



SNUG HARBOR YACHT CLUB, INC.
A Condominium, Martin County, Florida

General Rules Regulations and Information for Purchasers

Snug Harbor is in Martin County, but our Rules and Regulations are different. We are a condominium association as noted in Martin County's Official Record book, where our latest *Declaration of Condominium* is registered; it is also posted on this website under the "Regs and Forms" tab under "Legal Docs". The Declaration is important. It defines who we are and how we do things. You must become familiar with the covenants and restrictions listed there in. You should be provided with a copy of the documents by your agent or you may print one out from the website. You must certify that you have read and understood the Declaration.

Assessments

There is an annual dues assessment for all members. That amount changes by a small amount annually. The current assessment is listed on the Condominium Rider section of the real estate contract.

In addition to annual dues and occasional special assessments, each Unit Owner shall, at the time of acquisition of title, make a mandatory capital contribution to the Snug Harbor Yacht Club. The unit owners at the Annual Meeting determine the amount of the mandatory capital contribution. The current contribution amount is **Six Thousand Five Hundred Dollars** (\$6,500.00). The capital contribution shall be mandatory, regardless of how title is transferred. This amount, which is applied to the Common Elements Improvement and Maintenance Fund, is paid only once at closing and is required for each unit that is purchased.

An Estoppel letter for each transaction must be prepared by Snug Harbors' Agent, **Advantage Property Management, LLC**. The office is located at 1111 SE Federal Highway, Suite 100 Stuart, FL 34994. There is also a nonrefundable processing fee of \$250. Closing Attorney should make this request and make checks payable to *Advantage Property Management*.

Building Requirements

The Architectural Review Committee (ARC) must approve plans for building or renovations. The regulations, which are amended and approved by the Board of Governors from time to time, are also posted on our website under the "Regs and Forms" tab. If you intend to build or renovate a property in Snug Harbor, you are responsible for following the posted ARC regulations. If you are unclear on any building issue, please ask the Commodore or the Chairman of the ARC.

Rules such as setbacks are NOT the same as in Martin County. You should review the Declarations as discussed above. Another Document that may be applicable to your property is a *Proprietary Agreement (P.A.)*. The Proprietary Agreement was originally issued from the Snug Harbor Proprietor's Association, the predecessor to SHYC, Inc. Most properties in Snug Harbor are governed by the specifics of the P.A. for that lot, and that document "travels with the land". It never expires. Among other things, the P.A. describes the setbacks for your property, and while they are defined depending on which block you have purchased (Block A, B, C, or MP), they are especially important for defining the setback required along the river as referenced in Exhibit B1. The building line shown in B1 is for illustrative purposes only. Riverfront setbacks must be determined by a current survey as the setback is

based on the mean high-water line. All riverfront properties have Proprietary Agreements. It is important for you to get a copy of the Proprietary Agreement on your property from your agent. You will be asked to certify that you have read and understood it.

Clubhouse and Common Areas

All SHYC common facilities may be used by members. Guest of members must be accompanied by the member. Members may use the clubhouse and reserve it on specific dates using the procedures located by clicking on the “Regs and Forms” tab and referring to the documents “Use of Clubhouse” and “Reservation Form”. Each New Member receives a key for access to the clubhouse and transmitter for the gate, usually provided by the seller, but is available through the New Member Committee.

General Rules

Snug Harbor has some additional rules regarding neatness, dog control, speed limits and signs. Please see the website tab “Regs and Forms” document “General Rules”.

Harbor & Dockage

The Harbormaster must be contacted prior to any harbor usage. Boat slips are assigned by the Harbormaster using a sequence of priorities listed on the website “Regs and Forms” tab document “Use of the Marina”. Likewise, please see the same document for dockage and trailer fees. The annual dock fees are dependent on the length and are detailed in the “Vessel Registration Form” found in this section of the website. Vessels that use docking facilities must be registered and insured.

Traditional Welcoming Reception

A long standing tradition of Snug Harbor is the social reception to welcome new members and introduce them to the Board of Governors and their Snug Harbor neighbors. This reception has been held for every new member since its founding. We cherish and proudly maintain this tradition. The reception is held in the Snug Harbor Clubhouse located at 191 S.E. Harbor Point Drive, preferably immediately upon closing or, if necessary as soon as practical following the closing and is hosted by the Buyers’ Agent. Arrangements for the reception are coordinated with the New Member Committee.

Tennis Courts (Pickle Ball Courts)

Courts are for use by members and can be used by house guests. Other guests must be accompanied by the member. Further regulations and method of reservation can be found by clicking the website tab “Regs and Forms”, document “Use of Tennis Courts”. Pickle Ball Equipment can be found stored in the Clubhouse.