The Moorings of East Islip



Covenants, Constitution, By-Laws and Standing Rules

Reflecting current approvals - September 2026

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SECTION I

CERTIFICATE OF INCORPORATION

This document is pursuant to and in conformity with the Membership Corporation Law of the State of New York. It shows "The Moorings of East Islip, Inc.," as a not for profit organization.

STATE OF NEW YORK _____ DEPARTMENT OF STATE
DIVISION OF CORPORATION AND STATE RECORDS
ALBANY

FILING RECEIPT – MISC. CAM/mm

TYPE OF CERTIFICATE	
INCORPORATION	
CORPORATION NAME THE MOORINGS OF EAST ISLIP, INC.	DATE FILED APR 20 1972
	FILM NO.

LOCATION OF PRIN. OFFICE

FILER AND ADDRESS

THE MOORINGS OF EAST ISLIP, INC.
ATTN: RICHARD MILANESE, PRES.
103 THE HELM
EAST ISLIP, NY 11730

DOLLAR FEE TO COUNTY	
FEES AND/OR TAX PAID AS FOLLOWS:	
☐ CHK. ☐ M. O. ☐ CASH	$4.00

$	FILING
$	TAX
$ **4.00**	CERTIFIED COPY
$	CERTIFICATE

TOTAL $ 4.00
REFUND OF $ TO FOLLOW

JOHN P. LOMENZO
SECRETARY OF STATE

CO-518M (REV.3/66)

SCHEDULE A

ALL that certain lot, piece, parcel of land, situate lying and being at East Islip, Town of Islip, County of Suffolk and State of New York, shown on the various Maps entitled Maps of the Moorings, situate at East Islip, Town of Islip, Suffolk County, New York, surveyed by Peter J. Van Wheele & Company and filed in the Office of the Suffolk County Clerk as follows:

Section	**Map No.**	**Date Filed**
One	3828	7/18/63
Two	3975	3/8/64
Three	4069	6/17/64 Later abandoned
Four	4269	2/18/65
Five	4270	2/18/65
Six	4895	7/13/67
Seven	5782	9/12/72
Eight	7166	4/4/83

SCHEDULE B

LIBER AND PAGE OF COVENANTS AND RESTRICTIONS

Liber 4426, Page 14

Liber 5441, Page 513

Liber 5520, Page 548

Liber 5566, Page 15

Liber 5712, Page 262

Liber 5751, Page 449

Liber 6129, Page 290

Liber 6191, Page 3727

SECTION II

TOWN OF ISLIP COVENANTS

These covenants pertain to roadways, canals and waterways, garbage, snow removal, bulkhead maintenance and dues. They are permanent and run ad infinitum with the property. They are duly filed in the Office of the County Clerk of Suffolk County.

TOWN OF ISLIP COVENANTS

DECLARATION made this 17th day of October, 1963, by MOORINGS DEVELOPMENT CORP., having its principal place of business at 474 Montauk Highway, West Islip, New York, hereafter referred to as "Declarant".

WHEREAS, the Declarant is the owner in fee simple of all the following described property:

All that certain plot, piece or parcel of land situate, lying and being at East Islip, Town of Islip, County of Suffolk, State of New York, shown on a map entitled "Map of the Moorings, Section One, situate at East Islip, Town of Islip, Suffolk County, New York, surveyed by Peter J. Van Weele and Co., 3 Lazare Lane, Islip, NY January 1963" and filed in the office of the County Clerk of Suffolk County on July 18, 1963, as Map No. 3828, the lots therein being Lots 1 through 22 inclusive, and the streets therein known as "The Helm", "The Keel" and "The Sail"; and

WHEREAS, the Planning Board of the Town of Islip by final resolution adopted on the 22nd day of March, 1963, provided among other things pursuant to Paragraph "16" thereof that a declaration of certain covenants and restrictions should be made and executed by the Declarant and recorded in the Suffolk County Clerk's office; and

WHEREAS, pursuant to such resolution the Declarant under date of August 9, 1963, executed a declaration of covenants and restrictions in form for recording and the same were in fact recorded on October 3, 1963, in the Suffolk County Clerk's Office in Liber 5426 at Page 14; and

WHEREAS, the Planning Board of the Town of Islip and the Declarant deem it in the best interests of the Declarant and the Town of Islip that said resolution of the Planning Board dated March 22, 1963 be amended in part; and

