



Rules and Regulations



Sunrise Landing Rules and Regulations

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Rule Book Revision Tracking

Prior versions of the Rule Book are obsolete and should be discarded.

Revision Number	Revision Description	Date
4	Complete Update of R & R Dated July 01, 2016	2017-06-05
	Significant changes: Board & Committee positions	
	Modified CAL verbiage	
	Deleted all references to video surveillance	
	Include neighbor sign off on Improvement Applications	
5	Boat stickers and dock space assignment changed to SGPM. Boat sticker & Dock Space Application Forms Appendix E and F, respectively. Portable bilge pump recommendations added; Added Appendix G.	2017-08-15
6	Added Erosion Control section	2017-08-15
7	Updated Lake Board information due to Dave resignation. Also, reformatted and reorganized document. Added automatic Table of Contents and Section Headings; grouped similar items together.	2017-09-12
8	Replaced all references to Stonegate Property Management with Towne Properties. Removed Community Contact List pages which will be maintained and issued separately of the	2018-03-29
9	Removed permission for Pond ice skating at insurance	2018-04-18
10	Complete Update of R and R	2023-08-29

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Welcome to Sunrise Landing!

Congratulations for purchasing your home in Sunrise Landing! It is our wish that you find common interest ownership living the most advantageous form of home ownership available today.

To promote your enjoyment of Association living, this booklet has been prepared to provide helpful information about the rules governing the community that your Sunrise Lake Board and Property Manager support to best serve you as a resident of Sunrise Landing.

The Sunrise Landing community is comprised of four (4) separate and distinct homeowner associations, each represented by a Board of Trustees and responsible for its commonly held property. References in this document to the "Lake Board" shall mean the Sunrise Lake Club Board of Trustees, having authority for specific areas within Sunrise Landing. The four Associations are as follows:

1. **SUNRISE LAKE CLUB** – Established for the care and maintenance of Sunrise Lake and its Common Areas, including the Sunrise Dam/spillway, Sunrise pond, two clubhouses, two pools, tennis and basketball courts, playground, and the common areas and assets within the Sunrise Landing that are not owned by the three Landominiums Associations and single family houses.
2. **BAY HARBOR Association – (SUNRISE LAKE I Homeowners Association)** Established for Bay Harbor Landominiums only and the common areas exclusive to Bay Harbor residents.
3. **STONE HARBOR Association (SUNRISE LAKE II Homeowners Association)** – Established for Stone Harbor Landominiums only and the common areas exclusive to Stone Harbor residents. This includes the adjacent landominium units on Lakeshore Drive.
4. **SAND HARBOR Association (SUNRISE LAKE III Homeowners Association) –**
Established for
Sand harbor Landominiums only and the common areas exclusive to Sand harbor residents.

The homeowner associations are listed above in the chronological order in which they were constructed and recorded in the Warren County Auditor's Office by the original developer, Cincinnati Land Development Corp. Each association owns property within the Sunrise Landing community and has jurisdictional authority over that property, known as its common area.

Every homeowner within Sunrise Landing owns an interest in the common grounds of Sunrise Lake Club and automatically becomes a voting member of the Association.

Each landominium homeowner is a voting member of two associations: 1) Sunrise Lake Club and 2) his or her respective landominium homeowner association.

All **SINGLE-FAMILY HOMES** fall under the jurisdictional authority of the Sunrise Lake Club Homeowners Association.

All Sunrise Landing homeowner associations are not-for-profit corporations filed with the State of Ohio and formed for the purpose of administering homeowner association business and conducting operations for their respective commonly held property.

If a homeowner leases his or her property, the owner transfers Sunrise Lake Club rights and privileges to the tenant. However, tenants do NOT have voting interest in any association.

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Sunrise Lake Club Governing Documents

This Welcome Package is designed to familiarize owners and tenants with the homeowner associations, property managing agents, and the rules and regulations governing the community. The property managing agent shall ensure each new homeowner and tenant receives a copy of the Rules and Regulations.

Sunrise Lake Club is governed by its “Declarations of Covenants, Conditions, Restrictions, Easements and Liens” and attached Amendments and Articles of Incorporation, from which the Rules and Regulations Book is derived. The governing documents include:

1. Sunrise Lake Club Declarations of Covenants, Conditions, Restrictions, Easements and Liens
2. First Amendment - Block A
3. First Amendment - Block B
4. First Amendment - Block C
5. First Amendment - Block D
6. Amendment to First Amendment
7. Sunrise Lake Club Rules and Regulations (“Rule Book”)

All governing documents may be viewed online at **www.sunriselakeclub.com**. In case of any conflict between this Rule Book and the Declaration of Covenants, the Sunrise Lake Club Declaration shall take precedence.

This document contains the rules governing all Sunrise Landing residents. Single family homeowners do not have a separate homeowners association, so they are subject to the rules in this document. Landominium owners are subject to the Rules and Regulations for their respective landominium association, as well as this Rule Book for topics pertaining to the Sunrise Lake Club Common Areas.

Safety is a primary concern and some of the rules are directly related to safety. It is the responsibility of Sunrise Lake owners and tenants to familiarize themselves with the rules and ensure that they and their guests comply. Personal property is clearly the responsibility of individual owner, tenants and guests.

Enforcement should be a balance between maintaining a friendly atmosphere and abiding by the rules. Residents are encouraged to inquire when someone appears to be in violation of a rule. However, contact by residents should be non-confrontational. The Sunrise Lake Board or Managing Agent should accomplish the actual enforcement. Residents should NOT put themselves at risk. The Hamilton Township Police will be contacted if a confrontational atmosphere develops.

The individual homeowner is ultimately responsible for the compliant conduct of his or her tenant. These responsibilities shall be further defined in the enforcement of the Rules and Regulations portion of this document.

If you have any questions regarding the rules, please refer to this Rule Book for Sunrise Lake Club Common Areas, and your respective Landominium Rule Book, if applicable. You may also contact the property managing agent for the appropriate homeowner association (see below).

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Sunrise Lake Board

The Sunrise Lake Club Board of Trustees is responsible for the upkeep of all community Common Grounds assets, including two clubhouses with rental privileges, two swimming pools, tennis court, basketball court, and pickleball court, picnic areas, two community boat dock areas, a pond located on Lighthouse Point, and the sixteen-acre Sunrise Lake along with its dam and spillway.

The Board Members of the Sunrise Lake Club are elected by the community to carry out the responsibilities of the “Declaration of Covenants, Conditions, Easements, Restrictions and Liens” and maintain the commonly held property. In addition, it is the purpose and requirement of the Property Managing Agent to assist the Lake Board in upholding these responsibilities while maintaining an atmosphere of welcome and comfort to all residents and their guests.

Most of the Sunrise Lake Board shall constitute a quorum for the transaction of business. Every act or decision done or made by the majority of the Lake Board at a meeting at which a quorum is present shall be regarded as the act of the Lake Board. Minutes will be recorded via Executive Board minutes at each meeting and be distributed in a timely manner to each Board member and the Managing Agent.

Officer Position Descriptions

There are five members of the Sunrise Lake Board with each person holding an Officer title, as follows:

President: The President shall preside at all meetings of the Sunrise Lake Club Board of Trustees, shall see that the orders and resolutions of the Lake Board are carried out, and shall act as chief executive officer.

Vice President: The Vice President shall act in the place and stead of the President in the event of his/her absence, inability or refusal to act, and shall exercise and discharge such duties as may be required by him/her by the Lake Board.

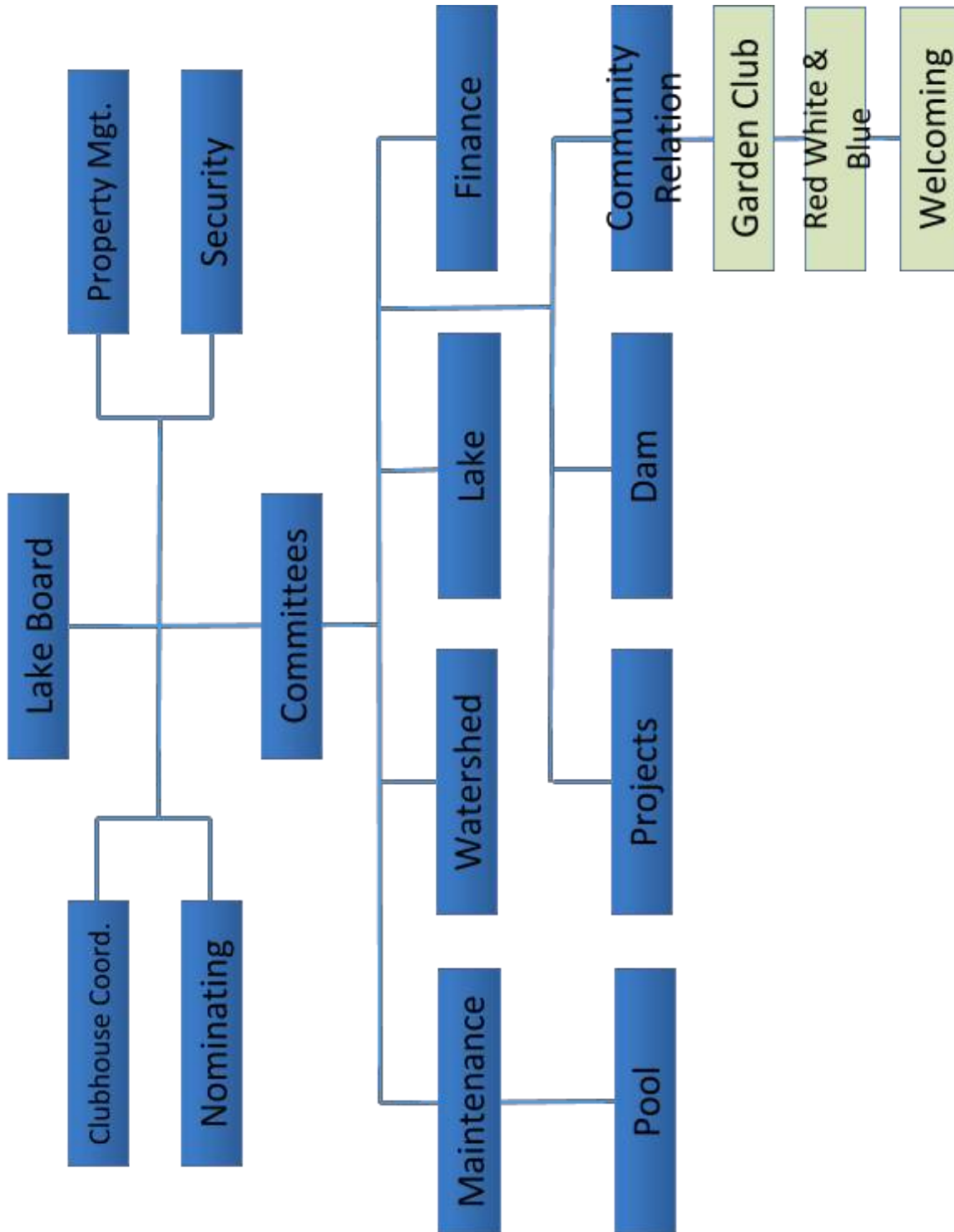
Treasurer: The Treasurer is responsible for ensuring that the financial affairs of the community are handled with due diligence and care. The Treasurer makes regular reports of its financial status at Community Board Meetings and via the www.sunriselakeclub.com website. The Treasurer is the custodian of the Association funds and responsible for ensuring that the Property Manager acts on behalf of the Sunrise Lake Club community in all financial tasks.

Secretary: The secretary shall direct the Property Manager to act on the Sunrise Lake Board’s behalf to 1) record the votes and keep the minutes of all meetings and proceedings of the Lake Board and of the members, 2) serve notice of meetings of the Lake Board, 3) keep appropriate current records showing the members of the Association together with their addresses, and 4) perform such other duties as required by the Lake Board.

Member-at-Large: Although the duties of the position are not addressed in the Covenants, the Member-at-Large may assist or stand in for the Secretary or Treasurer as needed in the case of absence. In addition, this individual may be appointed to establish and/or head any special committees as is necessary or desirable and may also be an alternate signatory for Association accounts.

