



BY-LAWS
OF THE
MIAMI BEACH ASSOCIATION
OLD LYME, CT

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ARTICLE I - ASSOCIATION MEETINGS

Section 1. ANNUAL MEETING. Each annual meeting shall be held in the Town of Old Lyme during the month of June on a Saturday or Sunday at such time and place as a majority of the Board of Governors shall decide and warn (notice by mail, email and/or posting). At each annual meeting of the Association, the membership shall elect the officers and members (Directors) of the Board of Governors to fill vacant and/or expired terms for the ensuing year and may transact such other business as may properly come before the meeting.

Section 2. SPECIAL MEETING.

- (a) A special meeting may be called by the President for cause.
- (b) A special meeting may be called by a written request signed by at least seven (7) members in good standing and directed to the President or Secretary.
- (c) Electronic or written notice at least five (5) days prior to the date of the proposed special meeting must be sent to all members stating the purposes of the meeting.

Section 3. MEMBERSHIP. All owners of record of land or holding a freehold interest in any land within the limits of said Association as specified in Section 2 of the Association Charter and who are (i) individuals who are at least eighteen (18) years of age or (ii) Legal Entities, as defined in Section 5, shall be Members of said Association while they continue to be owners of such land. Individual Members shall be eligible to hold any office in said Association.

Section 4. VOTER ELIGIBILITY AND VOTING.

Voter eligibility and the voting process as described in detail in the Association Charter *Section 5 Voting Eligibility* and *Section 6 Voting*, will be followed for all meetings.

ARTICLE II - BOARD OF GOVERNORS

Section 1. AUTHORITY. The business and affairs of the Miami Beach Association shall be managed by the Board of Governors. All members of the Board of Governors must be deeded property owners within the boundaries of the Miami Beach Association.

Section 2. BY-LAWS AND ORDINANCES. The Board of Governors may enact by-laws and ordinances for the purposes fully described and outlined in the Association Charter Section 12 -Authority.

Section 3. PENALTIES. Board of Governors has the authority to enforce and determine a penalty for violation of any such by-law, ordinance, or regulation.

Section 4. NUMBER. The Board of Governors shall be elected by the membership of the Miami Beach Association at the annual member meeting held each June This Board shall be made up of the four (4) Officers (President, Vice President, Secretary, Treasurer) of the Association, and six (6) Directors.

Section 5. TERM OF OFFICE The term of office for each Director shall be for a three-year term and thereafter until his/her successor has been elected upon the Board member's term expiration, death, resignation, or removal.

Section 6. BOARD OF GOVERNORS MEETINGS. The Board of Governors shall hold meetings as follows:

- (a) On a monthly basis beginning immediately following the annual June meeting of the membership or as soon thereafter as is appropriate.
- (b) No meeting will be held during the months of December and January (recognized as the winter recess).
- (c) Under no circumstances shall the Board of Governors meet less than one (1) time per quarter.
- (d) Special meetings of the Board of Governors may be called by the President of the Association for cause or at the written request of three (3) members of the Board, at least three (3) days prior to the day of the proposed meeting, stating the purposes of the meeting.

Section 7. QUORUM AND VOTING. A quorum shall consist of a majority of the members of the Board of Governors in office immediately before the meeting begins. If a quorum is present when a vote is taken, the affirmative vote of a majority of the Board members present is the act of the Board of Governors. The President shall be, ex officio, a member of the Board of Governors but shall have no vote as such except in case of a tie.

Section 8. REMOVAL.

- (a) A member of the Board of Governors may be removed for cause by a vote of two-thirds (2/3) of the members of said Association present at a meeting duly warned and held for that purpose.
- (b) Any member (officer, director) of the Board of Governors may be removed from his/her position if absent from three consecutive meetings, either regular or special, as well as meetings of the Board of Governors, and Executive Committees.

