



# DOUGLAS MANOR ASSOCIATION

39-50 Douglaston Parkway 2<sup>nd</sup>. Fl Douglaston, NY 11363 • Tel. 718-225-3111 • [office@douglasmanor.org](mailto:office@douglasmanor.org)

## Rules and Information Concerning the Use of DOUGLAS MANOR ASSOCIATION PROPERTY and FACILITIES

Approved 815/69

••The following rules and information apply to use of property and facilities owned by Douglas Manor Association. DMA property consists primarily of the perimeter area between Little Neck Bay and Shore and Douglas Roads, including the pier area, and Memorial Field, as well as the small triangular parks at Warwick and Knollwood Avenues.

••The rules are designed to help preserve the private status of Douglas Manor, and thus local property values; promote sensible sharing in use of DMA facilities; avoid hazards to safety and health; minimize maintenance costs of DMA property and facilities to ensure that residents living adjacent to DMA property can enjoy their homes in peace.

••The DMA Board of Directors will determine the penalty for a rule violation; it may include suspension of membership privileges. The rules are not intended to prohibit appropriate use of the common property. If you feel that you have been unfairly treated, notify the Board in writing. You will get a written response. Distribution of these rules constitutes notice to all members and guests.

### GENERAL

- You may use DMA facilities only if you are a dues paying DMA member or, with respect to such a member, part of the immediate family and living at home, a registered tenant, a long-term house guest, a live-in housekeeper, or a home-care attendant. See "Guests".
- Improper or dangerous conduct is prohibited on DMA property. The security patrol, members of the DMA Board of Directors, and, in appropriate areas, the pier gateperson and the lifeguard are authorized to determine when conduct is unacceptable. Note "Prohibited Conduct" on the next page.
- Except for the fenced-in pier area, all DMA property closes at sunset to all persons; it reopens at 8 am. The pier area closes at 11 pm during boating season. You may request an exception via the DMA Board.
- Do not assemble as part of a group of more than 10 persons (members and guests) unless you have written approval from the DMA Board and are prepared to show it. Note further restriction under "Memorial Field."

- Unleashed dogs are not permitted inside the fenced-in pier area. Dogs are not allowed in the Memorial Field playground area nor may they be tied to any structures.
- Clean up any mess you make. There are litter baskets along Douglas and Shore Roads, at the pier, and at Memorial Field.
- We will hold DMA members financially responsible for the conduct of their families and their guests while using DMA facilities.

### GUESTS

- If you are an adult DMA member in good standing, you may invite guests to use DMA facilities. A Manor resident who is not a DMA member in good standing, or not part of such a family, may not be a guest.
- A guest must register at the gatehouse before using the pier area. A DMA member or family member must accompany a guest at all times.
- You may not be a guest—even of different DMA members—more than once a month. Exception: Boat-owners' guests may freely use the pier for access to boats only.

### PIER, FLOATS & BEACHES

- Do not park at the pier unless your car displays a current DMA sticker. Park only in the designated diagonal spaces.
- A gateperson controls access to the pier and the bathing beach (and to the boat-launching ramp) between Memorial Day and Labor Day; consult the posted schedule for details. The gateperson has a list of eligible DMA members and is authorized to check your eligibility to enter. You may inspect the list. An unregistered guest of a boat-owner may use the pier area only for access to a boat.
- The two floats north of the pier are reserved for bathers. The float south of the pier is reserved for the DJYS/DYS rowboat, and for temporary tie-up of boat-owners' dinghies. Landing on the main, west float is reserved for the launches of the Douglaston Yacht Squadron and for temporary tie-up of boats with permits moored in the Douglaston Anchorage.



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- Swim only when a lifeguard is on duty—normally within 3 hours before and after high tide—and obey the lifeguard's safety instructions. Do not jump or dive from the pier. Swimming is not recommended, and may be prohibited, for 48 hours following a significant rainfall.

- Do not fish from the pier, floats, or bathing beach during boating/bathing season. Do not take clams at any season unless you are a licensed replanter.

- Do not take any vehicle—bicycle, baby carriage, stroller, etc.—except the DMA utility cart(s) onto the pier. If you take a bicycle inside the gate, park it in the rack provided.

- Do not put a chair, table, or beach umbrella on the pier or on any float.

- Do not put boat trash or garbage in the litter barrels. Take it home for disposal.

- Subject to availability, you may rent—payable in advance to the DMA Secretary—a locker or a rack berth

starting in May. You must vacate the locker or rack berth by Nov. 1. The DMA is not liable for theft of, or damage to, stored items or boats.

- The gatehouse has a telephone (718-224-4827) which you may use for brief local calls only.

- The gateperson has a key to the Port-A-Lav toilet if it is locked.

### LAUNCHING, MOORING & BOATING

- Do not boat, water ski, or jet ski in or near the bathing area. Do not water ski or operate a boat at a speed over 5 knots in the anchorage or near the pier. If you violate these rules, we will suspend your right to pier access. The U.S. Coast Guard and New York City Police also enforce the 5 knot speed limit.

- If you are a DMA member in good standing, you are entitled to apply for a mooring permit for any non-commercial watercraft. Contact the DMA Mooring Committee. You may buy or rent mooring tackle, but it must meet Coast Guard standards. The mooring must be set in a location authorized by the DMA Mooring Committee. Only the DMA Mooring Committee can authorize relocation.

- DYS operates a launch, sometimes two, from the west float from early May to late October. If you have a mooring permit, you can obtain launch service by paying a fee to DYS.

- Do not tie up a boat where it impedes operation of the DYS launches. Do not leave a docked boat unattended. Clear boats from the float within a reasonable time, and quickly when dock space is tight.

- DYS maintains a rowboat solely for access to moored boats. Return this boat to the south float immediately after you have delivered persons to, or picked up persons from, a moored boat.

- Land a dinghy only at the south float. Leave space for the DYS rowboat and for other dinghies to land.

- Subject to environmental regulations, you may do boat work on the beach between high-tide periods, but only in the area opposite Westmoreland Place. No retired mushroom anchors, chains or other ground tackle should be left on this beach.

- DMA maintains a boat-launching ramp at Memorial Field. A locked chain blocks vehicle access. Arrange use in advance with the pier gateperson, who has the key. Do not leave an unattended car or trailer at the ramp or elsewhere on the Field. The launching of jet boats and personal watercraft is prohibited from DMA property. Violation may result in suspension of access to DMA property, including the pier.

- No boats (Optis, Lasers, kayaks, etc.) shall be left lying on the ground overnight at the pier area. Boats shall not block or interfere with walking paths or sitting benches. Repeat offenders will be subject to losing rack privileges without refund.

### MEMORIAL FIELD

- To reserve a court or other portion of the Field for team play, you must get a written permit from the DMA Secretary, and you must be able to show it on demand. A majority of at least one team must be members of families who are DMA members.

- To reserve a portion of the Field for a private event, a form must be filled out and approved by the DMA Board of Directors.

### PROHIBITED CONDUCT

Following are examples of actions or conduct prohibited on DMA property:

- Any commercial activity not approved by DMA, in writing, in advance.

- Electrical sound-amplification (except with prior approval by the DMA Board).

- Loud playing of car radios/stereos.