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Organizational Chart



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Annual Board Meeting

Sunrise Lake Club is required by its Covenants to hold at least one Annual Meeting for homeowners to elect its Board of Trustees for the coming year. At the meeting, special business items are discussed and voted on and a disclosure of the year's financial position is made. The Lake Board holds its Annual Election Meeting on the 3rd Monday of May each year. The Lake Board schedules all additional community board meetings as open meetings, throughout the year on the third Monday of each month. All homeowners receive written notice, by email, of all scheduled community board meetings, stating the date, time, and place, at least fifteen (15) days prior to the date of each meeting.

Any member of the Sunrise Lake Community who wants to request an item of business be placed on the annual meeting agenda should notify the appropriate Property Managing Agent or Board President in writing stating the item of business and the reason for the request. The request must be submitted by a homeowner with an appropriate Sunrise Landing address. All requests should be made at least fifteen (15) working days prior to the meeting to be considered for inclusion.

Homeowners who cannot attend an Annual Meeting can and should designate a person to present his or her proxy. A proxy is a document by which one person authorizes another to vote in their place. This person should be, but is not required to be, another homeowner who can be entrusted to vote in his or her place. Proxies must be in writing and forms are available from the Property Manager for this purpose.

Following the "Robert's Rules of Order", the order of business at Sunrise Lake's Annual Meetings shall be as follows:

- 1) Call of Meeting to Order
- 2) Proof of Notice of Meeting or Waiver of Notice
- 3) Reports of Officers
- 4) Election of Association's Board Members
- 5) Unfinished and/or old Business
- 6) New Business
- 7) Adjournment

Community Action List (CAL)

Residents will often submit issues to an individual Board member to help resolve. This is good, but sometimes miscommunication can occur, and the issue does not get properly resolved. An alternative method that ensures that an issue will be addressed is the utilization of the Community Action List (CAL). With the CAL, a resident will be asked to submit in their own words and in writing, preferably via email, the issue of concern to them to Towne Properties.

Towne Properties will assign your action item to a Board member for identifiable responsibility or to the Lake Board president for assignment. The Lake Board member assigned will follow-up with the originator of the action. Towne Properties will keep the item OPEN on the Community Action List until the assigned Board member notifies Towne Properties that the item has been discussed with the originator and the CAL action can be closed.

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Sunrise Lake Board Committees

Sunrise Lake Board Committee(s) may be organized to promote the use and enjoyment of the property in common ground facilities. Also, committees can be created or disbanded at the discretion of the Lake Board.

Suggestions and comments should be referred to the appropriate committee chairperson in writing directly or through the Managing Agent. A request to make an oral presentation to the committee may also be included. The purpose of this procedure is to permit owners and residents to express their comments through the designated committees.

The committee will refer its recommendations through their chairperson to the Lake Board for approval if it calls for a rule, regulation, a non-budgeted expenditure, or change in procedure. Operational issues will be discussed with the Managing Agent.

Committee Guidelines

The Lake Board is the policy and decision-making body of the Association. The definition and limitations of its powers and authority are outlined in the covenant articles and by-laws of the Association. The Sunrise Lake Board has the authority to appoint standing committees.

These committees are responsible to the Sunrise Lake Board through the assigned Sunrise Lake Board member. It is the duty of the committee to advise the Sunrise Lake Board and provide necessary information so that the Sunrise Lake Board can make prudent decisions. Committees function only in an advisory capacity to the Sunrise Lake Board. The assigned Sunrise Lake Board member and /all committees should attend Sunrise Lake Board meeting to deliver reports and discuss any pertinent items.

Standing committees may hold regularly scheduled open meetings and the meetings will be conducted in a responsible manner. Notice of meetings may be given to the Managing Agent for inclusion in the newsletter. Minutes should be taken at each meeting, and the Minutes/Summary will be included in the information sent to each of the Sunrise Lake Board members for review prior to their meetings. Elected members of the Sunrise Lake, Bay Harbor, Stone Harbor and Sand Harbor Boards are encouraged to meet jointly, on a semi-annual basis.

If any recommendation approved by the Sunrise Lake Board includes the purchase of equipment for the use by a committee, the Association will purchase and retain ownership of such equipment.

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Your Sunrise Lake Club monthly assessment covers ...

Lake Maintenance: Chemicals for the treatment of the lake and pond to control algae, aerator equipment maintenance, etc.

Dam Maintenance: Periodic inspections of the Dam, Spillway, Valves, and the annual fees as required by the State of Ohio.

Clubhouse Maintenance: The general maintenance, regular cleaning of the clubhouses, and operating supplies.

Pool Maintenance: Cost of contract maintenance, chemicals, supplies, yearly permits, daily cleaning, repairs and maintenance, chemical monitoring, seasonal opening and closing costs.

Landscaping Services: Contracted mowing and landscaping services of Common Grounds.

Other Asset Maintenance: Cost of maintenance and repairs of other assets of the community, including the sprinkler systems at clubhouses and entrances, common use boat docks, and tennis, basketball, and pickleball courts, etc.

Insurance: Liability Insurance on the pool, lake, and clubhouses, with structural Insurance on clubhouses and all equipment, fixtures, and furnishings.

Professional Service Fees: Covers property managing agency fees for everyday administration and operation of the Sunrise Lake community, legal fees, and certified audit by an independent accounting firm of the Sunrise Lake Association's books and records performed annually.

Administrative Costs: Covers postage, printing, supplies, newsletters, stationery, printing of Association checks, coupon payment books, notices, postage, etc.

Common Utilities: Electric and gas for clubhouses, lighting, pool equipment, lake aerators, pond fountain, entrance lighting, etc.

Water and Sewer: Covers service for the swimming pools, irrigation systems, and clubhouses.

Reserves: Funds set aside for major future repairs, maintenance, and/or component replacement of Sunrise Landing assets, including clubhouses, pools, lake aerator equipment, tennis court, etc.

Additional assessment for Single Family Houses only: Trash and Recycle Collection

Additional assessment for Single Family Houses on Private Drives only: Covers cost of landscaping, snow removal, and street maintenance costs, including sidewalks, driveway aprons and drain culverts.

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Common Grounds Amenities

The responsibility of maintaining, repairing, or replacing commonly held areas is borne by the Sunrise Lake Board. The funds are provided from the monthly maintenance fee paid by each owner.

Monthly assessments are collected to maintain and preserve the Common Grounds assets to which every resident of Sunrise Landing has the right of use and access.

Sunrise Lake
Sunrise Pond
Sunrise Dam
Clubhouse 1
Clubhouse 2
Pool 1
Pool 2
Pool 2 Pool house
Tennis, Basketball, Pickleball Courts & Playground Equipment
Docks East (near Clubhouse 1)
Docks West (near Clubhouse 2)
Lake aeration system and Master Pump House
Signs, Monuments, Entrances, Security system

The Managing Agent according to the guidelines established by the Sunrise Lake Board normally handles periodic building maintenance and operation. Services needed to be performed by professional contractors or companies specializing in the areas of expertise are solicited and reviewed by the Managing Agent and presented to the Sunrise Lake Board for review, discussion and approval.

Common Grounds Care

An independent contracting company maintains turf and shrubbery areas. The contract is usually awarded on a yearly or multiyear basis and the work performed according to the terms and specifications of the contract. If the common grounds need specific work not spelled out in the contract, the company will bill separately for the services performed.

Exterior Building Surfaces/Structures

The Managing Agent for assurance of integrity, routinely inspects the common ground structures. It is the responsibility of the Managing Agent that each area of operation of the common grounds has been well planned and scheduled. The long-term maintenance schedule is prepared by the Maintenance Committee and presented to the Sunrise Lake Board for approval. However, if you

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should become aware of a condition that needs attention, please call the Managing Agent or Sunrise Lake Board at your earliest convenience so the matter may be promptly resolved.

Storm Sewers & Catch Basins, Lawn Fertilizer

The community has many storm sewers and catch basins that drain into Sunrise Lake. Therefore, any pollutants such as grass clippings, leaves, gasoline, motor oil; anti-freeze and non-bio-degradable detergents should NOT **be** permitted to flow into the lake. Car washing should be done with biodegradable detergents on paved surfaces only. It is required that lawn fertilizers be of a **0zero** percent Phosphorous content whether dispensed by resident or lawn service.

Pool Areas

The seasonal opening, closing and daily maintenance of the pool facilities are handled by an independent contractor whose specialty is maintaining pools to meet state requirements.

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General Rules and Regulations

The governing rules of the Sunrise Lake Board are derived directly from the Declaration of Covenants, filed in 1985 and amended in 1999. The Sunrise Lake Board is empowered to create additional rules and regulations. Failure to comply with the rules and regulations could result in loss of privileges to community amenities.

Residents in arrears of their monthly assessments to the Sunrise Lake Board shall have all amenity privileges suspended. These suspensions include clubhouse access, use of lake, pools, and tennis courts etc. The suspension shall remain in effect until all financial obligations are made current.

All single-family Lots as described on Exhibits A through D attached hereto shall be used for residential purposes only. No structures shall be erected on the Lots described on Exhibits A through D except one single-family dwelling house (which may include an attached garage).

Single family Lots in the subdivision shall be used for residential purposes only. No residential single-family lot shall be used or occupied for the sale or manufacture of any articles. Home occupation use of the single-family residential lots is allowed provided the use meets all the following criteria:

- The use is in compliance of all applicable local zoning regulations of home occupation.
- No employees of homeowners or STORE FRONTS are allowed.
- Substantial storage of any type of inventory or business products is not permitted.

Community Security

Sunrise Lake Board has the responsibility for the safety and well-being of our residents.

SECURITY MEASURES: Clubhouses: The clubhouses are secured by access control equipment that requires a security card to gain access to the facility. The system records the person(s) who have entered.

Pool No. 1 and 2: These pools are secured by access control equipment that requires a security card to gain access to the facility. The system records the person(s) who have entered.

Tennis – Basketball Courts: The courts are secured by access control equipment that requires a security card to gain access to the facility. The system records the person(s) who have entered.

The data is stored for six (6) months and if no action taken against this data, the data will be eliminated.

KEY CARD: You may obtain a new or replacement key card by either calling or emailing Towne Properties (page 9) with the information in Appendix “D” (Page 54). Each home or condo owner of record is entitled to one card per residence. The owner must reside on the property of record. If an owner has more than one (1) residence in the community, only one (1) card will be issued. The card is NOT transferable to a lease or renter; a new card will be issued, once transferred, the owner forfeits their privileges.

LOST KEY CARD: Contact Towne Properties (page 9) to replace the card. The fee for a lost card is \$20.00.

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NON-FUNCTIONING CARD: Contact Towne Properties (page 9) to replace the card.

ACCESS LEVEL: All cards issued to our residents will have access to our amenities from 6:00 AM to 10:00 PM. NOTE: Clubhouse rentals cards will go till 1:00 AM.

FOUND CARD: If you find a key card contact Towne Properties. Towne Properties will pick up the card and deliver the card to the owners on record.

USAGE: The key card is for the intended use of our residents and is NOT to be loaned out to other people who are not residents of our community. Violation will result in cancellation of Access privileges.

SIGNAGE: The Lake Board for the safety and well-being of our residents will post signs though out the community, with the Rules and Regulations to be enforced. These signs are required by law enforcement agencies to assist them with safety and security of our community.

1. Main Entrance East
2. Main Entrance West
3. Clubhouse No. 1
4. Pool No. 1
5. Boat Dock No. 1
6. Clubhouse No. 2
7. Pool No. 2
8. Tennis & Basketball Courts
9. Boat Dock No. 2 East
10. Boat Dock No. 2 West
11. NO Trespassing – Private Property
12. NO Fishing – Private Property
13. NO Ice Skating & No Swimming
14. NO Parking
15. Speed Limits

Non- Emergency Hamilton Township POLICE 925-2525

911 for Emergency

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Clubhouse Rules

Clubhouses are available to Sunrise Lake Residents for private social functions. A \$150.00 security deposit is required plus non-refundable usage fee of \$50.00 and \$100 rental fee for Clubhouse No. 2 or \$100.00. Separate checks for the rental and security deposit are required. Checks made payable to Towne Properties. Residents will be responsible for all damage including furniture and fixtures during their use of a Clubhouse.