Section 9. VACANCIES. A vacancy in the membership of the Directors of the Board of Governors occurring between annual meetings may be filled by any member in good standing as selected and voted upon by a majority vote of the remaining members of the Board of Governors, until the next annual meeting, at which time the members of the Association shall elect a member to the Board for the un-expired portion of the Director's term.

Section 10. NOTICE. Notification of all regular and special meetings shall be issued to each member of the Board of Governors by the Secretary, but in no event less than two (2) days prior to the date fixed for such meeting.

Section 11. EXECUTIVE COMMITTEE. The Board of Governors may at a meeting at which a quorum is present, designate two (2) or more members of the Board as an executive committee or other committee. A committee may not (a) authorize distributions, (b) approve or propose to the MBA membership action that requires MBA membership approval, (c) fill vacancies on the Board of Governors or any of its committees, (d) amend articles of incorporation, (e) adopt, amend or repeal by-laws.

Section 12. LAW-SUITS. The Board of Governors shall have the power to sue and to be sued. The Board may place a lien upon a property if the taxes have not been paid and may collect by suit in the name of the Association by foreclosure of such lien. The Board shall also have the right to recover sheriff's fees, court fees, reasonable attorney's fees, judgment lien fees and interest.

Section 13. DEBTS. The Board of Governors shall have the power to sell, lease or mortgage real estate to incur debts. The Board shall have the power to borrow money, giving, therefore, notes of the corporation, signed by one or more officials, duly authorized by the Board, and may enter into any contract furthering the purpose of the Miami Beach Association with membership approval.

Section 14. BUDGET. The Board of Governors shall:

- (a) Prepare the annual budget for the Association.
- (b) Present to the members, at the annual June meeting, the detailed budget, making appropriations for each of the items for which the Association must, or may, provide out of funds known to be in the possession of the Association or estimated to come into its possession during the ensuing fiscal year.
- (c) The budget, either in its original or amended form, must be adopted by the members at its annual June meeting. Following its adoption, all expenditures of the Association during that fiscal year must be within the appropriations therein made. There shall be no variations thereof except that funds may be transferred from one appropriation to another within the limits of the overall budget by a majority vote of the Directors of the Board of Governors present at a regularly scheduled Board meeting, provided the suggested transfer shall have been mentioned in the meeting agenda distributed at least two (2) days prior to the meeting.
- (d) The budget may include a dedicated contingent item to cover unforeseen emergencies of the Association. This item shall be considered for practical purposes to be outside of the regular budget and appropriations from that item shall be made only after a majority vote of the Directors of the Board of Governors.
- (e) Any unexpended balances of appropriations contained within the budget for any one year shall be available for appropriation to the General Fund in the following fiscal year, in accordance with the budget adopted for that year.
- (f) Recommend a tax rate for the purpose of and based upon such budget necessary to operate the Association. The tax rate shall not exceed seven (7) mills on the dollar on the total value of real estate within the limits of the Association as shown by the last-completed Grand List of the Town of Old Lyme.

Section 15. SPENDING AUTHORITY. The Board of Governors can spend any amount up to and including two thousand dollars (\$2,000.00) without having to go out to bid (provided funds are available in the Association's current budget). If the expenditure exceeds \$2,000 than the Board must seek at least two bids and award the spending item to the lower qualified bidder (provided funds for the item(s) are available in the Association's current budget). If an item is proposed that will require money not included in the Association's current budget, the board must seek approval from the entire Association before money can be spent.

- (a) Exceptions: Any situation considered an emergency as determined by the President and approved by the Board of Governors that may potentially endanger the health, welfare, safety or security of the Association and which may cause a liability to the Association if not acted upon with urgency, will not be bound by the spending limits.

Section 16. ATTORNEY. The Board of Governors may appoint an attorney at law as counsel for the Association and authorize payment to him/her for services rendered.

ARTICLE III - OFFICERS

Section 1. NUMBER. The Miami Beach Association shall have four (4) Officers: a President, Vice-President, Secretary, and Treasurer.

