



## RULES AND REGULATIONS RESORT ON THE BAY, INC

We hope that you enjoy your stay at RESORT ON THE BAY. The following Rules and Regulations are intended to ensure that all Seasonal Residents have a pleasant experience at Resort on the Bay and all Seasonal Residents and visitors are required to comply with them while on the Resort on the Bay property:

1. General. Please enjoy your stay at Resort on the Bay in such a manner that does not interfere with the enjoyment of other residents. Because of your close proximity to other Seasonal Residents, noise levels that might be acceptable at home may not be acceptable at Resort on the Bay. If another Seasonal Resident or visitor is too loud or otherwise interferes with your enjoyment of Resort on the Bay, please report this to management and we will address the issue with them.
2. Children. Children are the responsibility of the adults with whom they are staying. They are not to be left on the premises unsupervised.
3. Pets. **NO VISITOR'S PETS ALLOWED** unless permission is obtained from the manager. Pets are to be restrained **AT ALL TIMES**. **PETS ARE NOT PERMITTED ON OR NEAR THE BEACH AREA**. Any nuisance caused by your pet will require the removal of the pet from the premises. Pet owners are required to pick up their dog's droppings, so please carry a bag.
4. Assumption of Risk. All facilities, including the recreation facilities and the waterfront area, are used by seasonal residents and guests at their own risk. No lifeguard is on duty at the waterfront.
5. Motor Vehicles. Motor vehicles must be driven carefully at all times and only by licensed operators. A 9-mile-per-hour speed limit is in effect. Unregistered vehicles are not allowed to be used on the property or stored on the property. No unregistered motor vehicles (cars, trucks, motorcycles, mopeds, etc...) are allowed to be stored at your site (inside or outside).
6. Maintenance. Seasonal residents are responsible for maintaining their own property and for maintaining lawn areas surrounding your seasonal site. It is expected that you will keep your seasonal site area neat and clean and help to maintain a high degree of cleanliness throughout the property. Leaf blowers, power washers, and other noisy equipment should be used at the beginning of the season for site cleanup. If they need to be used throughout the season, please keep sessions to a limited time. Please make arrangements to have cleanup done as close to the beginning of the season as possible.
7. Maintenance Problems / Tree Cutting. Please report any site maintenance problems to the management. No trees are to be cut without the manager's permission.
8. Subleasing. Subleasing is prohibited.
9. Sales of Units On-Site. The on-site sale of your unit is prohibited without the **WRITTEN PERMISSION OF MANAGEMENT**. Open Houses are not permitted. Failure to comply with the on-site sale policy will result in the termination of rental site. We will post pictures and general information about your unit on the Resort on the Bay website once you have received permission for the on-site sale. For Sale signs must be taken down October 12 and not put back up until Memorial Day weekend. Procedures for the sale of your unit will be provided to the owner upon request.

10. Alcoholic beverages. Consumption of alcoholic beverages in moderation is allowed at Resort on the Bay but excessive consumption of alcoholic beverages is strictly prohibited. The City of Laconia enforces a public no open container law and we urge you to use discretion when carrying an alcoholic beverage while within the Resort on the Bay premises. Open alcoholic beverages are NOT ALLOWED at the waterfront/boat dock areas.
11. Marina/Boat Docks. Marina/Boat docks are to be used for access to and from boats only. They are not part of the recreation area. They are not to be used as gathering places to socialize or used as sleeping quarters. Failure to abide by this rule will result in the loss of dock usage and the loss of dock payment. Waiting list will only be comprised of those who make timely rental payments.
  - a. Fishing from the docks will continue to be allowed. Our expectation is that children under the age of 12 will be supervised by an adult. Children are not allowed to climb on swim platforms of the boats and should not come in contact with any boats that are in their slips. Fishing should be limited to the open slips. Please make sure that worms and fishing tackle are not in the way and are picked up when you have finished. While it is every child's dream to keep the fish forever, the catch and release practice is the best for everyone.
  - b. The secondary dock used for paddle boats has become quite popular. We do not have assigned spots, nor do we charge for the storage of the paddle boats. Please be respectful of the docking situation.
12. Drugs. The illegal use, possession or sale of drugs is prohibited. Marijuana is not legal in the State of New Hampshire and is illegal to possess. Any use, possession or sale of drugs will result in the immediate termination of a seasonal resident's privilege or right to remain at Resort On The Bay and **NO WARNING NOTICE WILL BE GIVEN.**
13. Dumpsters. Dumpsters are for household garbage only. All garbage is to be placed IN the dumpsters not around them. Please do not send small children to use the dumpsters. Leaves and grass should be placed in recyclable bags and placed by the side of the road. Please contact management at Resort on the Bay to make other arrangements for removal of leaves. Arrangements for the disposal of furniture, appliances and building materials should be made with the manager--these items are not to be left in the dumpster area.
14. Fireworks. Fireworks are not allowed at Resort on the Bay. Sparklers are allowed as long as the children have adult supervision.
15. Parking. Resort on the Bay does not have assigned parking. Please be respectful of other seasonal residents with your parking decision. It is expected that your guests understand the parking regulations as well. Not all sites have ample parking for guests. Please ask if you need additional parking.
16. Visitors/Guests. The term VISITOR/GUEST includes all persons other than the seasonal resident(s) and their minor children. You must register your guests via the Resort on the Bay website. Visitors/Guests must arrive and depart at reasonable hours. They are the responsibility of the seasonal residents they are visiting and are restricted to the immediate area of the resident's site. The number of overnight visitors/guests must not exceed the normal living capacity of their residence. No visitors are allowed from October 12 to May 30.