Any Sunrise Lake owners or privileges transferred to tenants in good standing may reserve clubhouses for private use. Owners that are delinquent in their assessments to their associations or to Sunrise Lake community will not be able to rent these facilities (See Denied Use). Only adult resident owners over the age of 21 may reserve the clubhouses. The reserving resident owner must host the event, be present always and is solely responsible for all activities and the conduct of their guest.

Individuals may NOT use a clubhouse for commercial business (store front) purposes. Rental of either clubhouse does NOT entitle your party the use of the Lighthouse, Swimming Pools, Tennis Courts and or Sunrise Lake itself.

Clubhouses are NON-SMOKING/VAPING Facilities

Clubhouses are available for private functions between the hours of 10:00 AM and 1:00 AM next day unless another rental is scheduled for the next day. If earlier access is needed for setup for a 10:00 AM function or earlier, that can be arranged through the Clubhouse Liaison if there is no function the preceding day. All functions must be over by 1:00 AM and Clubhouse cleaning be completed by 9:30 AM the morning following your function or by other arrangements with Clubhouse Liaison.

OCCUPANCY: The number of people that can occupy each clubhouse has been determined by the Fire Department and maximum occupancy is posted in each. A clear unobstructed aisle, 36" wide leading to the room exit must be maintained.

CLUBHOUSE 1 = 35 persons CLUBHOUSE 2 = 85 persons

PARKING: Vehicles must be properly parked on the correct side of the road and NOT in private drives. Any vehicle improperly parked may be towed at the owner's expense and a fine levied by the Hamilton Township Police. It is the responsibility of the community member reserving the Clubhouse to inform his/her guests of where to park. Signs are posted.

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CLUBHOUSE RULES AND USE *(Continued)*

RESERVATIONS: Call Towne Properties at 513-489-4059 to reserve a clubhouse. Please do not call a Clubhouse Liaison for reservations. Call at least fourteen (14) days in advance and no more than one hundred twenty (120) days prior to your event to reserve a Clubhouse. All reservations are given on a first-come first-served basis. When your date has been entered on the Events Calendar, the you will meet with the Clubhouse Liaison to review the cleaning requirements and sign the Rental Agreement and provide the Security Deposit check and Rental check. You will be issued a Clubhouse Rental Card for your rental period.

DECORATIONS: Temporary wall decorations must not damage the walls, ceiling or woodwork. No tacks, tape or nails are to be used to decorate the clubhouse walls. Blue tape is the only tape that can be used to affix items to the wall. The Lake Board must approve permanent decorations. Nothing is to be affixed to the sound barriers on the wall in clubhouse 2.

CLEANING: After any private social function it is the responsibility of the individual who rented the facility to return it back to the condition in which it was rented to the individual. This includes returning all furniture to their places, wash all counters and sinks, clean appliances inside and out, and clean all tables and chairs, clean all spills/smudges from ledges, rails, walls, woodwork and cabinets. Sweep and mop floors as needed, clean restrooms and remove trash from bathrooms and kitchen area. Trash must be taken home, since the Clubhouses do not have trash pickup.

FURNITURE: Clubhouse furniture is not to be removed from the Clubhouses without prior written Lake Board approval.

FOOD: NO food is to be left in any of the appliances.

BREAKAGE: We request that you notify the Clubhouse Liaison of any breakage of the equipment and or utilities within the clubhouse. If you do not notify the Clubhouse Liaison of any breakage found during inspection you would forfeit your deposit, plus the cost to repair broken equipment.

PIANO: The piano in Clubhouse No. 2 is to be used by adults and NOT intended for children play or to play on.

ANIMALS: Only Service animals are permitted. No pets or animals of any kind are allowed in a Clubhouse area

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FISHING: NO fishing is allowed from the decks or walkways around the Clubhouses.

COMFORT ZONE: Return the temperature to 75 degrees in the summer and 65 degrees in the wintertime. Turn all fans and lighting to the OFF position. In Clubhouse No. 2 the small door in the kitchen area must remain OPEN to prevent damage to the HVAC equipment. Rear door by piano must always remain open.

DENIED USE: A community member may be denied use of the Clubhouse for the following:

1. Delinquency in payment of Association Assessments
2. History of damage to the Clubhouses
3. History of negligence concerning Rules and Regulations
4. Other reasons deemed substantial by the Sunrise Lake Board

The Sunrise Lake Board must approve any denial of use of a community member.

CLEANING VERIFICATION: The coordinators will examine the Clubhouse to ensure the users have cleaned the Clubhouses per the Rental Agreement and forward to Towne Properties to release the security deposit. If Clubhouses do NOT meet those requirements of the rental agreement, the user will forfeit their security deposit and be notified of forfeiture.

NON-Private Association Functions: The Clubhouse rentals for non-private Association functions for the community will not be charged for rental of Clubhouse usage.

Non-private functions such as Red, White and Blue meetings and social functions, Garden Club meeting and social functions, and community groups which are open to all Sunrise Lake Community residents are not required to rent either Clubhouse.

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Swimming Pool Rules

Currently the Sunrise Community has two (2) pools available to our residents. Pool No. 1 is located behind Clubhouse No. 1 and Pool No. 2 is located across the street from Clubhouse No. 2. Admittance to the pool areas is with an "Key Card" that owners and tenants obtained from the previous owner. New residents are given a new "Key Card" as part of their Welcoming to the community. If for some reason you have misplaced your "Key Card" see the Security section for information on obtaining an access card. Replacement key cards are \$50 and can be obtained through Towne Properties.

NO LIFEGUARD on duty

NEVER SWIM ALONE

USE THE BUDDY SYSTEM

A parent or guardian must accompany persons under the age of 14. Guardians must be a minimum of 18 years of age. Parents with small children must take precautionary measures to prevent contamination of the pool. Under NO circumstances should soiled diapers be disposed of inside the fenced area of the pool, including the pool restrooms or the pool trash receptacles.

Please bring your own disposal container and remove from pool area when you leave.

Resident owners are responsible for guests at all times and guests are limited to four (4) per household.

Proper swimming attire is required for swimming. NO STREET CLOTHING allowed. For protection of our residents, persons with contagious diseases or open sores are not to use the pool.

POOL TIME: The pools are open from 9:00 AM to 9:00 PM starting Memorial Day and going to Labor Day. There have been times that the pools are open till late September weather permitting.

NOISE LEVEL: We request the noise level be kept to a minimum so our neighbors can enjoy the outside as you are enjoying the pool.

--- NO GLASS CONTAINERS ALLOWED ---

CONTAINERS: You can bring in plastic, metal, and paper containers. If you are caught with glass containers you will be asked to leave and your right to the pools will be denied.

BBQ GRILLS: No grills or open fires are allowed inside the fenced area of the pool.

Sunrise Landing Rules and Regulations

SWIMMING POOL RULES AND USE *(Continued)*

FURNITURE: The community provides the pool furniture and we request you use it properly. If you find the furniture not useable please inform someone on the Lake Board so the item can be repair or replaced. NO furniture can be removed from the Pool Area.

TRASH: We request that you police your area and place all trash into the containers provided by the community. This will help to keep the lake free of trash.

RESTROOMS: The restrooms are provided with the pool rights and we request that you keep them clean and orderly. If you find a problem, please notify the Towne Properties so the issue can be rectified quickly.

POOL COVER: The solar cover is provided at pool 1 to keep the heat in during the cool nights. The cover is wound onto rollers for daytime storage. DO NOT sit on these rollers.

ELECTRONICS: No electric plugs (110 volts) devices are allowed, only battery-operated devices such as computer laptops, radios w/headphones.

ANIMALS: No pets or animals of any kind are allowed in the POOL area. Only Service animals are permitted.

One last thing, please volunteer for daily closing of one of the pools. These are your pools. Enjoy your time swimming. Volunteer Pool closing involves the following: closing umbrellas, moving furniture back in place, putting solar cover back on pool 1

Sunrise Landing Rules and Regulations

Tennis, Basketball, and Pickleball Court Rules

The courts are adjacent to Pool 2 and across the street from Clubhouse 2.

Sunrise Lake owners, tenants and their guests are permitted to use the Tennis/Pickleball Courts and or Basketball Courts. Residents must accompany guests. A parent or guardian must accompany persons under the age of 12. Guardians must be a minimum of 18 years of age.

COURT TIMES: The courts are open from 8:00 AM to 9:00 PM weather permitting

CONTAINERS: You can bring in plastic, metal, and paper containers NO glass is allowed.

TENNIS COURTS: Only tennis equipment is to be used on the tennis court –i.e., rubber soled tennis shoes, tennis balls and racquets. When the court is in use, tennis etiquette must be observed. When others wish to play, a one (1) hour time limit of play shall apply.

PRACTICE BACKBOARD: The practice backboard is to be used for tennis or pickleball only and NO other balls should be used against the backboard.

BASKETBALL: If playing basketball and you lower the southern hoop backboard, please return it to the top setting.

ANIMALS: No pets or animals of any kind are allowed in the COURT area. Only Service animals are permitted.

Now enjoy the courts and if you see any problems with the court area, please notify a Towne Properties.

NOTE: Bicycles, skates or rollerblades are not to be taken nor ridden on the courts.

Sunrise Landing Rules and Regulations

Sunrise Lake and Pond Rules

SUNRISE LAKE is under the legal jurisdiction of the Ohio Department of Natural Resources, Division of Watercraft as defined in the Ohio Revised Code. All laws, rules and regulations apply to the watercraft used at Sunrise Lake:

******* Paddle boarders are required to wear Life Jackets**

******* ANY CHILD under 10 years of age is required to wear a properly fitted PFD**

Personal Floatation Devices (PFD) – Type I, II, III, or V wearable devices are required for each person on board. Throwable Ring Type IV is recommended but not required.

For specifics, refer to www.dnr.state.oh.us/watercraft/ for the most recent and updated information. It is the responsibility of all residents using the lake, that they be informed about the Ohio Watercraft laws, rules and regulations. Owners and Tenants must exercise their responsibility on the use of Sunrise Lake and Sunrise Pond, and they must instruct their family members and guests of these lake use rules. Anyone using the lake or pond, does so, at his or her own risk. Only residents and tenants are permitted to use the common facilities.

BOATING: Boating hours are – 6:00 AM till 11:00 PM.

SWIMMING: Swimming is not allowed in the Lake or Pond at any time.

ICE SKATING: Ice Skating is not allowed on the Lake or Pond at any time.

CHEMICALS: NO person may add chemicals to the lake or the pond. Only properly licensed technicians are permitted to add chemicals and shall do so only at the direction of the Sunrise Lake Board.

PLANTING: NO person shall add any planting material to the Sunrise Lake or Sunrise Pond without prior application and approval of the Sunrise Lake Board.

EROSION BARRIER: NO person shall place any type of erosion barrier without prior Improvement Application and approval of the Sunrise Lake Board.

Sunrise Landing Rules and Regulations

Fishing on Sunrise Lake and Pond

Fishing on sunrise lake is limited to Sunrise Lake residents.

Sunrise Lake owners, tenants and their guests are permitted to fish the Sunrise Lake at times listed below. Residents must accompany guests. A parent or guardian must accompany persons under the age of 12. Guardians must be a minimum of 18 years of age.

Single-family homeowners and their guest may fish behind their own residence at any time. Their applicable Landominium Association pertaining to their respective common property will govern Landominium residents and their guest.

Sunrise Landing Rules and Regulations

NO FISHING AREAS: No fishing permitted from the Clubhouses, Pool Decks and Dam area.

FISHING AREAS: Sunrise Lake itself, Seawall by Clubhouse No. 1, Boat Docks by the boat ramp, Boat Docks at Clubhouse No. 2 and designated areas (private docks) around Sunrise Lake.

DOCK 1 or WALL FISHING: Times for Dock 1 and Wall fishing 6:00 AM till 11:00 PM

DOCK 2 FISHING: Fishing times are – 6:00 AM till 11:00 PM

CLUBHOUSE No. 2 AREA: Fishing times are – 6:00 AM till 11:00 PM

BOAT FISHING: Times for boat fishing are – 6:00 AM till 11:00 PM.

FISH CLEANING: At no time are fish to be cleaned at, in or near the Sunrise Lake or Sunrise Pond.

