

GIANTS NECK HEIGHTS ASSOCIATION ORDINANCES AND REGULATIONS

Forward:

Our ordinances and regulations have the safety of our residents and guests as our main priority. Parents are expected to direct and control the activities of their children to require them to conform to the ordinances and regulations of the Association. Parents will be held responsible for violations or damage caused by their children whether present or not.

Each member of the Association is responsible for informing their guests or tenants to fully comply with all ordinance requirements. Members will be held liable for any damage to GNHA property incurred by family members, guests, contractors, and tenants. The cost of the repairs will be the full responsibility of the member.

The beach, Clubhouse and boat launch, Beechwood Park, turnaround/beach drop-off, and parking lots are exclusively for the use of Association members, their families, and guests.

Please be respectful of our Association properties (beach, clubhouse, Beechwood Park) by removing your trash when visiting and not littering.

Permits are required for the use of the parking lots and beach turnaround. Association properties are open from sunrise to sunset and all Association properties may have extended hours in the evening for official Association functions. Smoking of any kind and vaping are not allowed on any Association property.

Bonfires on Giants Neck Heights property (beach, clubhouse, grounds, or any other property held in common) are authorized by the Board of Governors **ONLY** and are for association events. Bonfires will comply with the East Lyme Fire Marshall guidelines entitled "Recreational Burning on Private or Commercial Property". Any bonfires held should be completely extinguished and embers removed at the end of the event.

Chapter 1

BEACH:

The beach is for use by all members and their guests. All should cooperate to make the beach a safe, clean, and pleasant place. Any activities not otherwise specifically referred to in these ordinances that cause annoyance, discomfort, or inconvenience to other beach users are prohibited.

1a. The beach does not have a lifeguard. As required by State statute, a sign is posted at the beach to that effect. Anyone using the beach does so **AT THEIR OWN RISK**. Children under 12 years of age should not use the beach without adult supervision.

1b. No watercraft or vessel of any kind may be launched in any designated swim areas.

1c. No dogs are allowed on the beach from Memorial Day to Labor Day, except for service dogs. Owners are responsible for pet waste removal; all bagged pet waste must be removed from all Association properties. Dogs must be on leash at all times.

1d. Jumping and diving from the beach jetty is not permitted.

1e. Tents, canopies, or umbrellas erected on the beach cannot exceed 4'x4'x3'high and must be open sided except for infant tents.

CLUBHOUSE:

2a. Launching of small watercraft by Association members is permitted at the ramp to Niles Creek located at the clubhouse **AT THEIR OWN RISK**.

Boats are not permitted to be stored at the Clubhouse, neither on the ground or on trailers.

2b. No overnight parking is permitted at the Clubhouse. A valid parking permit is required to park at the Clubhouse except for a member rented or Association function. Violation of valid clubhouse parking is subject to vehicles being towed at the owner's expense.

2c. Kayaks, canoes, and paddleboards can be stored at the clubhouse storage racks from April 1 to October 1, and for members only. Storage will be permitted for members in **good standing only** upon verification and approval (performed twice per year) by the Association. The Association assumes **NO** responsibility for the use of the storage racks; all responsibility is upon the vessel owners. Only 1 vessel is allowed in each storage space, and only one storage space per tax bill. The rack storage is available on a "first come-first serve" basis upon verification and approval. Vessels are **not** allowed to be stored on the ground, trailers, or any other makeshift storage rack. When all racks are full it is the responsibility of the watercraft owner to store their vessel elsewhere.

Owners must remove their vessels **no later than** November 1 or the Association will remove and/or dispose of the vessels.

Additionally, due to the limited number of storage spaces (65) all vessels must display a DEEP vessel identification sticker which can be obtained through the DEEP or GNHA. A member vessel contract information form is required and can be located on the GNHA website.

BEECHWOOD PARK:

3a. No vehicle parking is allowed at Beechwood Park as posted.

3b. No dogs are allowed at Beechwood Park.