Visitors/Guests are not entitled to the use of other facilities, including the waterfront, without special permission of the manager. With such permission, visitors/guests must be accompanied by the seasonal resident

WITHOUT THE PERMISSION OF THE MANAGER, VISITORS/GUESTS MAY NOT OCCUPY THE RENTAL SITE UNLESS THE SEASONAL RESIDENT IS PRESENT. MOTORCYCLE WEEK--NO VISITORS/GUESTS MAY OCCUPY THE UNIT WITHOUT THE SEASONAL RESIDENT BEING PRESENT.

17. Bicycles-Scooters-Skateboards-Roller Blades. As safety is our utmost concern, these items must be restricted to use during daylight hours only and operators must keep them under control. They are not allowed "down front." Therefore, they are not allowed in front of Rich's house or at the waterfront area. Please make sure that your children and your guests' children are aware of this. Helmets are required for anyone 16 years of age or younger with the use of the above. This is the State law of New Hampshire.

WE EXPECT PARENTS TO STRICTLY ENFORCE THIS REGULATION. IF IT IS NECESSARY FOR US TO DISCUSS THIS WITH YOU, THE ITEM WILL BE PLACED IN OUR STORAGE AREA FOR THE SUMMER.

18. Tents and Outbuildings. No tent, second mobile home, or other supplemental sleeping quarters may be placed on your rental site. No “out” buildings may be put up without manager permission. No more than one storage shed per site regardless of type or size, permit needed, or not. Box trailers are not to be used as permanent storage or kept at the site without special permission. No carports without manager’s approval. Any modification that impacts your neighbor requires management approval. Neighbor’s input must be considered. Any approved gazebo or carport will not be enclosed. A gazebo must have all sides open. May have a see-through mosquito type netting around it.
19. Motorcycle Week. Seasonal residents and their guests will abide by the rules of the City of Laconia. There will be nobody in the front of our property--all must remain behind the fences. **ABSOLUTELY NO SIGNS!** We are a family area and expect our seasonal residents and guests to act accordingly. If you are not present during motorcycle week, there is to be absolutely no use of your property.
20. Quiet Hours. Quiet Hours are to begin at midnight. Campfires are to be extinguished by that hour. Curfew for minor children is 10 p.m. At that hour we ask that children cease playing in the “field” and be supervised by an adult at a seasonal site. Televisions and Stereos should not be a nuisance to others.
21. Campfires. Campfires are to be in fire department approved fireplaces only. Seasonal residents are required to connect and have readily available a hose long enough to reach the fireplace in the event of an emergency. If you are having a campfire, the seasonal resident must be in attendance. Failure to comply will result in loss of outdoor fireplace. Children under the age of 18 are not allowed to be unattended at an outdoor fire. Fires not allowed during off season.
22. Watercraft. Watercraft docked at Resort on the Bay for the summer season 2025 may be stored on the property during the winter at no charge. Watercraft must be insured by the owner. Watercraft are not allowed to be stored “down front” and cannot be seen from Weirs Blvd. We will make every effort to find a spot for your Watercraft if you are in this category. **RESORT ON THE BAY ASSUMES NO RESPONSIBILITY FOR DAMAGE OF ANY KIND.** Watercraft not docked at Resort on the Bay and stored on the property will be charged \$1,000 for winter storage. Any watercraft stored on the property during the season will be charged \$50 per day. The exception will be those who rent a dock from us and plan to store their boat on our property after the docks come out. Guests are not allowed to bring any type of watercraft on the property.
23. ATV’s, Golf Carts and other Unregistered Motorized Vehicles: Golf carts and other motorized vehicles are restricted to those who are handicapped, injured, or walking impaired. No one else is permitted to drive the golf cart on the property. Permission must be requested from the manager. They are not to be used for general transportation. Drivers must have a license and the golf cart must be covered by liability insurance. Proof of insurance must be on file at Resort on the Bay. Do not exceed legal passenger capacity.
24. Language: Offensive language, whether directed towards management, other seasonal residents, or guests, **MUST NOT BE USED**. Adults and children must set a good example.
25. Winter Storage: Storage of your unit on the property following the end of the rental season is generally allowed but is at the sole discretion of Resort on the Bay, Inc. Site must be clean and free of all debris and trash. Covers must be removed from any approved carport and items that could possibly be moved by the wind should be stored inside.
26. Construction. All modifications to your unit or to the site requires permission from Resort on the Bay, Inc. and possibly permitted by the City of Laconia. Any modifications done without approval from Resort on the Bay, Inc. will result in a cease-and-desist order and property must be restored to prior condition. Failure to comply may result in termination of rental site.

