

## **Exhibit "A"**

### **Rules and Regulations**

1. No "off season" parties are permitted on beach property.
2. Please respect the private properties to the east and west of us. No trespassing above the mean high water mark!
3. Tenants shall report all acts of theft and/or vandalism to management. Tenants are to utilize all open space around their cottage for parking BEFORE using common areas. Only cars with stickers (no guest passes) are allowed to park around their cottage. Guests are required to use the designated guest lots. Beachfront parking is not permitted. Storefront parking is limited to store patrons and disabled persons with current and valid handicapped permits only. For the safety of all, roadways must be kept COMPLETELY CLEAR for access by emergency vehicles and apparatus. Parking in roads is strictly prohibited.
4. Cottage owners will be provided with rubbish removal for the entire season. Therefore, use of the dumpster and beach barrels for household trash is prohibited.
5. There shall be no deliberate harming or disturbing of wildlife. No trimming or removal of native plants, bushes or trees is allowed without permission of management.
6. The lifeguards are to be obeyed while on duty. Please note that lifeguards are provided for emergency rescue to the best of their ability, please refrain from requesting their attention for inquiries other than relating to safe swimming conditions or to report an emergency. Fishing is prohibited while the lifeguards are on duty. Lifeguards may be relieved/removed during day due to various reasons (i.e. inclement weather). Swimming while the lifeguards are not on duty is done at your own risk!

#### **Flags:**

Green Flags – Normal or Calm Swimming Conditions

Yellow Flags – Cautious Swimming Conditions: Larger Waves and/or Riptides

May Be Present

½ Red & ½ Yellow – Restricted Swimming Conditions: Please Swim Between

Flags

Red Flags – Dangerous Swimming Conditions: No Swimming, no lifeguards on duty.

Purple Flags- Dangerous Marine Life May Be Present.

Absence of Flag(s) – No Lifeguards Present (Absence of Flags Does Not Assure Safe Swimming Conditions)

When ½ Red and ½ Yellow flags are up, swimming outside of flags (from flags to property line) is at own risk. The use of boogie boards, rafts or other similar devices is prohibited in the area between the flags. Rafts, boogie boards, etc. may be used (in a safe manner) outside the flags to the property line.

Please direct any questions on these issues to management and not the lifeguards.

7. The speed limit on the property is 10 mph. No mini-bikes or unregistered vehicles of any kind are allowed. Only persons with a valid driver's license are allowed to drive on the premises. Management reserves the right to confiscate the sticker of any vehicle whose operator they deem is driving recklessly, and guests of cottage owners who do not obey the speed limit may be asked to leave the premises and have their guest passes confiscated. Further, Management reserves the right to require Tenants to park in the guest lot in the event they deem the operator is driving recklessly. Tenants will be charged for fines incurred by guests for violating the speed limit. Tenants and their guests are advised that driving around speed bumps placed on the roadways is considered to be driving recklessly and may be dealt with accordingly.
8. Tenants/guests are not allowed to place their own speed bumps or safety cones on the roadways.
9. No electric powered scooters or hover boards are allowed. Human powered recreational vehicles are allowed, as are electric powered vehicles to assist the handicapped and elderly. Please respect the patrons of the store and keep human powered vehicles such as bikes and skateboards off of the deck and ramp at all times. Human powered vehicles such as bikes and skateboards may not be used on the sidewalks around the bathrooms. Management reserves the right to confiscate these items if the rules are not followed.
10. Due to the close proximity of the cottages, and for health/safety reasons, NO FIRES, FIREPITS, OR OPEN FLAMES OF ANY KIND are allowed on the premises, with the exception or grills intended for cooking, using charcoal, electric or gas. Management strongly suggests that every cottage have an up to date and working fire extinguisher and smoke detector. Landlord reserves the right to require removal of any of the above Landlord, in its sole discretion, deems unsafe.
11. Any fireworks other than those compliant with applicable Rhode Island law are not allowed on the premises. Fireworks that are legal in the state of Rhode Island are permitted ON THE SAND PORTION OF THE BEACH ONLY, by anyone 16 years of age or older. Anyone under 16 must be accompanied by a parent/guardian. Please be respectful and clean up afterwards (especially when using "sparklers.")
12. Association members may request permission from the Association President to utilize the Firebarn for private functions only during the time period between the first and last association meetings.

