

**ELIZA ISLAND BEACH CLUB INC.
RULES OF THE ISLAND**

The following **RULES OF THE ISLAND** were originally presented to members of the Eliza Island Beach Club Inc. (EIBC) at the annual meeting held on July 4, 1998. These Rules were updated and approved at the annual meeting held on July 2, 2016. This version was presented and approved at the annual meeting held on July 1, 2017 (Part P revised, Part V added).

These rules are intended to ensure that Lot Owners can continue to enjoy their property, as well as the community property, to the maximum extent possible but consistent with the rights and reasonable expectations of fellow Eliza Island property owners.

- A. **CARETAKERS ROLES AND RESPONSIBILITIES.** The caretakers are employees of the EIBC, not of any individual Lot Owner. The caretakers report to the Caretaker Liaison who is appointed by the Board. If you want to provide input on some aspect of the Caretaker's activities or feel there is a need that isn't being met, please contact the Caretaker Liaison or a member of the Board of Trustees (the Board) directly. Rosters of these positions together with contact information are posted on the Island web site at www.elizaisland.org.
- B. **GOOD NEIGHBOR POLICY.** The Island has traditionally embraced what has become commonly known as the "Good Neighbor Policy." This policy encourages neighbors to be understanding, thoughtful and respectful of one another and their property. If a dispute does arise, please take the following steps:
1. Approach the "offending" party and discuss the situation and work towards a reasonable and acceptable solution. If this is unsuccessful,
 2. Write a letter to the offending party describing the problem and your basis for requesting a change in behavior. Send a copy of this letter to the Board. If the "offending" behavior continues
 3. Notify the Board and the Board will review the complaint, interview both parties and make a decision consistent with the Island Rules, the Association Articles and By-Laws and notify each party of the Board's decision in writing. If the "offending" behavior continues
 4. The Board may, at its sole discretion, impose a fine on the offending party. First occurrence \$100, each subsequent occurrence \$250 each. Such fines shall be levied against the offending member and if remain unpaid, shall draw interest and penalties consistent with established EIBC policies, Rules, Articles and By-Laws.
 5. The fined party may request a hearing, in writing, in front of the full Board to present their case. The Board will schedule such a hearing at a regularly scheduled Board meeting. The decision of the Board shall be final.
- The Board itself may initiate the process as set forth above if a Member is felt to be in violation of established Rules, Articles or By-Laws.
- C. **AIRSTRIIP USE:** The Airstrip on Eliza Island may be used only during daylight hours, as described as Civil Twilight. This rule applies to both commercial and private pilots.
- D. **BUSINESS FOR PROFIT:** No lot owner shall be permitted to own, manage, or operate any business for profit on Eliza Island.

- E. **DEBRIS DISPOSAL:** No brush, rubbish or garbage of any kind shall be piled on the beaches or stored there to be burned or carried by the tides. There shall be no vegetation clearing on the face of shoreline bluffs and banks, no pushing of debris over shoreline bluffs and banks other than that which is allowed by the Eliza Island Plan and the Shoreline Management Act.
- F. **DOCK USAGE:** The community float and dock shall be used only for loading and unloading. There is a maximum mooring time of twenty (20) minutes. Dock users shall “stevedore” their own gear from their boat to the dock and to the EIBC vehicle. **This is not a duty of the caretaker.** There shall be no fishing, crabbing, swimming, or fueling from the float or gangway. The ladders on the float are solely to assist individuals to get out of the water in a safe manner. Further it should be noted that even minute quantities of petroleum products, if sucked into our water intake pumps located at the end of the dock, will severely damage the R/O system.
- G. **EQUIPMENT AND VEHICLE USE:** No member shall use an Island owned vehicle for personal use unless the vehicle is driven by an “approved driver” and the Caretakers are notified of the name of the user, driver and expected duration of use. Island owned heavy equipment operators must be approved by the Board. **Approved drivers are those listed on the Island’s insurance policy as such.** Usage fees shall be as established by the Board from time to time and will be posted on the bulletin board and the Island website.
- H. **USE OF TOOL AND SUPPLIES.** Tools and supplies are available solely for EIBC Caretakers and others engaged in official EIBC tasks, except in emergencies. Tools or supplies lent on an emergency basis must be checked out from the Caretakers and returned as soon as the emergency is over and in the same condition as lent. Damaged or unreturned tools and supplies are to be replaced by the lender within ten (10) days or they will be charged for their replacement plus transportation costs.
- I. **FIREARMS:** No firearms, air rifles, bows and arrows, slingshots, or like devices are to be discharged or used in any manner on Eliza Island.
- J. **FIRES:** This includes **debris and/or land clearing fires.** Good judgment must be exercised when burning. In particular, no fire shall be left unattended and adequate firefighting material shall be within ready access. Debris burning may only be conducted during the times of 8:00 am to 8:00 pm Monday – Friday, and 10:00 am to 6:00 pm Saturday and Sunday. There will be no debris burning larger than a four (4) foot by four (4) foot fire. There will be no fires of any kind if there is a State or County or Eliza Board mandated fire closure due to dry conditions. Eliza Board closures will be posted. It is each lot owner’s responsibility to check the Whatcom County website for fire closures (bans) prior to starting a fire.
1. **Recreational fires** must be in a contained area (fire pit, fireplace, or barbecue). They must not be left unattended. Fires shall not be built amongst drift. All fires will be drowned by the maker when leaving.
 2. **Smoking:** There will be no smoking in or on Eliza owned equipment or in Community buildings. The exception would be the caretaker’s residence with their permission. There will be no smoking on community owned property during a posted burn ban.
 3. It is highly recommended that every Lot Owner equip their cabin or tent with a functioning fire extinguisher and leave a minimum of 50 foot of hose attached to an outside hose bib.
- K. **GASOLINE AND DIESEL ENGINES:** The running of power equipment of all types shall be limited so that their use will not be heard by other lot owners before 8:00 am or after 8:00 pm.