WHEREAS, the Declarant and the Planning Board of the Town of Islip have deemed it in the bests interests of the Town and the Declarant that the declaration of covenants and restrictions recorded in Liber 5426 at Page 14 be amended and that upon resolution of the Planning Board of the Town of Islip dated October 11, 1963, the aforementioned Planning Board resolution as to Paragraph "16" was amended; and

WHEREAS, it is intended that this declaration hereby does supersede and cancel the prior declaration dated August 9, 1963, affecting these premises; and

WHEREAS, the Declarant desires to provide for the maintenance of the roads, waterways, canals and drainage facilities lying in the above described premises, and the

unobstructed use thereof for those having a lawful right thereto and to afford ingress and egress to emergency vehicles.

The said Declarant hereby declares that the above described premises shall be held and conveyed subject to the following covenants and restrictions;

1. (A) Fee title in all the lands lying in all roads, streets, highways, lanes and other roadways shown on the said "Map of The Moorings, Section One" is reserved by the Declarant, its successors or assigns, and it shall have the right to convey or dedicate the said streets to the municipal authority for public highway purposes, or convey same to an association of property owners.

   (B)That the roads or drainage facilities or canals shall not be offered for dedication to the Town of Islip unless said roads, drainage facilities and canals shall meet the applicable standard specifications therefore of the Town of Islip at the time dedication of the same is to be accepted.

2. That the roads, drainage facilities and canals within this section of the subdivision are not to be maintained, repaired or replaced by the Town of Islip until such time as the same are dedicated to and accepted by the Town of Islip.

3. (A) Each and every plot and owner in said subdivision shall be subject to the annual charge and lien as hereinafter provided. The owners of the said plots shall pay to the Declarant, its successors or assigns, on the first day of January of each and every year hereafter, the sum of $120.00 for the purposes specified within. The assigns of the Declarant may include a property owners' association which may hereafter be organized for the purposes hereinafter referred to and in case such association is organized, the sums in this paragraph provided for shall be payable to such association and all unexpected sums collected by the Declarant shall be turned over to such association and all unexpended sums (collected by the Declarant shall be turned over to such association. The owners of each and every plot in said subdivision shall pay the aforesaid charge on the said date in each year and said charge shall on said date in each year becomes a lien on the plot and shall continue to be such a lien until fully paid. The Declarant, its successors or assigns, shall have the right and power to bring action against the owners of the plots upon which an unpaid charge exists for the collection of such charge and to enforce the aforesaid lien therefore.

3. (B) Said sums collected shall be used by Declarant, its successors or assigns, for the purpose of keeping, maintaining, and repairing, the roads, streets and highways, and drainage facilities in the subdivision, and removal of snow and rubbish there from, and for the purpose of maintaining the waterways and canals shown on the filed map. Said sums shall also be used by Declarant, its successors or assigns, to maintain and repair the bulkheading lying in Lot 19. Nothing therein shall be construed to require Declarant, its successors or assigns, to maintain or repair the bulkheading lying on property owned by grantees of said plots. The grantees of each waterfront plot hereby agrees to maintain and repair the bulkheading on his property and to keep the

same in such condition as not to obstruct or impede the proper use of the waterways and canals by those having a lawful right to use them, nor shall he suffer or permit said bulkheading to be kept in an unsightly condition.

4. All of the owners in fee simple of the plots in the aforesaid subdivision shall have the right to use the waterways and canals therein in a peaceful and proper manner and all plots containing said canals and waterways shall be subject to the easements provided for herein. Nothing herein shall be construed as granting anyone other than the owner of a water front plot docking or mooring rights therein.

5. The owners of lots in said subdivision not containing canals or waterways, or abutting thereon, shall have the right to use the basin in Lot 19 for the purpose of mooring or docking of their boats.

6. The owners of the plots shall at all times maintain the said canals at a depth of four feet at mean low water and keep the same free of debris and obstruction and sufficiently wide for practical navigation.

7. The Town of Islip joins in the execution of these Declarations for the sole and exclusive purpose of expressing its consent to the filing of these declarations intended to supersede the declarations made by Declarant on August 9, 1963, and recorded on October 3, 1963.

