

## WELCOME GUESTS

The South Down Recreation Association members would like to welcome you to our community. We realize that you have come to relax and we thank you in advance for your cooperation and consideration in abiding by the following guidelines. We hope that you have an enjoyable stay while visiting in the Lakes Region.

The owners at South Down Shores are very proud of their Association. We would like to inform you that the rules and regulations, as well as the speed limits, are strictly enforced. The following is a synopsis of the rules and regulations that have been adopted by the Association:

**SPEED LIMITS.** The speed limit on Outerbridge Drive and Davidson Drive, except for that portion adjacent to the Greenbelt, is 25 miles per hour. The speed limit on Davidson Drive adjacent to the Greenbelt and on all other common roads is 15 miles per hour.

**USE OF COMMON AREAS.** No waste shall be committed, or noxious or offensive use made of common areas that would be an annoyance or a nuisance to others, such as littering, damage to common areas, unruly gatherings or unreasonable noise. **No fireworks are allowed anywhere.** Dogs must be leashed. They are not allowed in the Greenbelt area except as marked. Pet owners must clean up after their animals at all times.

**NUISANCE AND NOISE.** No use or practice shall be allowed which is an unreasonable source of annoyance to owners and residents or that unreasonably interferes with the peaceful possession and enjoyment of their premises by owners and residents. Musical and electronic equipment shall not be played so loud as to become a nuisance.

**OUTDOOR EQUIPMENT.** No signs, clotheslines, television antennas, refuse or refuse containers, loose clothing or towels on decks or fences, snowmobiles, personal watercraft, boats, trailers, recreational and other similar vehicles, unregistered motor vehicles, or similar equipment or material shall be placed or maintained in public view or in view of other owners. Sports equipment used on the premises shall be so used and stored out of view when not in use.

**BEACH.** Use of the beach and all its appurtenant facilities is restricted to owners and their guests. No child under the age of 12 will be allowed in the beach area unless accompanied by an adult. Posted beach regulations shall be observed by all. The Beach House shall be used in such a manner as to avoid the accumulation of debris and damage. Parents of children who cause damage shall be held responsible for the cost of repair.

**\*\*Mopeds, motor scooters, golf carts and bicycles shall be parked in designated areas only and shall not be operated on the walkway to the beach. \*\***

### **MOTORIZED RECREATIONAL VEHICLES. a)**

#### General

- i. A \$100 fine will be assessed if an underage driver is found operating a motor vehicle on the property; a \$1,000 fine will be assessed if personal injury and/or

- property damage occurs. The cost to repair the property will also be assessed to the offending party. Owners will be responsible for tenants' actions.
- ii. Motorcycles, mopeds and motor scooters, golf carts and snowmobiles are the only motorized recreational vehicles allowed to operate on the premises of South Down Shores under these provisions:

### **REGULATIONS for MOTORIZED VEHICLES and THEIR OPERATORS**

The residents and guests on SDR property shall abide by the Rules of the Road, Chapter 265 of the State of New Hampshire as are designated by the New Hampshire Revised Statutes Annotated, and all other laws relating to the operation of motorized vehicles. These rules apply to the operation of all vehicles as defined by the statutes.

The State statutes governing the operation of motorized vehicles shall apply to the operation of vehicles on SDR roads and property. The exceptions provided in RSA 265:1, entitled, "Vehicles on Highways; exceptions" shall not be a defense for anyone violating the rules relating to the operation of motorized vehicles on SDR roads and property. For the purposes of these rules governing operation of motorized vehicles, South Down Shores' roads and property shall be considered "ways, roads, streets, or driveways" notwithstanding the limiting language of RSA 265:1.

**Automobiles:** Operators of passenger vehicles, trucks, SUVs, shall hold a valid driver's license or be permitted by the "Rules of the Road" of the State of New Hampshire to operate said motorized vehicle.

**Golf Carts:** Operators of Golf Carts shall hold a valid driver's license or be eligible by the "Rules of the Road" of the State of New Hampshire to operate said motorized vehicle.

**Mopeds:** Operators of Mopeds shall hold a valid driver's license, motorcycle license, special moped license (RSA 263:33-a) or be permitted by the "Rules of the Road" of the State of New Hampshire to operate said motorized vehicle.

**Motorcycles and Scooters:** Operators of motorcycles and scooters shall hold a valid driver's license, motorcycle license, or be permitted by the "Rules of the Road" of the State of New Hampshire to operate said motorized vehicle. Scooters are included with motorcycles (RSA 259:63).

**Snowmobiles:** Snowmobiles may only operate on designated trails that pass through SDR property. Operation of snowmobiles on SDR roads is prohibited, unless the snowmobile trail crosses the road and there is snow on the trail. Snowmobiles may use the edge of a road, at a speed not to exceed 15 MPH, to access a state trail. All snowmobiles shall be insured against liability claims. The Association may require disclosure of insurance from an operator.

**\*\*Trail Bikes and A TV's are not allowed to operate anywhere on SDR property or roads\*\*.**

**All guests should be familiar with these Rules and Regulations. Please complete required paperwork to obtain your access code. Please contact TPW - 603.527.8147 or email [southdown@tpw.com](mailto:southdown@tpw.com) with questions.**