CONSUMING FISH: It is up to the individual to catch and release or consume the fish. If fish is consumed the Lake Board is not held responsible for any malady that may occur.

ANIMALS: No pets or animals of any kind are allowed in Sunrise Lake or Sunrise Pond.

COMMON COURTESY: Boaters and Fishermen please respect one another and private property owners, -remember boats CANNOT stop quickly and fishermen must realize where boat traffic is located. Let's all enjoy our beautiful lake.

Personal Flotation Devices



Type I



Type II



Type III



Type IV

Sunrise Landing Rules and Regulations



Inflatable Type I, II, III



Type V



Infant Life Jacket

Sunrise Landing Rules and Regulations

Boat Requirements

BOAT TYPES allowed on Sunrise Lake:

Pontoon: Either two (2) or three (3) hulled in either fiberglass or aluminum.

Canoe: Wood, fiberglass, or aluminum

Sailboat: Wood, fiberglass, or aluminum

Fishing Boat: Composite plastic, fiberglass, or aluminum hulled.

Kayak: Composite plastic, fiberglass or inflated kayak with multi-chamber inner tubes with a rigid shell having a heavy vinyl hull, are permitted.

Paddleboat: Composite plastic, fiberglass or inflated kayak with multi-chamber inner tubes with a rigid shell having a heavy vinyl hull, are permitted.

*** Single chamber Inflatable boats are not permitted on the lake ***

MAXIMUM BOAT SIZES allowed on Sunrise Lake:

Pontoon: Not to exceed an overall length of 13.5 feet, including motor and pontoons. Deck dimensions not to exceed twelve (12) feet length by seven (7) feet width.

Canoe: Not to exceed sixteen (16) feet in length

Sailboat: Not to exceed twelve (12) feet in length

Fishing Boat: Not to exceed ten (10) feet in length

Kayak: Not to exceed twelve (12) feet in length

Paddleboat: Not to exceed eight (8) feet in length

Paddleboard: Not to exceed twelve (12) feet in length

WINTER STORAGE: at public docks and/or common grounds

It is recommended that all boats be removed due to the potential for boat hull damage caused by winter ice. Removal is at the owner's discretion.

HOMEOWNERS: Small boats not to exceed sixteen (16) feet in length, are permitted to be kept in the Homeowner's rear yard.

MOTORS: NO gasoline motors are permitted (one exception for chemical disbursement) Small electric trolling motors shall not exceed ninety (90) pounds thrust for pontoon boats. Sixty (60) pounds thrust for fishing boats. Motors exceeding the limit shall be removed by order of the Sunrise Lake Board.

BILGE PUMPS: Every year, swarms of mosquitos descend upon us with the ever-present health issues associated with mosquito borne diseases.

Owners of such boats are encouraged to invest in a portable bilge

Sunrise Landing Rules and Regulations

pump, such as illustrated in Appendix “G”, or an equivalent device.

Boat Stickers and Community Boat Docks

BOAT STICKERS: All classifications of boats are required to be registered and be issued a community sticker. The stickers must be positioned at the front of the boat and be visible for viewing.

PROCEDURE: Contact TP (Page 10) for Boat Stickers. Use Application Form in Appendix E.

NEW BOATS: New boats must meet the requirements as specified on Page 27.

USED BOATS: Requirements before being launched

1. If the boat is from a previous owner of our community and has never left the lake it does not necessitate the boat to be quarantined. The new owner must record the transfer of ownership with a new sticker. Inspection will still be required to make sure it meets our boating requirements.
2. If a boat has never been in our lake, it must be quarantined (see quarantine requirements) prior to possibly inspected, to ensure it meets our boating requirements before a sticker will be issued.

QUARANTINE REQUIREMENTS: The Sunrise Lake Board requires a quarantine period of ALL boats and motors that have previously been used on another body of water. **These procedures are to prevent Zebra Mussels and foreign vegetation from contaminating Sunrise Lake.** Effective quarantine measures include leaving the boat (hull side up if possible) and motor exposed to the sun for a minimum of one (1) week or to wash them in a mild bleach solution and let dry for a day prior to receiving the sticker and being launched into the lake. **The washing must not be completed near the lake itself.** On new manufactured boats, quarantine is NOT required.

NO BOAT STICKER: If a boat of any classification does NOT have a community sticker or does not actually meet requirements, the Lake Board has the right to remove the boat from Sunrise Lake at the owner’s expense and is not allowed to use Sunrise Lake.

COMMUNITY DOCKS: Community boat docks are adjacent to Clubhouses 1 and 2 and are currently priced at \$100 per year. Dock slip assignments are limited to no more than two per household. Community docks are not available to a residence that border the lake and either have a personal dock or the ability to have a personal dock.

Dock space is limited, so new and renewable applications must be submitted prior to December 1 of each year. Applications can be found in Appendix F. Prior year slip assignments will be honored if applications are submitted prior to December 1. After April 25th, all unassigned slips will go to the people requesting a slip by order of date received for application. If you do NOT use the slip by June 1st the slip will be re-opened for reassignment to another resident. Community dock slip assignments do not transfer with the sale of a residency or boat. New residents or new boat owners must submit an application for use of a community dock slip. Dock slip users are required to maintain the slip area for their safety and well-being of our residents.

Sunrise Landing Rules and Regulations

If you receive a dock slip assignment, you will be notified by a Board member. Dock slips are numbered, so please dock in only your slip.

Personal Boat Docks

PERSONAL DOCKS: All residence owner whose residence is on the Sunrise Lake, can have a personal boat dock (approval by the Lake Board). The dock construction or reconstruction (prior approval) of the Lake Board shall conform to the specifications in Appendix "C".

Owners and Tenants are responsible for keeping their dock in a useable and safe condition. If the owner and tenant does not comply with the violation a fine will be levied.

MAINTENANCE: Personal boat docks are the responsibility of the resident owner and must follow the guidelines set forth by the Sunrise Lake Board in maintaining the dock for the safety and well-being of our residents.

BOAT CONDITION: it is the responsibility of the homeowner to keep their boat in good working order. If the boat is in disrepair, or in the process of sinking, or if the boat is located on the dock area and in such condition, that foliage is growing in or on top of the boat. The Sunrise Lake Board will declare the boat a derelict and a letter will be sent to the owner and a copy to the HOA President, indicating the condition. This condition must be corrected by a given date or the boat will be removed from the location at owner's expense.

BOAT RAMP: The Boat Ramp is locked and requires a 48-hour notice for the code. Please contact Towne Properties for lock code.

Sunrise Landing Rules and Regulations

Erosion Control

Property owners whose properties border Sunrise Lake are responsible for control of soil erosion problems originating from their properties. Soil loss from rain runoff can result in the loss of trees along the shore into the lake.

Property owners who wish to install erosion control barriers or undertake shore repair work must first obtain approval from the Sunrise Lake Club Board of Directors by filing an Improvement Application form (see Appendix A). Such structures or improvements must conform to guidelines provided within this document.

Simple Solutions to Prevent Soil Erosion

Good news! By applying some relatively simple steps, you can control and prevent soil erosion. The four most common soil erosion prevention methods are vegetation, geotextiles, mulch, and retaining walls.

Vegetation: The simplest and most natural way to prevent erosion is through planting vegetation. Plants establish root systems, which stabilizes soil and prevents soil erosion.

Geotextiles: Using geotextiles is an effective method because it also stabilizes soil. When used in conjunction with growing vegetation, it is even more effective. There are three main types of geotextiles: woven, nonwoven, and coir.

Mulch/Fertilizer: Applying a layer of mulch to the soil top allows the soil to slowly soak up water, as it protects against rain impact, and restores pH levels helping with erosion prevention.

Retaining Walls: Retaining walls can be built around the area of erosion to prevent water run-off. Runoff water leads to further erosion, and if used with other methods, retaining walls can be a very effective way to prevent soil erosion.

Check out the following link for more information on erosion prevention and control.

<http://www.erosionpollution.com/ways-to-prevent-soil-erosion.html>

Native Ohio Plants for Erosion Control on Steep Banks

If the bank is steep and high, consideration should be given for the use of erosion-control blankets and/or fiber or coir rolls to stabilize the erosion area. The fiber rolls and erosion-control fabric work by slowing the runoff water and allowing sediment to fall out rather than be washed away. Seeds are sown under the erosion-control material and grow up through the matting when they germinate. The roots of the plants growing through the erosion-control material anchor the soil to stop the erosion. If you use erosion-control blankets made of biodegradable material, they will eventually disappear leaving the plants to control the problem.

Native grasses are an excellent because they develop extensive fibrous root systems that hold the soil in place. Seeds can be sown under an erosion control blanket or grass plugs can be planted through the blanket. After

Sunrise Landing Rules and Regulations

the grasses have begun to establish themselves and stabilize the area you can add other plants. Near the lake's edge, bushes such as the willow and buttonbush can tolerate being in very wet soil and will be effective in stabilizing the bank adjacent to the lake.

Grasses Native to Ohio


Sun: 6+ hours

Soil Condition: Dry

Height: 1–3 feet

http://www.wildflower.org/plants/combo.php?fromsearch=true&distribution=OH&habit=habit_shrub&duration=&light_sun=1&light_partshade=1&moist_dry=1&height_03=1

scientific name	common name(s)	image gallery
Elymus hystrix	Eastern bottlebrush grass Bottlebrush Grass	2 images
Hesperostipa spartea	Porcupinegrass Porcupine grass	2 images

scientific name	common name(s)	image gallery
Panicum virgatum	Switchgrass Wand panic grass	 29 images

Sunrise Landing Rules and Regulations

Schizachyrium scoparium

Little bluestem
Popotillo azul



51 images

Sorghastrum nutans

Indiangrass
Yellow indiagrass



59 images

Geotextile Erosion Control Products

Coir Products (also known as Coconut Fiber Products) are a natural and biodegradable solution to erosion control in any environmentally sensitive location. Constructed from coconut fibers, these products are able to provide a natural support system until vegetation is able to take root. Coconut fibers are known for their high strength and biodegradable nature, making them a favorite for wetlands, protected areas, shorelines and more.

On average, the typical lifespan for all of coconut fiber products is anywhere from 2 to 5 years. This provides enough time for steep areas to be stabilized, while vegetation is allowed to fully take root. Life spans may vary slightly depending upon location and the water flow in the area.



Sunrise Landing Rules and Regulations

Architectural and Exterior Improvements

Construction is prohibited on any structure, fence, wall or building until the plans and specifications have first been approved by the Sunrise Lake Board who shall at the sole discretion of approving or rejecting any plan(s) as to design, grades, exterior materials and the location of the building or buildings on the lot. A qualified professional architect or engineer shall design every building. Exterior paint colors shall not be changed without approval of the Sunrise Lake Board.

IN ADDITION to Homeowners: exterior doors, garage doors, trim; siding, storm/screen doors and windows should be in keeping with the character of the unit and community.

Materials: All single-family houses in the subdivision shall be constructed of stone, brick and frame, or other approved construction materials, and shall have not less than 1000 square feet of enclosed livable area (excluding garage and basement areas).

NO asbestos siding shall be used in the construction of any house, nor shall cinder blocks or concrete blocks be exposed on any exterior wall without the written approval of Sunrise Lake Board.

Setback Lines: No part of any house shall be nearer than twenty (20) feet from the front property line. Side setback lines shall be not less than five (5) feet and rear setback lines shall not be less than twenty (20) feet.

Fences and Walls: No wall or fence shall extend into the front yard beyond the setback line of each respective residence except, however, any retaining wall or other wall required by nature of the contour of the Lot. Permitted fences shall not exceed four (4) feet in height except fences surrounding swimming pools, which may be higher when required by law. No fence, wall or other structure (except residential buildings) shall be erected within 20 feet of the high-water mark of the lake, where a Lot abuts the existing lake. No allowed fences shall be constructed using metal as a visible structural framework.

IN ADDITION, Sunrise Lake Board rules do not allow single family home fences to be any further forward than the back line of the structure. Upon application and approval by the Sunrise Lake Board, temporary fencing may be installed to discourage the nesting and migration of geese. No fence or wall shall be permitted on the common ground, except as originally installed by the builder.

Temporary Structures: No structure or structures of a temporary character, trailer, barns or other outbuildings shall be on any Lot after the permanent residence on such respective Lot has been completed.