8. The foregoing covenants and restrictions shall be deemed to run with the land and shall be binding on all owners and persons claiming under them and may only be modified, amended or annulled by writing duly executed and acknowledged by Declarant, its successors or assigns, and recorded in the office of the County Clerk of Suffolk County excepting, however, that Paragraph “1(A), “1(B)”, and “2” herein shall not be modified, amended or annulled except by agreement in writing between the Declarant, its successors or assigns, duly executed and recorded in the office of the County Clerk of Suffolk County. Nothing herein shall be construed as permitting abrogation or modification of the rights of the owners to the use of roads and waterways as herein provided.

IN WITNESS WHEREOF, this Agreement has been duly executed the day and year first above written.

MOORING DEVELOPMENT CORP.

_____

By: /s/William W. Bendernagel
President

TOWN OF ISLIP

_____

By: /s/Thomas J. Harwood
Supervisor

COUNTY OF SUFFOLK)

On the 21st day of October 1963, before me personally came, THOMAS J. HARWOOD to me known, who being by me duly sworn, did depose and say that he resides at #7 Suffolk Lane, East Islip, New York; that he is the Supervisor of the Town of Islip, the municipal corporation described in and which executed the within instrument; that he knows the seal of said municipal corporation; that the seal affixed to said instrument is such corporate seal; that is was so affixed by order of the Town Board of the Town of Islip, and that he signed his name thereto by like order.

Board of the Town of Islip, and that he signed his name thereto by like order.

/s/

_____

MARIE V. MAYER
NOTARY PUBLIC, State of New York
Residing in Suffolk County
Suffolk Co. Clerk's No. 52-7777770
Comm. Expires Mar. 30, 1964

STATE OF NEW YORK)
:ss.:
COUNTY OF SUFFOLK)

On the 17th day of October 1963, before me personally came WILLIAM W. BENDERNAGEL, to me known, who being by me duly sworn, did depose and say that he resides at No. 41 Adelhaide Lane, East Islip, New York; that he is President of MOORINGS DEVELOPMENT CORP., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

/s/

_____

LEONARD G. KRAMER
NOTARY PUBLIC, State of New York
No. 52-2191975
Qualified in Suffolk County
Term Expires March 30, 1965

STATE OF NEW YORK)
:ss.:
COUNTY OF SUFFOLK)

SECTION III

THE CONSTITUTION

This is the basic structure of the Association. It contains the most important rules that govern the Community, namely, assessments, members, management, meetings, elections, by-laws and amendments. It has been duly filed with the State of New York.

CONSTITUTION OF THE MOORINGS

Article I NAME:

This organization shall be called “THE MOORINGS OF EAST ISLIP, INC.”

Article II OBJECTS:

1. The purposes of this Association are to promote the interest of members as owners of property located on a Map of the Moorings, Section One through Section Eight, East Islip, Town of Islip, County of Suffolk and State of New York, hereinafter referred to as THE MOORINGS; to add to the attractions and advantages of THE MOORINGS as a place of residence; to promulgate, observe and support such needful regulations and restrictions as will enhance the desirability of THE MOORINGS as a residential and recreational area.
2. To collect and disburse all monies raised for the administration and operation of THE MOORINGS functions.
3. To purchase, sell, own, lease, mortgage, improve, operate and maintain property and equipment used for members common welfare, recreation, enjoyment and protection; such as, but not limited to, bathing beaches, yacht moorings, waterways, piers, bulkheading, grounds, motor vehicles and water craft.
4. To employ, train, supervise private policemen, guards, caretakers, lifeguards, maintenance men, or other attendants employed to serve the common welfare of the member property owners.
5. To contract with individual member property owners to furnish services such as maintenance and repair of grounds, buildings, piers, bulkheads; and to act as caretaker of their properties in their absence.

Article III ASSESSMENTS:

1. The Officers and Board of Directors shall possess and exercise all power and authority of THE MOORINGS in its name on its behalf; it shall, at its annual meeting in September in each year or as soon thereafter as may be practicable, after majority approval by the membership present impose and levy upon each property owner the yearly assessment which shall be due no later than December 31st of each year.
(Amended September 30, 2025)

2. Any resident who is more than one year delinquent on their dues will have a lien placed on their property with foreclosure proceedings initiated ninety days thereafter to recover the outstanding balance plus all accrued late fees. At the discretion of The Board, these penalties may be deferred or waived by a vote, taking into account potential mitigating factors.
(Adopted September 30, 2025; amended September 30, 2026)

Article IV OFFICERS

The Officers shall be, as follows:

President
Vice President
Secretary
Treasurer
Past President
Commodore

All Officers shall be members of the Board of Directors and shall be elected for a term of two (2) years each as hereinafter provided.

