLE FOR ANY DAMAGE** to the BBHOA docks caused by their boats. (Per Covenants, Section 7.2 paragraph 4: ***In the event any Common Element is damaged or destroyed by an Owner, or by any guest or invitee of such Owner, the Association shall have the right to repair all damage in a good, workmanlike manner and the costs of any such repair may, at the Board's discretion, be a special assessment upon the Lot of any such Owner causing such damage or destruction.***) You will be billed for repairs if your boat damages the common dock. If you allow a guest to use the BBHOA docks, you will be held liable for any damages caused by your guest's boat.

Please be sure to use adequate bumpers and ropes to tie your boat so that heavy wind and large waves will not allow it to bang against the dock.

All boats tied to BBHOA docks must display a decal (member) or hangtag (guest). Each BBHOA member receives two decals for boats and four hangtags for vehicles. The decal is to be placed on the windshield to the outside of the helm side. (If no windshield, attach the decal to the side of the boat near the helm.) The car tags are to be hung from your mirror when parked at the parking area at Common Area B (the East Common Area), or may be used to identify a member's guest's boat temporarily docked at BBHOA docks.

Call Caras Property Management at 406-543-9798 for more information. Thank you!