Signs: (including political/election) letters, numbers, symbols, markings, illustrations, advertising devices, billboard, etc. shall not be posted, attached, erected or displayed upon or any lot or living unit except as follows:

Small security system signs are permissible but shall not exceed one (1) square foot in surface.

Sunrise Landing Rules and Regulations

Street and identification signs installed by the Association.

One (1) temporary sign for each living unit; advertising the unit for sale or lease. Real estate "SOLD" signs is permitted but shall not remain for more than two (2) weeks.

No signs or nameplates may be illuminated, except for signs placed by the Sunrise Lake Board on the common grounds of the community.

Satellite Dishes and Antenna: No satellite dishes shall be permitted on any Lot in the subdivision except those that are one (1) meter or less in diameter. Any owner wishing to install a satellite dish of one (1) meter or less must make application in writing to the Sunrise Lake Board showing the location of the proposed installation. The Association may place reasonable requirements on the location of the satellite dish and may require screening or other landscaping related to the placement provided that such regulation will not conflict with provisions of Section 207 of the Telecommunications Act of 1996 as currently enacted or subsequently amended.

Window Air Conditioner Units: No in window unit air conditioners are allowed.

Miscellaneous: No metal swings, above ground pools, or other similar fixtures or equipment shall be permitted upon exterior of any Lot. No clotheslines shall be permitted upon the exterior of any Lot.

Garbage and Refuse Disposal: No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. Trash, garbage and recycling containers must be concealed from view from street directly in front of unit and must be removed from street in a timely manner after collection.

IN ADDITION: The burning of trash and the accumulation of litter, building materials, or trash of any kind on any Lot, common grounds or limited common grounds is prohibited. Trash should not accumulate under decks.

Landscaping

Exterior Lighting & Decorations: The Sunrise Lake Board before installation must approve Additional exterior lighting for either security or decorative purposes. All such wiring must be done in accordance with local building, safety and electrical codes. This refers to both the front and rear of residences.

Holiday Lighting: Holiday lighting may be placed up to 30 days prior to the holiday. All holiday lighting must be removed within twenty (20) days following the holiday.

Landscaping: Trees and shrubbery may not be added or removed from any common ground without prior approval of the Sunrise Lake Board and/or the appropriate Landominium Association except for emergency clearing.

Birdbaths, lawn statues, decorative items, landscape timbers, benches, etc. are not permitted on any common ground unless approved by your Sunrise Lake Board.

Sunrise Landing Rules and Regulations

All major landscape changes by homeowners must be submitted to the appropriate Sunrise Lake Board for approval. If unsure, submit application to prevent removal or restoration to original state.

Any decorative item, either temporary or permanent in nature (such as awnings, sunscreens, patios, decks, patio enclosures, sunrooms, etc.) must have appropriate Sunrise Lake Board approval prior to installation.

Single-family homeowners must ensure that all limbs or shrubbery are clear of the sidewalks and lawn clipping are not permitted to accumulate on the sidewalk. All residents are reminded that the street gutters, catch basins and storm sewers drain into the lake in many areas. Therefore, do not permit grass clippings or leaves to remain on the street.

Lawn Care: Homeowners are required to maintain the grass area between the sidewalk and the street curb. This means mowing the grass and edging the sidewalks and the street curb to give it a trimmed look and to prevent the clippings from entering the storm sewers to the lake after heavy rainfalls.

Residents and Lawn Services are required to use a zero (0) content phosphorous fertilizer to minimize the nutrient load into the lake.

The blowing of grass clipping or leaves directly into the lake or storm sewers is strictly prohibited. If you use a lawn service, you as landowners are responsible to see that lawn care companies do not blow the leaves or grass directly into the lake.

Outdoor Fires: Federal, State and Local laws and ordinances strictly control and limit outdoor fires. Be sure to check with the Hamilton Township Fire/Rescue Department if you are in doubt or have any questions. They can be contacted at 513-683-1622.

Common Ground Fencing

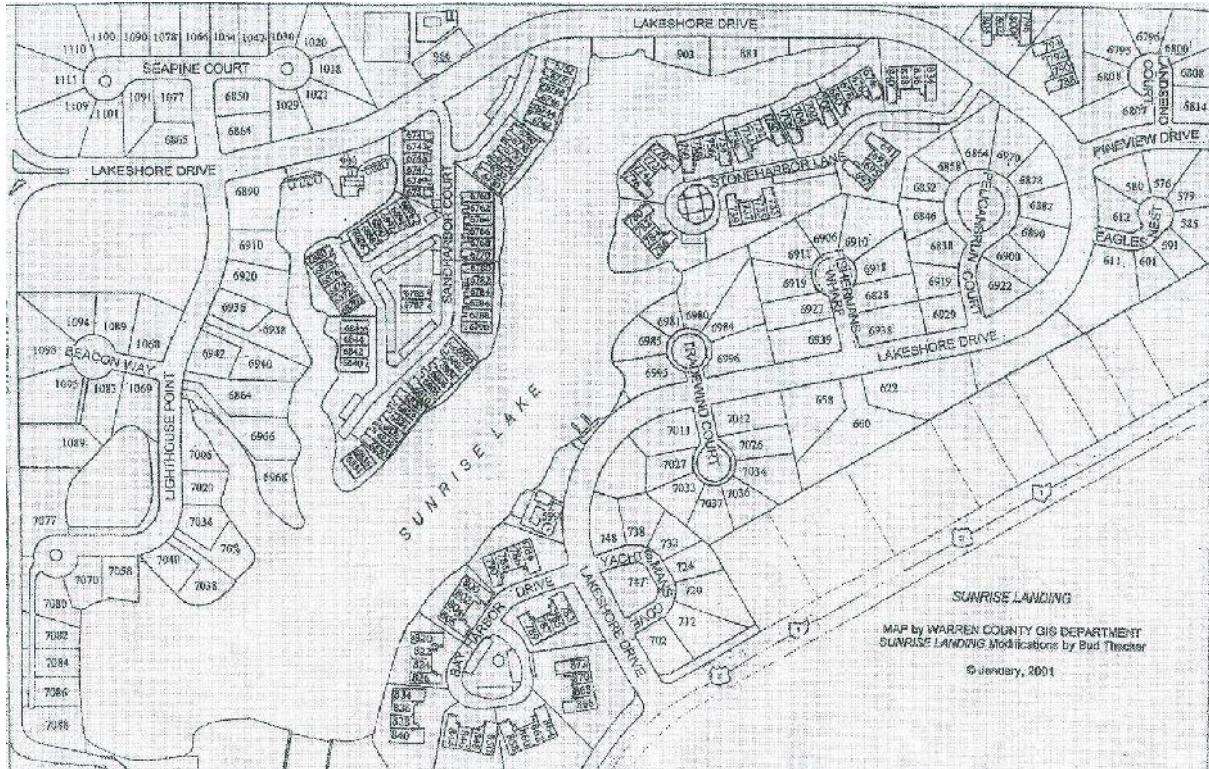
All fencing on Sunrise Lake common ground is the property of the Sunrise Lake Board and shall be maintained by the Sunrise Lake Board, whether it is chain-link or wooden fence.

Liability for Damage to Common Grounds

Owners, Tenants, guests and/or employees are responsible for any damage incurred to any common grounds and the repair or replacement thereof, at his/her expense.

Sunrise Landing Rules and Regulations

Sunrise Landing Roadways: Township vs Private



Road Name	Type	Responsibility for road resurfacing, sealcoating, and snow removal
Bayharbor Drive	Private	Bayharbor HOA
Beaconway	Private	Sunrise Lake Club HOA
Eagle's Nest	Private	Sunrise Lake Club HOA
Fishermans Wharf	Private	Sunrise Lake Club HOA
Lands End Court	Private	Sunrise Lake Club HOA
Lighthouse Point-Extender 1	Private	Sunrise Lake Club HOA
Lighthouse Point-Extender 2	Private	Sunrise Lake Club HOA
Lighthouse Point-Extender 3	Private	Sunrise Lake Club HOA
Lighthouse Point-Extender 4	Private	Sunrise Lake Club HOA
Pelicans Run	Private	Sunrise Lake Club HOA
Sandharbor Court	Private	Sandharbor HOA
Stoneharbor Drive	Private	Stoneharbor HOA
Tradewind Court	Private	Sunrise Lake Club HOA
Yachtmans Cove	Private	Sunrise Lake Club HOA
Lakeshore Drive	Township	Hamilton Township
Lighthouse Point	Township	Hamilton Township
Pineview Drive	Township	Hamilton Township
Seapine Court	Township	Hamilton Township

Sunrise Landing Rules and Regulations

Within the Sunrise Lake Community there are three (3) classifications of roadways.

- 1) Hamilton Township Roads
- 2) Private Drives
- 3) Landominium Associations

1) Lakeshore Drive, Lighthouse Point and Seapine Court streets, are controlled and maintained by the Hamilton Township.

2) Private drives are controlled and maintained by the Sunrise Lake Board. This includes Beaconway Court, Lands End Court, Pineview Drive, Eagles Nest Court, Pelicans Run Court, Fisherman's Wharf Court, Tradewind Court and Yachtsman's Cove, along with Pool No. 2 parking lot. This includes their sidewalks and the sidewalks along the Hamilton Township Roadways are Sunrise Lake Board property. Parking is permitted on private drives unless posted otherwise. Parking on Private Drives should be done in a considerate manner, do not block others driveway, and cannot impede emergency vehicles. No parking on sidewalks or against the flow of traffic.

3) Bay Harbor Drive, Stoneharbor Lane and Sandharbor Court and their associated storm drains, parking pads and sidewalks are the property of, and maintenance is provided by the appropriately named Association.

Parking Rules

Parking of Trucks and other Vehicles: No truck of any kind shall be permitted to be parked in this subdivision for a period of more than four hours unless the same is being used for construction or repair work of a house in the subdivision. In no event will any truck be permitted, to be parked in the subdivision overnight, unless said truck(s) is in an enclosed garage.

POINT OF CLARIFICATION: Passenger type station wagons, vans and pickup trucks shall NOT be construed to mean that they are truck(s) but rather they are to be classified in the same category with any other passenger type vehicle.

NO boats, trailers, mobile homes, recreational vehicles or inoperative vehicles shall be permitted to be parked on any Lot in this subdivision unless the same are stored or parked in an enclosed garage so as to constitute an unsightly nuisance to the surrounding property, except that small boats not to exceed sixteen (16) feet in length shall be permitted to be kept in the rear yard. Special exceptions can be granted for short periods of time less than five (days) with Board approval.

No buses or vehicle that constitutes as unsightly nuisance shall be parked on any Lots or streets in the subdivision.

IN ADDITION, vehicles without current license plates will be considered abandoned and will be towed at owner's expense. Storage of vehicle(s) will be permitted in garages only.

Extraordinary or extensive maintenance or repairs of vehicles shall not be carried out on any street, driveway, Lot, parking area, common or limited common ground.

Sunrise Landing Rules and Regulations

All vehicles of owner's, guests and visitors must be parked in the garage, immediately in front of the garage or on the parking pads.

All motor vehicles, including mini-bikes and mopeds, are restricted to the streets and parking areas, and shall comply with all local and state laws.

Vehicles shall not be driven or parked upon non-paved areas, except for maintenance.

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Fireworks

Fireworks purchased at Wal-Mart or Walgreens are types of Fireworks that allowed to be set off with in the Sunrise Lake Community. Novelty fireworks, which include sparklers, snaps and smoke bombs may be purchased and used within Ohio.

Fireworks larger than the ones the State of Ohio allows are illegal to be set off within the Sunrise Community.

No Fireworks are to be lit off on Sunrise Lake common ground property; that means on land or on the Sunrise Lake from your boat.

If you are asked to cease and desist of lighting off fireworks and you do not, the Hamilton Township Police will be called, and you will be cited. **Per the Hamilton Township Police**

According to the Ohio Revised Code, Chapter 3743, it is legal for those age 18 and older to purchase consumer fireworks from a licensed dealer. These include firecrackers, bottle rockets, roman candles and fountains. However, purchasers must sign an affidavit that they will transport the fireworks out of state within 48 hours of purchase.

What's Not Legal?

