



### Protective Covenants and Restrictions for The Cove at Trail's End™

- No loud music is allowed at any time.
- All vehicles must be parked within designated areas.
- No vehicles over 9,000 lbs. allowed on property unless used for delivery purposes.
- No vehicles allowed that will not start.
- No maintenance over one hour allowed on vehicles within gated community.
- Any fixtures attached to the exterior of houseboat must be approved in writing by the home owner's association.
- Only approved personal vehicles (must be electric or if gas, can only be a golf cart) are allowed on premise.
- No luggage or personal belongings are allowed to remain on the community dockage for more than fifteen minutes.
- All pets must remain on a leash at all times and all pet waste must be disposed of by owner in a designated trash receptacle.
- Any repainting of houseboats other than original color must be approved by home owner's association.
- Houseboats can only be occupied by the same persons 30 out of 60 consecutive days.
- No firearms are allowed to be shot on the property.
- No animals are allowed to be killed on the property.
- Any other boats anchored to the houseboats must be 20' or less in length if there are boats anchored to either side or 24' or less if there are no boats anchored to right or left.
- Any boats anchored to houseboats must be secured with at least two dock lines installed.
- All property maintenance will be performed by the park's maintenance staff and no removal of plants or trees is allowed by houseboat owners.
- All guests of houseboat owners' must sign in at the general store if not accompanied with the owners.
- All residents are required to enter and exit their boat via the floating walkway on the port side of your houseboat.
- All residents must respect the privacy of other houseboat owners at all times.
- All complaints must be reported to the manager of Trails End Resort, LLC.

- All items on the exterior of the houseboat must be attached so not to fall from the boat in a windstorm.
- All house boats are to be remained locked when not occupied.
- No signs advertising a houseboat for sale are allowed to be displayed on the houseboats.
- No person under the age of eighteen are allowed to stay overnight without being accompanied by an adult.
- All emergency contact numbers must be submitted to the administration of Trails End Resort, LLC.
- It is recommended that a copy of the keys to your boat be on file with the manager of Trail's End Resort, LLC in case you need management to access your houseboat.
- All cooking appliances must be off when the houseboat is not occupied.
- Included in the monthly slip fee of \$275 are one sewage dump and 300 kilowatt hours of power, cable, wifi VoIP phone and high speed wifi internet. Installed at the power center at the dock nearest your boat is a meter with your boat slip number that shows how many kilowatt hours have been used. At the first Monday of each month, a Trail's End employee will read the meter. If additional kilowatt hours were used for the previous month, then the additional hours will be charged to your credit card or bank account at actual cost. At the time of printing this document, actual cost was fourteen cents per kilowatt hour. Additional dump fees are \$35 per pump-out. Sewage dump fees and power consumption is not allowed to be carried over from month to month. For example, if you did not need a dump for February but needed two for March, then you would be charged \$35 for a second dump in March. This is so that the labor needed to operate the facility will remain consistent.
- To protect houseboat owner's from rising slip fees, Trail's End has opted to tie the yearly increase of the slips to inflation. The rate increase for the monthly slip fees will be held to the average annual inflation rate from 1984-2006 as shown at [www.inflationdata.com](http://www.inflationdata.com). The adjustment will be 3.12% per year and will take place each January 1. In addition, if utility charges increase over this average amount then a utility assessment will be surcharged at actual cost.

I have read these protective covenants and restrictions and agree to abide by them.

X\_\_\_\_\_ X\_\_\_\_\_

Name\_\_\_\_\_ Representative for The Cove at Trail's End™

Date\_\_\_\_\_ Slip #\_\_\_\_\_