DIRECTORS:

There shall be a Board of Directors consisting of no more than fifteen (15) and no less than five (5) to be elected from the membership for a term of two (2) years each as hereinafter provided.

Article V MEMBERS:

1. The basis for Active Membership in THE MOORINGS is:
    a. The ownership of a Lot on a Map of the Moorings. Only one vote per Lot shall be permitted. An Active member may authorize, in writing, any person who is also an Active member, to represent him or her including voting, at a meeting of THE MOORINGS.
    b. The subscribers to this constitution shall be Active Members and shall not require to be elected to membership.
    c. A property owner is eligible for Active Membership upon proof of ownership and full payment of the assessment. The Board of Directors shall admit, at any meeting, new members of THE MOORINGS.
2. Membership in THE MOORINGS and all rights conferred thereby shall cease without further notice if the property upon the ownership of which the membership is based shall cease to belong to the member.
3. Failure to pay assessments by March 31st of the year immediately succeeding the December 31st due date results in Inactive Member status, as set forth in Section IV, Article I, Paragraph 12(a). Reinstatement to Active Membership requires payment of the assessment including all accrued interest. (Conformed to the September 30, 2025 amendment.)

4. An Inactive Member shall not be entitled to vote nor be an Officer or Director, committee chairman or committee member.
5. Any person may be a member of THE MOORINGS of East Islip Association regardless of race, color, or religion as long as he or she is a lot owner in the community.

Article VI MANAGEMENT

1. The property and affairs of THE MOORINGS shall be managed by the Officers and Board of Directors.
2. The Officers and Board of Directors shall appoint and may disband the following standing Committees, and appoint or remove their Chairman and members:
    a. Architecture
    b. Entertainment
    c. Marina
    d. Roads
    e. Security
    f. Tennis
    g. Such others as may be considered necessary

Article VII MEETINGS:

1. There shall be a semi-annual meeting of THE MOORINGS (see Amendment 6 below) to be held in September and another semi-annual meeting in the month of March of each year at eight o'clock in the evening at a place designated by the Board of Directors. A majority of the Active Membership of THE MOORINGS shall constitute a quorum for the transaction of business. If no quorum is present, the presiding Officer shall adjourn the meeting to the following week at the same hour and similarly adjourn it until such quorum shall be present.
2. At all meetings the order of business shall be:
    a. Reading of the minutes
    b. Presentation of new members
    c. Reports of Officers and Committees
    d. Unfinished business
    e. New Business
    f. Adjournment

Robert's Rules of Order shall be the parliamentary authority for all matters of procedures not specifically covered by the Constitution and By-Laws.

3. Special meetings of THE MOORINGS may be called by the Officers and Board of Directors, or they shall be called by the Secretary upon written request, delivered to the President or Secretary, of twenty-five percent (25%) of the Active membership.
4. The Officers and Board of Directors shall meet as often as may be necessary, at the call of the President, or at the call of any four (4) members of the Board. Five (5) members shall constitute a quorum for the transaction of business. Unless waived, three (3) days written notice of the time and place of each meeting shall be sent by mail to all Officers and Directors prior to such meeting.

Article VIII ELECTIONS:

1. At the September semi-annual meeting of the members, MOORINGS (see Amendment 6 below) the Officers as provided in Article III, shall be elected for a term of two (2) years, the terms of which shall commence immediately upon their election.
2. At each semi-annual September meeting of the members, a number of Directors equal to that of those whose terms have expired shall be elected for the term of two (2) years.
3. At the expiration of a term, whether of an Officer or Director, he or she may be re-elected provided, however, that no Officer or Director shall hold the same office for more than two (2) successive terms. (see Amendment 7 below)
4. The Nominating Committee shall be elected by the Active membership at the March semi-annual meeting. The committee will consist of three (3) Active members, one of whom shall be the Past President who shall be chairman.
5. The election of Officers and Directors shall be by secret ballot and the candidates receiving the largest number of votes of the Active Members present shall be deemed to be chosen at such election.
6. If a vacancy occurs among the Officers or Directors for any cause other than by expiration of a term, this vacancy may be filled by appointment by the remaining Officers and Directors. Such appointee shall be an Active member of THE MOORINGS and shall hold office until the next semi-annual meeting when such vacancy shall be filled by the election of a successor for the unexpired term, if such term shall not then expire.