3c. Skating of any kind (including roller blades, skateboards, and similar devices) is not allowed at Beechwood Park.

TURNAROUND/BEACH DROP OFF:

4a. Use of the turnaround requires an authorized decal or parking pass; decal affixed on the lower left side of the windshield and parking pass to hang on the rear-view mirror.

4b. The turnaround is for **UNLOADING ONLY**. No parking for any amount of time is allowed in the turnaround.

4c. No drop-off is allowed at the seawall.

4d. Scooters are allowed to be parked on the **SCOOTER PAD ONLY** and require either a turnaround decal or parking pass.

BEACH PARKING LOT:

5a. Only property owners, who do not owe back taxes to the Association, are eligible to purchase parking permits for the beach parking lot. One permit per tax bill is allowed. Parking permits are required YEAR-ROUND for beach parking lot use.

5b. No overnight parking is allowed in the beach parking lot. No commercial vehicles are permitted to use the parking lot at any time during the year.

5c. Any vehicles in violation of the parking lot regulations are subject to towing or booting at the owner's expense.

Chapter 2

PARKING:

Due to the narrow streets within the Association, on-street parking impedes emergency vehicles, school buses, obstructs fire hydrants, intersections, and stop signs and creates safety issues.

6a. On-street parking is not permitted within the territorial limits of GNHA, including but not limited to motor vehicles, golf carts, scooters, boats and trailers.

Chapter 3

GOLF CARTS:

7a. Golf cart use is permitted within the territorial limits of GNHA and is controlled by town ordinance and state law.

7b. Golf carts parked in the parking lot, Clubhouse and using the beach turnaround must display the appropriate decals and parking permits.

7c. No golf carts are allowed parked in or in front of Beechwood Park.

7d. Golf cart operators must adhere to all GNHA rules and regulations, and town ordinances.

Chapter 4

SPEED LIMIT:

8a. Connecticut General Statutes designate the local traffic authority as having the authority to establish speed limits on all streets. Enforcement is the responsibility of the East Lyme Police Department.

8b. Speed limits on all streets within the Association have been established as 20 miles per hour. The speed limits on Giants Neck Road are as follows:

- 1.) 25 miles per hour from Dell Lane to the railroad overpass.
- 2.) 30 miles per hour from Dell Lane to Route 156.

Chapter 5

GENERAL NUISANCES:

9b. Connecticut General Statutes prohibit littering or dumping on public property or on private land not owned by a person.

9c. Connecticut General Statutes prohibits the posting of signs or notices on shrubs, trees, or utility poles.

9d. Dogs should be always under their owner's control and not be allowed to roam freely. For all dog nuisance problems, please report any issues to the Town authorities.

9e. Grass clippings and leaves must be properly disposed and are not to be blown into streets or neighboring yards.

9f. Any blight issues should be reported to the appropriate East Lyme Town officials.

Chapter 6

PENALTIES:

10a. The East Lyme Police Department (ELPD) is responsible for the enforcement of State Statutes and Town Ordinances. The ELPD will not enforce regulations and ordinances which are unique to the Association. The Enforcement of these regulations and ordinances is the responsibility of the GNHA Board of Governors.

Chapter 7

ZONING:

11a. The East Lyme Zoning Board is responsible for establishing and enforcing zoning regulations. All property owners are responsible to comply with zoning regulations.

11b. The Board of Governors does not have jurisdiction over any State Statute, Town Ordinance or Zoning Regulation.

Chapter 8**APPEALS:**

12a. Any person or persons aggrieved by any regulations or ordinances issued by the Board of Governors may give written notice of appeal to the Board of Governors. The Board may after public notice and hearing vary an ordinance in special cases, without prejudice but consistent with its general purpose and intent so that equity and fairness are applied. This authority shall be exercised in a manner to secure public health, safety, and welfare, solely in instances where practical difficulties or unnecessary hardships interfere with the strict observance of the regulation of ordinances.