- L. **PERSONAL TRANSPORTATION:** Personal motorized transportation is banned on Eliza Island Community Properties. The only exceptions are as follows:
1. Motorized personal transportation (PT) may be granted to all lot owners age 65 or older, and/or lot owners with a Washington State certified disability, and/or lot owners with special permission of the Eliza Board of Trustees. The request for use of PT must be accompanied by written medical support or proof of age. All non-age related requests and approvals will be for a one-year period and reviewed by the Board from time to time. Supporting documents may be requested prior to the Board's review. A lifetime approval may be granted if proper documentation is presented.
 2. All approved PT shall display a decal clearly indicating it is approved. Owner's lot number, expiration date (if any) and the identity of the approved person associated with that PT. Anyone may operate the PT as long as, but only if, the person who was approved for the PT is in the vehicle.
 3. The only type of PT allowed will be golf carts (electric, gas or propane). Golf carts must have an operational governor. Any out of compliance vehicles presently on the Island will be allowed to remain until it needs replacement and then it must be replaced with a golf cart meeting the criteria.
 4. All PT will be stored on the owner's property and not on community property. At no time will the PT be left unattended on the dock for a period longer than to load or unload a boat.
 5. The PT must yield to all aircraft. The PT must yield to all foot traffic. Community roads and trails will not be blocked by the PT. There will be no alcohol use when driving a PT. At all times respect private property.
- M. **PERSONAL WATERCRAFT (JET SKI):** No motorized personal watercraft, such as a jet ski, shall be allowed on Eliza Island or its tidelands.
- N. **SHELLFISH:** Only lot owners and their guests may harvest shellfish on Beach Club community owned tidelands. Legal State limits and harvesting rules are to be observed.
- O. **MOORAGE BUOYS.** All private moorage buoys shall be located in a manner as not to block reasonable ingress to or egress from the pier and float or interfere with the moorage buoys of others. Private moorage buoys shall be kept a minimum of 150 feet from the end of the float and a 100 foot corridor shall be kept open to allow larger vessels to approach, maneuver, dock and leave the community float without undue hindrance.
- P. **CONSTRUCTION AND REMODELING.** Building plans shall be submitted to the Board for review to ensure they are compliant with the Whatcom County Comprehensive Plan generally and with Chapter 20.35 Eliza Island District specifically. Plans should be presented to the Board of Trustees prior to submitting an application for a building permit to Whatcom County. A request for a "Water Availability" letter shall be submitted to the Water Board, in writing, at least thirty (30) days prior to permit application submittal so as to allow sufficient time for processing. It is the responsibility of the Lot Owner to obtain proper and timely permission to build, remodel, clear land and/or remove trees or other vegetation on their lots from all the proper agencies.

Written permission to bring construction equipment onto the Island must be obtained from the Board. Construction equipment shall be driven to the construction site and operated and stored on that site. This equipment must stay on the construction site during its stay on the Island. It will not be used for personal transportation at any time.

- Q. **PET CONTROL:** Pets shall be under the control of a responsible person at all times; either on a leash or under voice control. No animals other than domestic birds, cats, or dogs may be introduced to the Island.
- R. **VISITORS NOT ACCOMPANIED BY LOT OWNER:** Persons attempting to come on the Island who are not Lot Owners will be denied access unless they have in their possession a dated writing signed by a property owner giving permission for them to come on the Island. Any note more than 30 days old will not be valid unless the written permission provides otherwise. Lot Owners will be responsible for the actions of their visitors. Lot Owners will instruct their visitors about the Rules of the Island.
- S. **BILLING DISPUTES.** Lot Owners who want to dispute a charge or fee shall do so in writing to the Board Treasurer within thirty (30) days of receiving their invoice. No interest shall incur on a legitimately disputed item until it is resolved in accordance with EIBC policy. Once the dispute is ruled on, interest shall resume effective with the date of the decision.
- T. **VOTING RIGHTS.** Lot Owners whose accounts are delinquent and who have not reached an agreement with the EIBC Treasurer for a payment plan shall be denied voting rights at all meetings of the Members of the Association.
- U. **ESTABLISHED POLICIES.** The Board establishes policies from time to time in order to foster the consistent and reasonable performance of EIBC business. These policies are developed, reviewed and approved by the Board and are consistent with the Association's Article of Incorporation and By-Laws and, whenever possible, with past EIBC practice. Once approved these policies shall be available at the Caretakers for review as well as posted on the Island web site at www.elizaisland.org.
- V. **NOTICE OF OWNERSHIP CHANGE.** It is the responsibility of the current owner of any Eliza Island lot to notify the EIBC of any change of ownership, whether the change is due to the sale to a third party, transfer into a trust or other entity or an inter-family or generational transfer. Such notice shall contain the name and billing address of the new owner and shall be delivered in writing or email to the Treasurer or President of the Board of Trustees. A roster of current officers is posted on the Island website at www.elizaisland.org