Any construction considered “major” must be done outside of our busy season (July 1 through Labor Day). Minor repairs can be done during the season with approval. Construction should be limited to the hours of 8:30 AM to 7:00 PM. We want to make everyone’s stay enjoyable and limit the amount of construction noise. Anything that

isn't a necessary repair should be started/completed prior to July 1 and/or after Labor Day. Please plan accordingly and contact us with any questions and for the necessary forms.

Gutters-storm water will continue to be an area of concern and must be managed appropriately. Any new roof modification will require gutters and an effective way to divert water to the ground that will minimally impact erosion and impact on neighboring site.

Please refer to our guidelines to request site and/or unit modification.

27. Consequences of Violations of Rules and Regulations. These Rules and Regulations are intended to ensure that all Seasonal Residents have a pleasant experience at Resort on the Bay. If a Seasonal Resident violates any of these Rules and Regulations and Resort on the Bay, Inc. determines that such a violation is a serious one, Resort on the Bay, Inc. will issue a written warning notice to the Seasonal Resident. Should a Seasonal Resident violate these Rules and Regulations after receipt of a written warning notice, Resort on the Bay may terminate its seasonal license by giving written notice to the Seasonal Resident specifying the basis for termination. Upon receipt of this notice, the Seasonal Resident, their guests, invitees or visitors of the resident must immediately leave the Resort on the Bay property and failure to do so will constitute trespassing. In the event of termination, the Seasonal Resident will not be entitled to, and specifically waives, any claim to a refund of sums paid to Resort on the Bay, Inc., and will be responsible for selling their unit, or removing their unit from Resort on the Bay during the period between the Tuesday after Labor Day and the Tuesday after Columbus Day.
28. Non-Renewal. Resort on the Bay is a seasonal campground and your occupation of a seasonal campsite is under a seasonal license from Resort on the Bay, Inc. that expires on the last day of each camping season. Although the vast majority of Seasonal Residents are allowed to renew their seasonal licenses each year, Resort on the Bay, Inc., may, for any lawful reason, provide written notice of non-renewal and refuse to allow you to store your unit at Resort on the Bay following the end of the current season, or to obtain a seasonal license for any future camping season.
29. Late Fees. Resort on the Bay will charge a \$50 per month fee for any payment received two weeks after due date.
30. Costs and Legal Fees. In the event of a legal action between Resort on the Bay, Inc. and a Seasonal Resident, Resort on the Bay, Inc. will be entitled to an award of its costs and legal fees incurred in connection with the action.
31. Sewer System. Resort on the Bay has a private sewer system which connects to the City of Laconia's sewer system. The City of Laconia requests that only toilet tissue is flushed down into the system. Do not flush wipes, dental floss, tampons, cotton balls, paper towels, facial tissue, diapers and medications as these items may clog the system.

Additional Comments:

IN CASE OF AN EMERGENCY DIAL 911. PROVIDE YOUR SITE NUMBER. WE HAVE PROVIDED A 911 MAP TO POLICE/FIRE.

Boat dock and Jet Ski dock waiting list: If you are on our waiting list and you have an opportunity to take a dock, and pass on renting it, your name will be left on the top of list for one season. If you decline a second time, your name will be removed from the waiting list, or put at the bottom of the waiting list. The only exception will be if you currently own a boat and it will not fit in the available slip.



**2025  
RULES AND REGULATIONS  
RESORT ON THE BAY, INC**

I /We have read the 2025 Rules and Regulations and will abide by them. I/We understand the Payment Schedule and conditions. If only one owner signs this consent, he/she is representing all owners and guests that visit them taking full responsibility for their actions.

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Owner Printed Name (s)

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Owner Signature (s)

Date

Please sign one copy and return either before or with your first payment. Keep a second copy for reference.