It's not legal to discharge non-novelty, consumer fireworks, such as firecrackers and bottle rockets, in Ohio without an exhibitor's license (even though it IS legal to purchase these items.) Professional-grade fireworks are not legal to purchase or discharge in Ohio without a professional operator's license.

Animals and Nuisances on Common Grounds

**This rule applies to single family houses only.
Landonium associations have their own rules.**

Animals: No hogs, goats, poultry, or other livestock of any kind shall be kept on any Lot in this subdivision. However, each resident shall be permitted ordinary household pets of not more than two (2) dogs and two (2) cats. No commercial use breeding of any animals shall be permitted on any Lot in this subdivision.

IN ADDITION, all pets, including cats and dogs, must be leashed and attended when outdoors. Staking out, doghouses, and any outdoor storage of food supplies for pets is prohibited.

Sunrise Landing Rules and Regulations

Pet owners are required to remove the waste of their pets, per occurrence and dispose of it properly.

Contact the local dog warden for pet issues.

Nuisances: No obnoxious or offensive activity of any kind shall be engaged in on any Lot nor shall any owner or resident thereof engage in any activities that interfere with the quiet enjoyment, comfort and health of the residents of the neighboring or adjacent Lots.

This policy refers to Single Family Homeowners only. Landominium Associations have their own policies.

IN ADDITION: No noxious or offensive trade or activity shall be carried out on any Lot, within any dwelling, or on any common ground which may become an annoyance or nuisance to the community. Resident violators may have their privileges suspended and/or may be assessed monetary fines as defined by enforcement. Non-resident violators will be removed.

NOTE: Animals are allowed on boats on Sunrise Lake.

Sunrise Landing Rules and Regulations

Enforcement of Rules and Regulations

The Sunrise Lake Board is charged with the responsibility of maintaining aesthetic and architectural character of the Sunrise Lake community. It is our intention to promote a friendly and peaceful community for all residents. The following enforcement of Rules and Regulations are placed into effect in keeping with this intent.

Members of the community are encouraged to amicably discuss with their neighbors any alleged misunderstanding or infraction regarding these rules and regulations. If resolution is unsuccessful, then it is recommended that you collaborate the infraction with another resident and document the alleged violation to the Property Manager, in the form of an email or letter. The Property Manager will involve the Sunrise Lake Board. The objective is always to change behavior, so the Lake Board may attempt other measures. Since the property owner is ultimately responsible, he/she should ensure that any lessee (renter), visitor, guests and family members understand and abide by the established Sunrise Lake "Rules and Regulations".

The investigation and any penalty of an alleged violation of the published "Policies and Procedures" of Sunrise Lake will be administered by the Sunrise Lake Board and the Property Manager. The Sunrise Lake Board and the Property will proceed as follows:

1. **REPORT of SERIOUS VIOLATIONS:** Contact the Property Manager in writing on matters of *serious, deliberate and/or repeated actions* which may violate the accepted and published "Policies and Procedures" of Sunrise Lake. Upon receipt of the collaborated complaint, The Property Manager will investigate and consult with the Sunrise Lake Board to determine if a violation exists or has occurred.
2. **DETERMINATION:** If it is determined that violation has occurred of the "Rules and Regulations" then in the spirit of community the offending party should be made aware of the offense for possible correction. If the attempt to change behavior fails, then the following procedure [required by O.R.C. 5312.11 ©] will take place:
3. **FIRST NOTICE:** The Property Manager will send a letter to the property owner (and Leaser or Renter, if applicable) explaining the violation, identifying the appropriate rule and ask that the behavior corrected immediately or violation be corrected *within fourteen (14) days* from the date of the letter, or as designated by the Sunrise Lake Board. If the property owner (and Leaser or Renter, if applicable) has not changed behavior or corrected the violation by the date established above or has not contacted the Property Manager with an appropriate plan to resolve the violation then the following will occur.

Sunrise Landing Rules and Regulations

4. **FINAL WRITTEN NOTICE:** The Property Manager will send a final (second) letter giving final notice, by certified mail, to the property owner (and leaser or renter, if applicable), with return receipt requested. The property owner (and leaser or renter, if applicable) will be notified to correct the behavior immediately or a date to correct the violation to the satisfaction of the Sunrise Lake Board. The letter will contain the following:
 - a. Description of the behavioral violation, property damage or policy violation.
 - b. For behavioral violations a final opportunity to alter behavior without loss or privilege or the amount of proposed charge or assessment for other violations.
 - i. For a first violation of a behavioral violation (for example, excessive noise or glass in a pool area), a one (1) week suspension of Sunrise Lake privileges.
 - ii. For a second violation of a behavioral violation, a two (2) week suspension of Sunrise Lake privileges.
 - c. A date by which the owner (including the actions of the leaser or renter) can resolve the violation and thus avoid the assessment, if the resolution is applicable.
 - d. Inform the owner / leaser / renter of his/her right to a hearing before the Sunrise Lake Board to contest the charge.
 - e. A statement that if the owner / leaser / renter desires a hearing, he/she must deliver a written notice requesting the hearing to the Property Manager not later than the tenth (10th) calendar day after receiving the Certified Mail's notice.
5. **OWNER'S HEARING:** If an owner / leaser / renter requests a hearing, the Lake Board will provide the owner / leaser / renter with three (3) dates and times in a written notice within the next ten (10) calendar days. The owner / leaser / renter will have three (3) days to respond to the Property Manager with a selected date. The Sunrise Lake Board will not levy a charge or assessment prior to the hearing. The owner (and leaser or renter, if applicable) must appear in person to this hearing.
6. **HEARING WAIVED:** If the property owner fails to make a request for a hearing within the prescribed time frame, the right to that hearing is waived and the Sunrise Lake Board may immediately:
 - a. Revoke privileges for behavioral violations and / or any violation
 - b. Impose a charge for Damages and /or an Enforcement Assessment including certain penalties.
7. **HEARING HELD:** If a hearing is held and no agreement is reached within thirty (30) calendar days following the hearing, the Sunrise Lake Board may immediately:
 - a. Revoke privileges for behavioral violations and / or any violation
 - b. Impose a charge for Damages and /or an Enforcement Assessment including certain penalties via a written notice, delivered to the owner by personal delivery or certified mail with return receipt requested.

Sunrise Landing Rules and Regulations

8. **VIOLATION OF LOSS OF PRIVILEGES:** For behavioral violations that result in loss of privileges for an owner / leaser / renter, if that loss of privilege is not honored then the owner will be assessed per Paragraph #9 below.
9. **CHARGES, PENALTIES and/or ASSESSMENT:** The Sunrise Lake Board will have the authority to impose an Enforcement Assessment or **fine of ten (10) dollars per day** the violation continues to the date of the first letter. In addition, if an assessment or fine is imposed or damages are not paid, then all associations' privileges will be suspended.
10. **LIEN:** When a homeowner is in default of payment of past due assessments and any other accrued fees for more than sixty (60) days, a lien will be prepared and recorded against the respective unit by the attorney of record. The homeowner will be responsible for all legal fees and collection expenses.
11. **FORECLOSURE:** The Sunrise Lake Club Board of Directors, by resolution, may request the Association's attorney to enforce action as provided for in the Declaration of Covenants, Conditions, Restrictions and Reservations of Easements against any lien remaining unpaid for a period of thirty (30) days.

SUMMARY: For behavioral violations, the owner, leaser and/or renter, will lose Sunrise Lake Community privileges. For continued behavioral violations by an owner, leaser or renter, the owner will be assessed the charges, penalties, and lien for uncorrected violations.

The Rules and Regulations are not intended to cover all situations or occurrences that may affect the Sunrise Lake Community. The Sunrise Lake Board maintains the right to address additional areas and to take action on matters that affect the overall community. The Sunrise Lake Board reserves the right to delete or amend any item in the Rules and Regulations except as required by the Ohio Revised Code.

Sunrise Landing Rules and Regulations

Appendix A: Architectural and Exterior Improvements

Any owner desiring to make any exterior change, addition or exterior improvement to any residence or lot or in case of Condominiums to the exterior, common or limited common ground must request and obtain prior approval for the change, addition or improvement from the appropriate Board of Trustees. The proper procedure for this is as follows:

Submit a completed improvement application form to the Managing Agent's office at least two (2) weeks prior to the scheduled monthly Trustees meeting of the appropriate Board of Trustees. The application must include a complete description of the improvement and a drawing detailing the proposed improvement and its location on the property. Photographs and/or catalog pictures along with product specifications necessary for clarification of the requested improvement should also be attached to the application form. Review with adjacent neighbors may be required.

The Architectural Committee will review the request and present it at the next scheduled meeting of that Sunrise Lake Board at which time the application will be approved, disapproved, or alternative recommendations for the improvement may be suggested. The owner will receive a copy and notice of the decision within thirty (30) days from the date of the meeting.

The homeowner is responsible for maintenance, repair and/or replacement of any exterior change, addition or improvement and such individual responsibility is automatically transferred to subsequent owners of the property. The homeowner as a courtesy may inform adjacent SRL property owners of any changes to their property as described within an application.

Unauthorized changes or improvements must be removed or restored to original condition at the discretion of the appropriate Board of Trustees and will be at the expense of the owner.

General items that are considered to be architectural changes or improvements include but are not limited to:

1. Deck enclosures, awnings, canopies, screens, exterior siding, roofs, windows, garage doors, boat docks, etc.
2. Deck and patio alterations including flooring, carpeting, tiles, etc.
3. Home additions
3. Greenhouses or hothouse fixtures projecting from the outside of windows.
4. Front door changes in color or storm door additions; a full view, white storm door with no ornamentation whatsoever has been adopted.
5. Patio improvements.
6. Additional landscaping and landscape changes, including lighting and fireplaces.
7. Changes in color.
8. Play equipment: i.e. Swing set, basketball goal.
9. Shoreline erosion control and/or reconstruction.

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The purpose of the Architectural Control approval is not to discourage improvements, but to control the nature of improvements to those that enhance the value and conform to the overall aesthetic appearance of the community. This control shall be looked upon as a protection of your investment. The Board of Trustees and the Association members are in favor of improvements and encourage owners who desire to personalize their homes to do so within the limitations of the Declaration of Covenants. Forms are available from the Managing Agent's office and at the Community Center.

IMPORTANT NOTE: The rules and policies of the Landominium Associations may differ from and/or be more restrictive than the standard policies outlined herein.

Sunrise Landing Rules and Regulations

IMPROVEMENT APPLICATION FORM

WHEN MUST YOU FILE AN IMPROVEMENT APPLICATION?

An application must be submitted for any construction, modification or addition to the exterior of your home, yard, or landominium association common grounds.

Please email this form to Patrickrakes@towneproperties.com, or mail it to:

Towne Properties, Inc.
Attention: Mr. Patrick Rakes
11340 Montgomery Rd, Suite 202
Cincinnati, OH 45249

If you have any questions, please contact Towne Properties at 513-489-4059.

WHAT IS THE PURPOSE OF THIS APPLICATION?

1. It ensures that your planned improvement conforms with Sunrise Lake Club Declarations, enhances the beauty of the community, maintains the architectural harmony of the community, and in no way inconveniences your neighbors.
2. It enables the Association to provide information and assistance, as needed, to facilitate completion of your planned improvement.

=====

HOMEOWNER NAME(S): _____

HOME PHONE NUMBER: _____ CELL PHONE NUMBER: _____

ADDRESS: _____

NATURE OF IMPROVEMENT: _____

COLOR: _____ LOCATION: _____

DIMENSIONS: _____ CONSTRUCTION MATERIAL: _____

CONTRACTOR: _____ ESTIMATED COST: _____

DATE WORK IS TO BEGIN: _____

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Please include the following with this application:

1. A picture of the proposed improvement. This can be from a catalog or the Internet.
2. A site plan showing the entire property, the location of the home and location of the improvement. This can be a drawing from your contractor. Dimensions and distances from the side and rear property lines are required. Please consult the Rule Book for guidance.

All work must be completed within 6 months of approval. Otherwise, a new application must be submitted.

=====

I understand the rules concerning the proposed improvement.

This improvement in no way encroaches on my neighbor's property. I have reviewed my plans with both neighbors on either side as a courtesy and their signatures are below.