Section 2. ELECTION. The voting membership, at the annual meeting held in June, shall elect a President, Vice-President, Secretary, and Treasurer at the expiration of their term in office.

Section 3. TERM OF OFFICE. The term of office for each Officer (President, Vice President, Secretary, Treasurer) shall be one (1) year.

Section 4. DUTIES OF THE OFFICERS. The duties and powers of the officers of the Association shall be as follows:

The President shall:

- (a) Preside at all meetings of the Board of Governors and membership.
- (b) Present an annual report at each annual meeting of the Association, and Board of Governors.
- (c) See that all orders and resolutions of the Board of Governors are carried into effect.
- (d) Sign and make all contracts and agreements in the name of the Association with the approval of the Board.
- (e) See that the books, reports, financial statements and certificates required by the statutes are properly kept, made and filed according to law.
- (f) Be the chief executive officer of the Association and shall have general direction and management of the affairs of the Association subject to the control of the Board of Governors.
- (g) Enforce these By Laws and perform all the duties incident to the office of President.

The Vice-President shall:

- (a) In the absence or disability of the President, perform the duties and exercise the powers of the President and shall perform such other duties and have such other powers as the Board of Governors may from time to time prescribe.

The Secretary shall:

- (a) Keep the minutes of the meetings of the Board of Governors and of the Association in appropriate books and keep minutes of standing executive committees when required.
- (b) Give and serve all notices of the Association.
- (c) Be the custodian of the records.

- (d) Keep the books containing the names of all members when they become property owners of record, showing their places of residence at Miami Beach and other residence when applicable.
- (e) Present to the Board of Governors at their stated meetings all communications addressed to him/her officially by the President or any other officer or member of the Association.
- (f) Attend to all correspondence and perform all the duties incident to the office of Secretary.
- (g) Perform such other duties as may be prescribed by the Board of Governors or President under whose supervision he/she shall be.

The Treasurer shall:

- (a) Collect or have collected taxes in accordance with the approved mil tax rate.
- (b) Have all the powers and be subject to all the duties provided by law for Tax Collectors of Towns which includes imposing an interest rate of 18% per year on delinquent taxes.
- (c) Have custody of all funds of the Association, shall keep an account of all monies received and paid out and shall render a report at each annual meeting and at other times, at the request of a majority of the Board of Governors.
- (d) Sign checks for the Association and, when necessary and proper, shall endorse on behalf of the Association all notes, checks and other receivables requiring such endorsement and shall deposit the same to the credit of the Association.
- (e) Prepare a financial or other statement at the end of the fiscal year showing the income and expense during the fiscal year and make a full report to the Board of Governors. This includes providing any supporting documentation as requested by the Board to substantiate the Treasurer's report. If necessary, the Board of Governors may appoint an attorney-at-law or CPA as counsel for the Association and authorize payment to such attorney or CPA for services rendered to review the report.
- (f) Keep correct books of account of all Association business and transactions and such other books of account as the Board of Governors may require.
- (g) Disburse the funds of the Association as may be ordered by the Board of Governors, taking proper vouchers for such disbursements.
- (h) Send written notice of the rate of taxation along with the amount of taxes apportioned to each property, to the property owner as designated by the grand list of the town of Old Lyme, on or before June first and such will be payable on the first of the following July, and delinquent after July 31.
- (i) Place a lien on any property on which taxes have been delinquent over one year.

Section 5. BONDING. All officers shall be bonded in such sum and with such surety or sureties as shall be satisfactory to the Board of Governors for the faithful performance of the duties of their office and for the restoration to the association, in case of death, resignation, retirement or removal from office of any officer, of all books, papers, vouchers, money, and other property of whatever kind in his/her possession or under his control belonging to the Association.