13. There is to be no sleeping in tents or vehicles without the permission of management.
14. RV's, conversion vans, campers, and pop-up trailers are not permitted overnight without prior written permission from Landlord.
15. The cottages and community restrooms are not supplied with potable water. Cottage owners are responsible for making sure their children and guests are aware of this. Town water is available at the store, fire barn bathroom, and at the bathroom located on the east side of the main road
16. Only proper RV/Marine winterizers (non-toxic) shall be used when draining pumps and water systems. Radiator antifreeze (i.e. Peak, Prestone, Etc.) will contaminate the water table. Any type of toxic drain cleaner is also prohibited.
17. The fields on the northern part of the property are used for agricultural purposes and are off limits to Tenants, their families and/or guests.
18. Management is not responsible for any items left unattended. There is a lost and found box located in the store.
19. RCB is a family oriented community. Please be respectful of your neighbors in regards to noise, especially during the hours of 11pm-8am.
20. The use of any unmanned airborne device that is operated without an individual in or on the device or an unmanned aerial system (drone(s) is prohibited anywhere on the RCB premises, including the beach, at any time, for any purpose.

Our security company, Whalen Security, LLC can be reached at (401) 527-5968.

## **FINES FOR LEASE/RULES VIOLATIONS**

### **Lease:**

- Paragraph 1      Occupying Cottage in Off Season - \$500.00 per night/occurrence.
- Paragraph 6      Subletting Cottage – Non-Renewal of Lease and/or minimum \$1,000.00 fine.
- Paragraph 11     Flush Toilets in Cottages – Non-Renewal of Lease.
- Paragraph 12     Renovations/Repairs between Memorial Day/Labor Day, changes to Cottages, etc. without Permission – minimum fine of \$250.00 per occurrence.  
Failure to mow lawn - \$100.00 per occurrence.  
Mowing before 8:00 a.m. - \$50.00 per occurrence.  
Failure to keep area around and under cottage clean/free of debris - \$100 per occurrence.
- Paragraph 14     Unregistered/Untagged/Unleashed Dogs - \$100.00 per occurrence  
Dogs on the Beach Sand - \$25.00 per occurrence  
Failure to Clean Up After Dog - \$25.00 per occurrence  
Outside Storage of domestic animals or livestock-\$25 per animal per occurrence/per day.
- Paragraph 17     Obstructing Roads - \$50.00 per occurrence
- Paragraph 20     Use by third parties of stickers issued to Tenant, unless specifically issued by Landlord to holder as a loose sticker- \$50 per occurrence.  
Parking in guest area without guest pass - \$50 per occurrence payable by Tenant.  
Guest parking in the cottage area- \$50 per occurrence payable by Tenant.  
Sharing guest passes-\$50.00 per occurrence payable by Tenant.
- Paragraph 21     Lost key - \$25.00 per occurrence.  
Recreational Watercraft in Cottage Area - \$10.00 per Day  
Failure to obtain sticker - \$25.00 per Day  
Vehicles, etc. on Property During Off Season - \$25.00 per Day
- Paragraph 23     Failure of Tenant to register overnight guest for overnight stay - \$500 per night, per unregistered guest.

### **Rules**

- Rule 1.            Off Season Parties - \$500.00 per occurrence.
- Rule 3.            Beachfront Parking - \$25.00 per occurrence  
Obstructing Roads - \$50.00 per occurrence  
Guests parking anywhere other than guest lot - \$100.00 per occurrence.
- Rule 5.            Harming/Disturbing Wildlife - \$100.00 per occurrence
- Rule 7.            Speeding/Reckless Driving – Confiscation of Sticker  
Minibikes/Unregistered Vehicles - \$50.00 per occurrence
- Rule 8.            Self installed speed bump - \$250 per occurrence.
- Rule 10.           Fires, etc. - \$1,000.00 per Occurrence and/or non-renewal of Lease



- Rule 14        R/V – Camper Overnight parking - \$100 per night per vehicle
- Rule 17.        Trespassing in Agricultural Fields - \$50.00 per occurrence
- Rule 19.        Noise Violation - \$50.00 per occurrence
- Rule 20.        Drone usage - \$250.00 per occurrence