I agree to abide by the rules established by the Sunrise Lake Club and will be solely liable for any upkeep required by the construction of this improvement. I further agree to obtain all licenses and/or building permits and to comply with legal requirements and building code.

DATE _____ NEIGHBOR NAME _____

NEIGHBOR SIGNATURE _____

DATE _____ NEIGHBOR NAME _____

NEIGHBOR SIGNATURE _____

DATE _____ HOMEOWNER SIGNATURE _____

HOMEOWNER SIGNATURE _____

FOR ASSOCIATION USE:

Date application received _____ Received by _____

Sunrise Landing Rules and Regulations

Appendix B: Sale of Property

Upon listing a Condominium or single-family residence for sale, it is the responsibility of the homeowner to provide a copy of the "Sunrise Lake Board Declaration of Covenants, Conditions, Restrictions, Easements and Liens" to the listing real estate agent and have a copy available for review by all prospective buyers. Should the homeowner need a copy of this recorded legal document, contact the Managing Agent.

Upon sale of the property, the seller is to forward a fully completed "Closing Report Form" to the Managing Agent.

RECEIPT OF THIS COMPLETED FORM WILL RELEASE THE SELLER FROM ANY FURTHER MONTHLY ASSOCIATION ASSESSMENT FEES. UNTIL THIS FORM IS RECEIVED, THE SELLER MAY BE LIABLE FOR THE BUYER'S MONTHLY FEES.

A copy of this form is on the next page.

Sunrise Landing Rules and Regulations

SUNRISE LAKE SUBDIVISION CLOSING REPORT

PLEASE FORWARD THIS INFORMATION TO TOWNE PROPERTIES AT THE TIME OF CLOSING OF THE SALE OF YOUR PROPERTY.

NEW OWNER/
BUYER (S) NAME _____

NEW OWNER/
BUYER (S)
ADDRESS _____

NEW OWNER/
BUYER (S)
TELEPHONE _____

CLOSING DATE _____, 20____

NEW OWNER/
BUYER (S)
MORTGAGE
LENDER _____
BILLING
ADDRESS _____
(IF DIFFERENT FROM ABOVE PROPERTY ADDRESS)

OCCUPANT'S
NAME _____
(IF DIFFERENT FROM BUYER'S NAME ABOVE)

SELLER (S) _____

SELLER (S)
TELEPHONE _____ DATE _____, 20____

SELLER (S)
SIGNATURE _____

COMPLETE ALL INFORMATION AND FORWARD TO: TOWNE PROPERTIES Inc.
Attention: Mr. Patrick Rakes
11340 Montgomery Rd, suite 202
Cincinnati, OH 45249

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Appendix C: Boat Docks

The following guidelines are provided to assist residents in design and implementation of boat dock construction and soil erosion planning. An Architectural Application will be required per Associations rules.

1) Horizontal Boat Dock Guidelines (See Dock Details 1&2)

- a) All boat docks should be 4'0" X 8'0"
- b) All support post should be 4" X 4" treated lumber
- c) All exterior side frames should be 2" X 10" treated lumber
- d) All deck planking should be 5/4" X 4" treated lumber
- e) All deck plant supports should be 2" X 6" treated lumber
- f) Plank fasteners should be 1 ½ " long screws or nails
- g) Exterior side frames should be bolted to support post using 3/8" X 6" carriage bolts with washers and nuts
- h) Support post (4" X 4") should extend 18" to 24" into lake soil
- i) Finish formula to determine overall length of support post:
 - i) 18" into soil
 - ii) 10" depth of water
 - iii) 12" deck above water
 - iv) 40" total length of support post
- j) Post holes can be dug using a manual post hole digger
- k) Post can be supported (firmed to soil) by pouring either dry concrete mix or pea gravel around post in soil hole
- l) A 4" X 4" safety post may be installed on front surface of dock
- m) **NOTE:** All docks must contain a soil erosion control wall as part of a standard dock package. The erosion control wall can be formed by using large gravel or be fabricated from treated lumber.
- n) Docks without stairs should not extend into the lake more than 3'0" maximum

2) Boat Dock Benches

- a) All boat dock benches should be fabricated from treated lumber
- b) M a x i m u m bench length should be 4'0"
- c) Benches should be mounted to the 2" X 10" side frame members of the dock using carriage bolts
- d) A bench can be mounted to the rear or end of the boat dock

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3) Boat Dock Stairs (See Dock Detail 3)

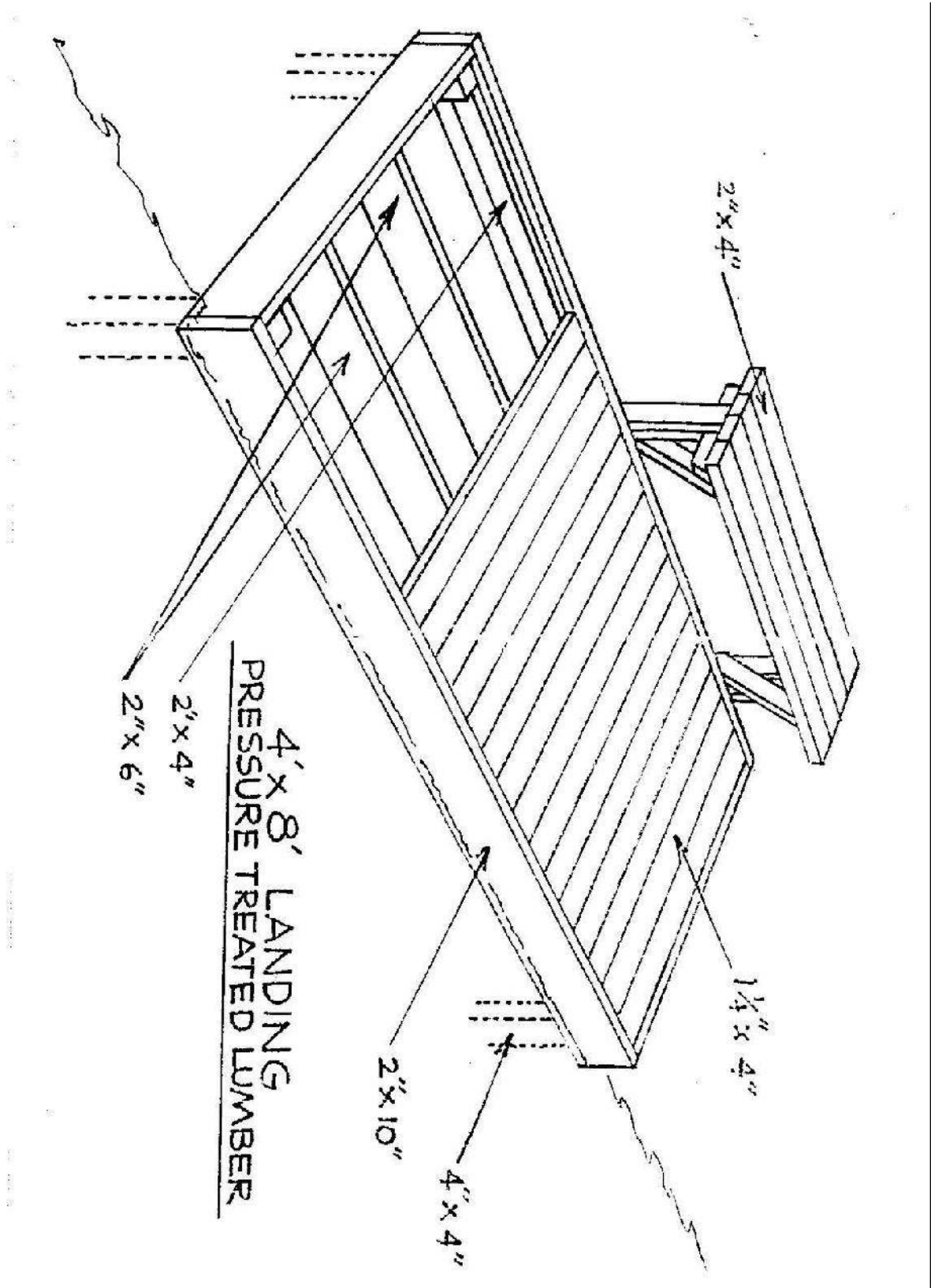
- a) Stairways are permissible when docks need to be installed below a steep bank
- b) F o r safety reasons, all steps should be preceded by a platform
- c) All stairways must contain a handrail
- d) The number of steps required is determined by the height of the bank. A standard riser should be 9" high.
- e) The lower end of the stair stringer should rest on the deck surface
- f) When installing a dock that requires stairs, it is permissible to have the dock extend the full 4'0" from the shoreline.

4) Perpendicular Boat Dock Guidelines (See Dock Detail 4)

- a) All perpendicular docks are also sized to 4'0" X 8'0". Docks on Bay Harbor are permitted to be 12'0" in length due to the shallow shoreline.
- b) Perpendicular docks must also contain a soil erosion control wall similar to all horizontal docks
- c) Perpendicular boat docks are designed for use in very shallow water areas.

