

Section 1: [Preamble / Adoption Notice (Adopted March 9, 2026)] Board Adoption of Rules and Regulations Derived from

Bonnet Shores Beach Club Rules & Regulations. Adopted by the BSBCCA Board of Directors March 9th, 2026. All Members & Guests Of Members Must Abide By The Rules And Regulations Of The Association. The material in this booklet is derived from The Declaration of Covenants and Restrictions and their amendments, and from the By-laws and their amendments.

MARKUP #1 ->

ISSUE #1

Section 2: [General Rules & Building Restrictions] Blanket Prohibition on Flags, Shades, Awnings, and Window Guards

No shades, awnings, window guards, flags, windsocks, wind chimes, ventilators, fans, air conditioning units or lights shall be installed in or about the exterior of the buildings.

Section 3: [General Rules & Building Restrictions] Blanket Prohibition on Radio or Television Aerials on Building Exterior

No radio, television or their aerials shall be attached to or hung from the exterior of the buildings.

Section 4: [General Rules & Building Restrictions] Blanket Ban on Political Notices or Signs on Any Unit Window or Unit Door

No commercial or political notice or advertisement shall be hung on the outside of any unit window, on any unit door, on any bulletin board, or on any common area.

Section 5: [Financial & Assessment Rules] Capital Reserve Contribution Equal to 25% of Current Year's Total Assessment

A contribution to Capital Reserve equal to 25% of the current year's total assessment shall be due and payable to the condominium association at [transfer/closing].

Section 6: [Leasing & Pass Rules] Prohibiting Unit Owners Who Lease Their Unit from Visiting the Club and Charging a Fee

Unit owners who have leased their unit for the season may not visit the Club as guests of their unit. There shall be a \$75 fee for such a visit.

Section 7: [Liability & Hold Harmless Rules] Blanket Exculpation and Hold-Harmless Clause for Common Area Negligence

All persons using the pool area do so at their own risk and sole responsibility. The Board, the Association, and the Management assume no responsibility or liability for any accident or injury in connection with such use. Owners agree to hold harmless the Board, the Association, and the Management and its individual members from any and all liabilities and actions of whatsoever nature by any tenants, guests, or visitors.

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 2 (p. 1): Flag or flagpole restriction fails to include statutory exemption for the United States flag under the Freedom to Display the American Flag Act.

Statutory / Legal Reference: 4 U.S.C. § 5 Note (Freedom to Display the American Flag Act of 2005) & R.I. Gen. Laws Ch. 34-36.1, Ch. 7-6 & 230-RICR-30-20-2 (RI DBR Real Estate Disclosure & Escrow Regulations)

Statutory Comparison: The federal Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 Note, Pub. L. 109-243) prohibits community associations from adopting or enforcing any policy that prevents a member from displaying the flag of the United States on residential property to which the member has a separate ownership interest or right to exclusive possession or use.

CURRENT WORDING IN DOCUMENT:

[General Rules & Building Restrictions] Blanket Prohibition on Flags, Shades, Awnings, and Window Guards No shades, awnings, window guards, flags, windsocks, wind chimes, ventilators, fans, air conditioning units or lights shall be installed in or about the exterior of the buildings.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with the Freedom to Display the American Flag Act of 2005 (4 U.S.C. § 5 Note, Pub. L. 109-243), any homeowner may respectfully display the official United States flag on residential property under their ownership or exclusive use.