Section 6. VACANCIES. Any vacancy occurring in any Office between annual meetings must be filled from within the current standing administration or the current Board of Governors for the un-expired portion of the term. The order in which the vacancy will be filled is as follows:

- (a) If the President resigns, the Vice-President assumes the Presidency.
- (b) If the President and Vice-President resign the Secretary assumes the Presidency.

- (c) If the Vice-President resigns the position will be left vacant until the next annual meeting unless a current Director desires to hold that position and is voted into that office by a majority vote of the Board of Governors.
- (d) If the Treasurer resigns the position will be filled by any member in good standing as qualified, selected and voted upon by a majority vote of the Board of Governors, until the next annual meeting, at which time the members of the Association shall elect a member to the Board for the un-expired portion of the Officer's term.
- (e) If the Secretary resigns the position will be filled by a current Director of the Board of Governors if so desired by that Director, or by any member in good standing as qualified, selected and voted upon by a majority vote of the Board of Governors, until the next annual meeting, at which time the members of the Association shall elect a member to the Board for the un-expired portion of the Officer's term.

Section 7. COMPENSATION. The Secretary and Treasurer shall be compensated the amount allotted in the Budget as determined by the Board of Governors.

Section 8. RESIGNATION. An officer may resign at any time by delivering notice to the President and Board of Governors. A resignation is effective when the notice is delivered unless the notice specifies a later effective date. If a resignation is made effective at a later date and the Board accepts the future effective date, the Board may fill the pending vacancy before the effective date, provided that the Board provides that the successor does not take office until the effective date.

ARTICLE IV: PROCEDURE AND ORDER OF BUSINESS

Section 1. MEMBER MEETING QUORUM: At a regular or special meeting of the Association twenty (20) voting members of the Association shall constitute a quorum for the transaction of business.

Section 2. ORDER OF BUSINESS.

Annual Meeting

1. Call to order
2. Reading and approval of minutes of previous session
3. Reading and approval of the Treasurer's report
4. President's report
5. Old business
6. New business
7. Ill and distress
8. Adjournment

Special Meetings

1. The order of business for a special meeting shall be limited to the discussion of the business for which the meeting has been called. Other matters may be discussed upon a vote of the majority.

Board of Directors Meetings

1. Roll call of officers and directors
2. Reading and approval of the minutes
3. Reading and approval of the Treasurer's report
4. Correspondence (if any)
5. Committee reports
6. Old business
7. New business
8. Good and welfare
9. Adjournment

ARTICLE V: STANDING COMMITTEES

Section 1. NAMES: The President shall immediately, after his/her installation, appoint Chairpersons from the general membership and/or the Board of Governors for the following standing committees:

- (a) Roads and Association Improvements Committee – This committee's duties include but are not limited to:
 1. Survey of roads for any needed repairs and seeks bids.
 2. Responds to emergency road repairs.
 3. Oversees snowplowing contract.
 4. Surveys the Association and makes recommendations to the Board for potential improvements as necessary or required due to traffic control, health and/or safety concerns as appropriate.
- (b) Drains and Brook Committee: This committee's duties include but are not limited to:
 1. Survey of drains for any needed repairs and seeks bids.
 2. Responds to emergency drain repairs.
 3. Surveys the Brook and makes recommendations to the Board for potential improvements as necessary or required due to flooding, health and/or safety concerns as appropriate.
- (c) Clean Beach Program Committee: This committee's duties include but are not limited to:
 1. Oversee beach booth and gates.
 2. Hiring summer help to staff the positions.
 3. Makes recommendations to the Board on potential improvements or options for management.
 4. Fully responsible for ensuring the program is managed properly including fee collection, waterproof stamps are available and being used, recording passes, checking for proof of residency, managing lost or stolen passes, interfacing with uniformed security and junior security, etc.)
 5. Coordinates with the Treasurer regarding the purchase/issuing of CBPs, recording lost passes, and depositing of the day's receipts.
- (d) Property Management Committee: This committee's duties include but are not limited to:

1. Surveys and takes inventory of all road and gate signage including signs on the beach.
2. Makes necessary repairs or installs signs as required.
3. Ensures all Association-owned lawn areas are maintained by our selected grounds keeping company.
4. Ensures gates are opened and locked accordingly during the beach season.
5. Maintains the gate locks.
6. Ensures beach parking lot lines are painted on a regular basis.
7. Ensures beach sidewalk is swept and kept clean during the beach season.
8. Works with the Roads and Association Improvements committee if any beach parking lot repairs are necessary

(e) WPCA Committee: This committee's duties include but are not limited to:

1. As defined in the resolution to create the committee

(f) Beach Cleaning Committee: This committee's duties include but are not limited to:

1. Surveys beach for any needed restoration.
2. Oversees beach cleaning contract and seeks bids as requested or required.
3. Makes recommendations to the Board for potential beach improvements as necessary or required due to flooding, health and/or safety concerns as appropriate.

(g) By-Laws Committee: This committee's duties include but are not limited to:

1. Establishing, finalizing and maintaining the Association by-laws.
2. Review and acceptance by the Board of Governors as necessary based on updates.
3. Presentation to and acceptance by the membership as necessary based on updates.

(h) Entertainment Committee: This committee's duties include but are not limited to:

1. Establishing and coordinately all events for the Association including the annual picnic.

Section 2. Chairpersons: These chairpersons shall have the power, in conjunction with the President, to select their committee members.

Section 3. Presidential Status: The President of this Association shall be an ex-officio member of all standing committees.

Section 4. Meetings: All standing committees shall meet at the discretion of the chairperson, or when requested to do so by the President or the Board of Governors.

ARTICLE VI - AMENDMENTS

Section 1. CHANGES TO BY-LAWS. The Board of Governors has the authority to change or add to the By-Laws. When the Board of Governors changes the by-laws, it must come before the membership for a vote before it becomes effective.

Section 2. EFFECTIVE DATE. No by-law enacted by the Board of Governors shall take effect until fourteen (14) days after its passage by the Membership of the Association at an annual meeting or a meeting so warned for that purpose. Membership shall be notified of the passage by a posting on the Association's website and/ or bulletin board located within the boundaries of the Association within seven (7) days of such passing.

Section 3. ORDINANCES. The Board of Governors has the authority to change or add to the Ordinances as necessary in order to maintain the health, tranquility, safety and security of the Association (Note: these are included as addenda within the By-laws document for convenience and reference). A majority vote of the Directors of the Board of Governors is the only requirement to enact the changes. When the Board of Governors enacts a change to the Ordinances an update will be provided to the membership. Changes to the Ordinances become effective immediately upon approval by the Board of Governors.

ARTICLE VII - INDEMNIFICATION

The Association shall indemnify its Directors and Officers to the fullest extent permitted by law and Articles of Incorporation. The Association shall advance the payment of legal expenses to a Director or Officer in the defense of any claim for which indemnification may be available to the fullest extent permitted by law and Articles of Incorporation.

ADDENDUM - ORDINANCES

These Ordinances are a combination of Association, Town and State Laws. Town of Old Lyme, State Laws (and ordinances contained in the Association charter), not explicitly mentioned here, will apply.

Section 1. VEHICLES:

- (a) No parking of vehicles on the street. Vehicles will be towed at the owner's expense.
- (b) Speed limit of fifteen (15) mph throughout the association must be obeyed.
- (c) All-Terrain Vehicles (ATV) are not allowed on any part of Association property.
- (d) Mopeds/motorbikes and golf carts will be allowed on Association property only if operated by a licensed driver and registered with the Association. All mopeds/motorbikes and golf carts must display the appropriate MBA numbered vehicle decal which can be obtained from the Association Treasurer. All registrations must be renewed yearly. A fine will be imposed on mopeds/motorbikes and golf carts that are not registered.
- (e) Parking of mopeds/motorbikes and golf carts will only be allowed in the designated parking areas. All parking areas will be designated by the Board of Governors, approved by the Association and reviewed yearly.
- (f) Vehicles using the MBA parking lot must display a parking permit or display a visitor pass in affect for the current season. Vehicles illegally parked will be subject to a parking ticket and/or will be towed at the owner's expense. Remember to keep your vehicle locked at all times. The MBA is not responsible for missing or stolen articles.
- (g) No motorized or self-propelled vehicles are allowed on Long Island Avenue (beach), except for emergency vehicles and those vehicles required for the maintenance of the beach. Violators will be subject to a fine of One Hundred Dollars (\$100) for each offense
- (h) Unregistered or abandoned vehicles within the boundaries of the MBA will be towed. The property owner will be responsible for towing and storage charges. These vehicles present a health and safety hazard.
- (i) Due to insurance reasons, renters are not allowed to bring or rent mopeds, motorbikes, motor scooters or golf carts for their personal use within the boundaries of the Association. If the homeowner (landlord) provides their Association-provided registration license plate to their renters to affix to the renter's vehicle then the homeowner (landlord) assumes full responsibility and will hold-harmless the Miami Beach Association from all general liability, property damage and/or bodily injury that may be caused by the use of that vehicle or any unregistered vehicle by the renter.

Section 2. DOGS:

- (a) Dogs are not allowed on the beach.
- (b) Dogs must be leashed at all times. Leash cannot be longer than ten (10) feet.
- (c) Dogs found roaming the streets or beaches of the Association will be reported to the Animal Control Department of Old Lyme and impounded.
- (d) Dog owners must clean up after their pets and dispose of the waste material appropriately.

- (e) Excessive dog barking will not be tolerated. First reported incident is a warning. Successive reported incidences will be referred to the proper Town authorities

Section 3. BEACH RULES:

Tents:

- (a) Tents are not allowed on the beach.

Alcohol:

- (a) Alcoholic beverages are not allowed on the beach.

General:

- (a) Ball playing, kite flying, or Frisbee playing is prohibited on the beach from Memorial Day to Labor Day. The area to the west of the MBA beach sidewalk has been designated for these activities. ()
- (b) No fires allowed on the beach.
- (c) Picnics (i.e., gatherings involving tables, chairs and/or cooking grills) are not allowed on the beach.
- (d) Glass containers are not allowed on the beach.
- (e) Beach bathing after 9:00 pm is not allowed.
- (f) Smoking is not allowed on the MBA beach
- (g) Night fishing is allowed after 9:00 pm.
- (h) Per order of the CT DEEP; Kayaks, Canoes, and Stand Up Paddle (SUP) boards, are considered water craft and are prohibited for use within permitted swim areas. Sound View and Miami Beach are permitted swim areas and therefore these items are not permitted. Offenders are subject to a minimum fine of Seventy-five dollars (\$75) issued by the State of CT.
- (i) By Section 15-121B of State statues, DEP regulations prohibit a boat launch in a designated swimming area. (April 9, 2000) Designated swim areas are from Soundview Beach to Hawk's Nest Beach. The Board has adopted a Boat Lane Ordinance to secure Miami Beach as a swim area only.

Section 4. PROPERTY RULES:

- (a) No person or corporation shall use or cause to be used, rent, lease, or occupy for dwelling or living purposes, any garage or tent within the territorial limits of the Association.
- (b) Property owners adjoining an intersection will cut shrubbery to eye level so as to keep a driver's vision/line if sight free and clear of obstructions.
- (c) Garage tents, if not specifically being used for parties or special functions for a 1-time event, are not allowed within the MBA boundaries.
- (d) Contracted commercial lawn services must be completed Mon-Fri by 5:00 pm.
- (e) Grass clippings and leaves must be properly disposed of per the ordinances of the town and are not to be blown onto the streets where they have the potential to collect and clog street drainage systems which contributes to flooding. Additionally, disposing of grass clippings, cuttings, brush, garbage or any other type of discarded material onto vacant or neighboring lots is prohibited.