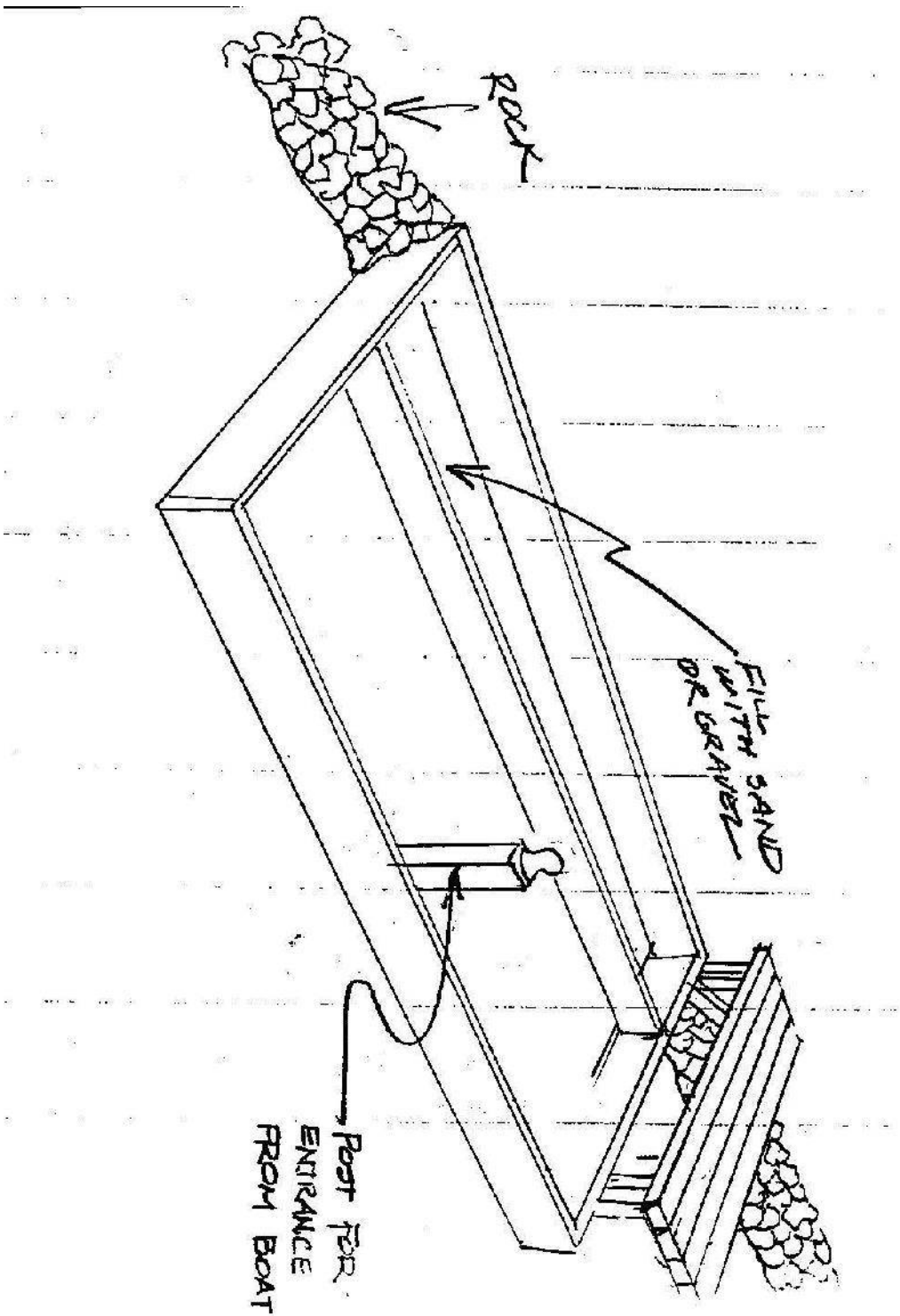
Sunrise Landing Rules and Regulations

Dock Detail 1



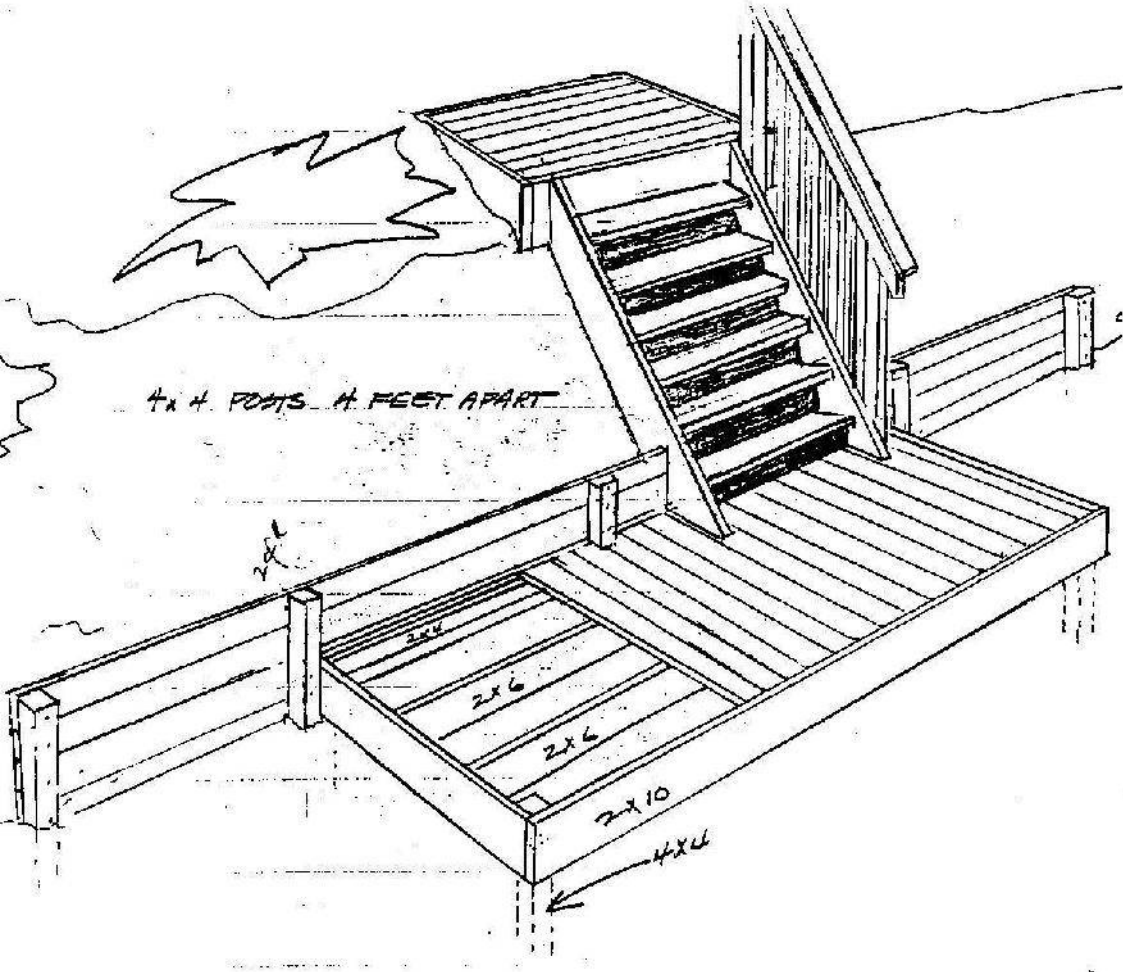
Sunrise Landing Rules and Regulations

Dock Detail 2



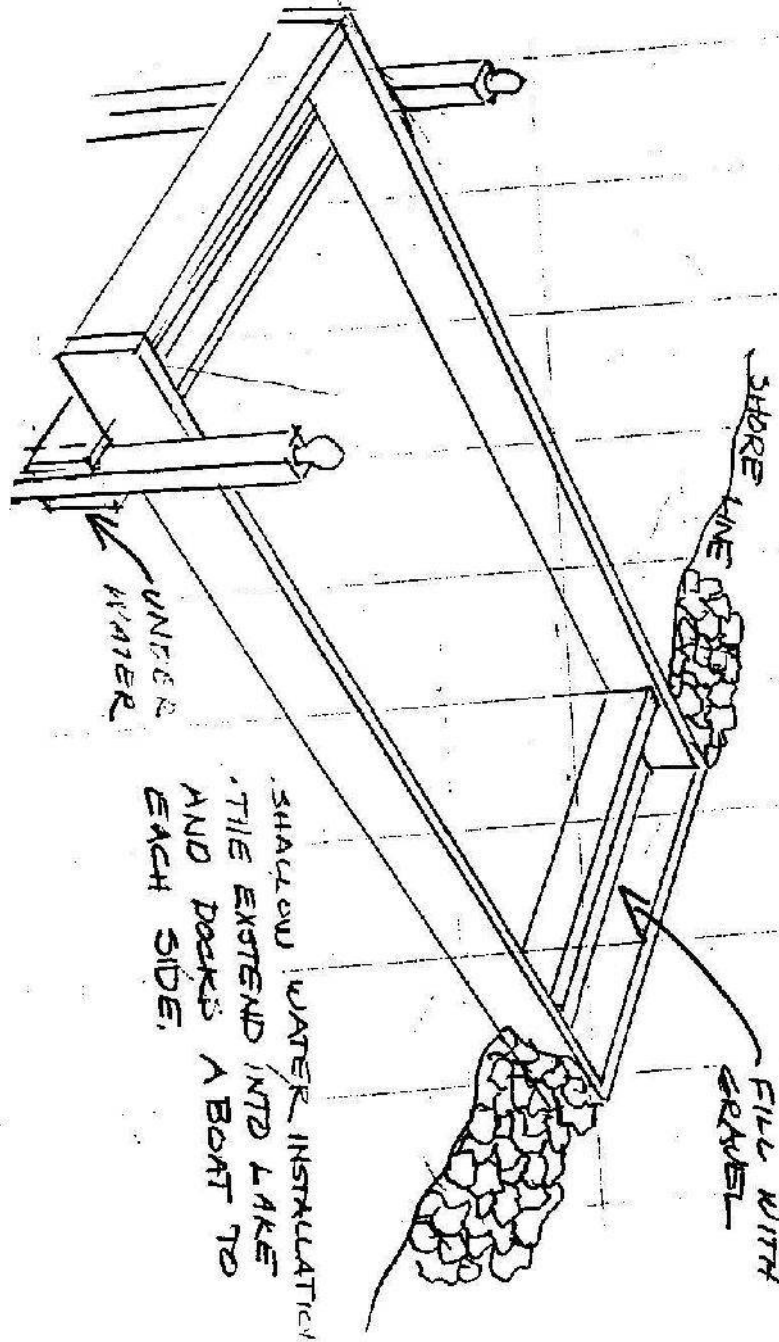
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Dock Detail 3



Sunrise Landing Rules and Regulations

Dock Detail 4



Sunrise Landing Rules and Regulations

Appendix E: Boat Sticker Application

Sunrise Landing Boat Sticker Application Form

A Separate Application Must Be Filed For Each Boat

Name _____ Date _____

Address _____

Phone Number _____ Email _____

If Resale, Prior Owner's Name _____

Type of Boat: (Pontoon) (Fishing) (Canoe) (Kayak) (Sail) (Paddle)

Boat Manufacturer _____ Model _____ Length _____ Width _____

Trolling Motor Manufacturer/Model No. _____ Lbs. Thrust _____

Boat Sticker No. Issued _____ If Replacement, Old Sticker No. _____

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Sunrise Landing Boat Sticker Application Form

A Separate Application Must Be Filed For Each Boat

Name _____ Date _____

Address _____

Phone Number _____ Email _____

If Resale, Prior Owner's Name _____

Type of Boat: (Pontoon) (Fishing) (Canoe) (Kayak) (Sail) (Paddle)

Boat Manufacturer _____ Model _____ Length _____ Width _____

Trolling Motor Manufacturer/Model No. _____ Lbs. Thrust _____

Boat Sticker No. Issued _____ If Replacement, Old Sticker No. _____

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Appendix F: Dock Space Application

Sunrise Landing Common Docks Space Request Form

No More Than Two Common Dock Spaces Can Be Assigned Per Resident. A Separate Request Form Must Be Submitted For Each Dock Space and currently \$100 fee per dock space.

Name _____ Date _____

Address _____

Phone Number _____ Email _____

Requesting Space For: Docks I _____ Docks II _____

Have You Submitted A Request for More Than One Common Dock Space: (Yes) / (No)

If Yes, What Is Other Dock Space Assignment No.? _____

Boat Sticker No. _____ Type of Boat _____

Boat Dimensions: Width _____ Length _____

Community boat docks are adjacent to Clubhouses 1 and 2. Dock slip assignments are limited to no more than two per household. Community docks are not available to a residences that border the lake and either have a personal dock or the ability to have a personal dock.

Dock space is limited, so new and renewable applications must be submitted prior to December 1 of each year. Applications can be found in Appendix F. Prior year slip assignments will be honored as long as applications are submitted prior to December 1. After April 25th, all unassigned slips will go to the people requesting a slip by order of date received for application. If you do NOT use the slip by June 1st the slip will be re-opened for reassignment to another resident. Community dock slip assignments do not transfer with the sale of a residency or boat. New residents or new boat owners must submit an application for use of a community dock slip. Dock slip users are required to maintain the slip area for their safety and well-being of our residents.

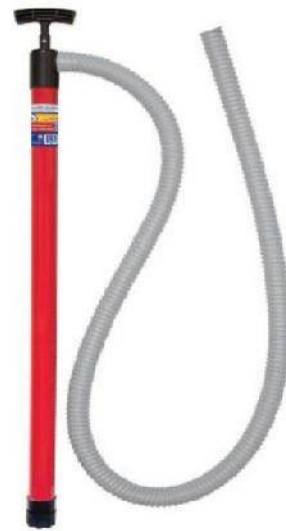
If you receive a dock slip assignment, you will be notified by a Board member. Dock slips are numbered, so please dock in only your slip.

Sunrise Landing Rules and Regulations

Appendix G: Bilge Pumps

TRAC Portable Bilge Pump
Costs as of 06/30/2017,
Walmart & Amazon Prime =
\$24.99
BassPro Shop = \$29.99

Siphon King
36" Utility Hand Pump with
72" Hose
Cost as of 07/07/2017,
Home Depot = \$35



• Description

The TRAC Portable Bilge Pump is a great little self-priming, centrifugal pump that's ideal for use in Jon boats, utility boats, dinghies, inflatable boats, and other small watercraft. The TRAC Portable Bilge Pump also makes a perfect backup pump in case of emergency. Use this trusty workhorse for removing fluids in many non-marine applications, too. Take it anywhere! Powered by 3 D-cell batteries, this pump has a 3/4" x 36" hose that wraps around the pump for easy storage, is submersible, and can run dry without damaging the pump. Includes suction cup or screw mounts for easy placement, and a clip to secure the hose to the transom. This Bilge Pump was tested by members of the North American Fishing Club® with great reviews and ratings of Good and Excellent for Performance, Convenience, Ease of Use, and Effectiveness among other test criteria. Patent pending. Manufacturer model #: T10023.

- Submersible
- Powered by 3 D-cell batteries
- 250 GPH flow rate at zero head
- Wide strainer base adds stability
- Suction cup or screw mount
- Runs dry without damage
- Includes clip to attach hose to transom