- (f) Property owners along Swan Brook are responsible for keeping their section of the waterway free of debris in order to reduce the risk of flooding.
- (g) All refuse and garbage must be placed in securely covered containers (no plastic bags) and should be put at curbside no earlier than 24 hours prior to collection. Recycling practices must be followed.
- (h) Hammer Law – With the exception of emergency repairs, Miami Beach Association property owners are prohibited from carrying out any major construction activities on property within the boundaries of the Association on Friday, Saturday and Sundays, beginning July 1 of each year and ending the day after Labor Day of each year. On all other days between July 1 and Labor Day, major construction activities on property within the boundaries of the Association can begin no earlier than 9:00am and must end by 4:00pm. Examples of major construction activities include but are not limited to:
 - Addition to a house
 - Demolition of a house or supporting structure
 - Installation of foundations
 - Installation of new septic systems
 - Outside work that involves the continual use of power equipment such as concrete and stone cutting saws, nail guns, jack-hammers, backhoes, bulldozers, bobcats and the like
 - Re-roofing or roof replacement

Violators are liable for a fine of One Hundred Dollars (\$100.00) per day if the violation continues.

(Note: Emergency repairs must be communicated to the Board of Governors via an email or through the **Contact Us** page of our website).

- (i) Water Discharge – Miami Beach property owners are prohibited from discharging water from sump pumps onto Miami Beach Association roads. Violators are liable for a fine of Fifty Dollars (\$50.00) per day if the violation continues, plus the cost of repairs to any Association road damaged by such discharge.

Section 5. MISCELLANEOUS:

- (a) People will abide by the town noise ordinance while on private property and Association property.
- (b) People will abide by the town and State laws regulating the discharge of fireworks while on Private property and Association property. Excessive discharge of fireworks will be reported to the Old Lyme Police Department.
- (c) Property owners will be held liable for any damage to MBA property incurred by family members, guests, contractors or renters. This includes but not limited to roads, gates, and Association owned structures. The cost of repairs will be the full responsibility of the property owner. All repairs must be done to the satisfaction of the Board of Governors of MBA.

- (d) Any property owner hiring an outside contractor to perform construction and/or excavation work within the boundaries of the MBA must contact the President of the MBA who will require the contractor to provide a certificate of insurance to the MBA prior to beginning work.
- (e) No Basketball hoops, nets or goals are to be used in or adjacent to MBA roads.
- (f) Real Estate Sales Open House events held between Memorial Day weekend through Labor Day must comply with the following:
 - 1. Open House events can occur only on Sunday's from 2:00 pm – 4:00 pm.
 - 2. Real Estate Agent (or assistant) will provide in advance to the MBA Security Guard the agent's cell phone and the phone number of house that is having the Open House.
 - 3. Prospective buyers arriving and wishing to attend the open house will be directed by MBA guard on duty to park in the 249 Shore Rd parking lot (adjacent to Guard Shed).
 - 4. The MBA Security Guard will provide the Agents phone numbers to prospective Buyers and the prospective buyer will contact the Agent who should be onsite or at the house.
 - 5. (Note: cell phone service is poor, so land line phone number is recommended).
 - 6. Real Estate Agent (or assistant) must meet and greet prospective buyers at the 249 Shore Rd parking lot and drive prospective buyers to and from the seller's house.
 - 7. After visiting the Open House, the potential buyer must exit 249 Shore Rd lot via the northwest entrance of the parking lot onto Rt 156 (Exit from the lot through Flagler Ave is discouraged).

Be it noted that the Charter of the Miami Beach Association gives the Board of Governors the right to enforce all Ordinances.

Ordinances updated 08.19.18