Article IX BY-LAWS:

The membership may from time to time enact by-laws by a majority vote of the members present provided that a notice of such by-laws shall have been sent by mail to each member at least ten (10) days prior to the meeting at which it is proposed to consider the same.

Article X AMENDMENTS:

This constitution may be altered or annulled at any meeting of THE MOORINGS by vote of two-thirds of the Active members present, provided that a notice of a proposed alteration or amendment shall have been sent by mail to each member at least ten (10) days prior to the meeting at which it is proposed to consider the same.

Article XI EXCEPTION:

Notwithstanding anything herein to the contrary, and specifically in regard to Article IV Members, Active Members in THE MOORINGS who own more than one (1) lot shall entitle such multiple lot owner to multiple votes on matters of establishing assessment or expenditures equal to the sum of lots owned. In all other matters, including but not limited to, By-Laws, Amendments to the Constitution, election of Officers and Directors, procedural and substantive matters, such multiple lot owners shall only be entitled to one (1) vote irrespective of the numbers of lots owned.

BY-LAWS:

OFFICER AND THEIR DUTIES

PRESIDENT

1. The President shall preside at all meetings of THE MOORINGS and the Board of Directors.
2. He shall, with the Secretary, sign all contracts and agreements on the part of THE MOORINGS and shall exercise the usual functions pertaining to his office.
3. He shall be a co-signer of the checks.
4. He shall be an ex-officio advisory member of all Committees.

VICE PRESIDENT

1. The Vice-President shall have the power and perform the duties of the President in the latter's absence.
2. He shall assist the President in the carrying out of Moorings business.
3. He shall be a liaison between the Board and the insurance brokers to keep coverage up-to-date and at the limits requested for the lowest possible premiums.
4. He shall be a co-signer of the checks.
5. He shall be in charge of area mosquito control.
6. He shall be a liaison between THE MOORINGS and the Town of Islip in such matters as WRAP and refuse collection.

SECRETARY

1. The Secretary shall keep the minutes at monthly Board Minutes and at the semi-annual General Meetings MOORINGS (see Amendment 6 below) and send copies of such minutes to each Board member within ten days meeting.
2. He shall record and conduct the correspondence of THE MOORINGS and the Board of Directors and shall gather incoming correspondence from the post office and distribute to appropriate Board Members in a timely manner.
3. He shall make the arrangements (date, time and place) for each General Meeting and will notify the Community, in writing and by mail, ten days prior to said meeting and will be ten days prior to said meeting and will be responsible for the proxy forms.
4. He shall be responsible for the keeping of the official files, corporate seal and post office box key.
5. He shall be responsible for coordinating Board information to the Editor of the TIDE.
6. He shall perform the usual duties pertaining to his office, including the keeping of a roll of the members with their addresses, notifying officers, members, directors and committees of their election and appointment and issuing their election and appointment and issuing notices for all annual and other meetings.
7. He shall be a co-signer of the checks.

TREASURER

1. The Treasurer shall collect and receive all monies due and belonging to THE MOORINGS.
2. He shall be authorized to collect, on behalf of THE MOORINGS, the yearly assessments upon member property owners for the administration and operation of MOORINGS functions, equipment, and property, and to send dues equipment, and property and to send dues statements for same; and to deposit same in a bank approved by the Board of Directors.
3. He shall pay all bills contracted by THE MOORINGS with prior approval of the Committee Chairman or Officer who contracted for the work or material.
4. He shall be authorized to endorse for deposit to THE MOORINGS accounts all Bills of Exchange, Checks and Orders for payment of money; and draw and sign checks upon the said account, and he shall reconcile bank statements.
5. He shall keep a correct account of all monies received and paid, and prepare monthly treasurer's reports on the finances of THE MOORINGS to be presented at each regular meeting.
6. He shall prepare semi-annual financial reports for the General Meetings including a budget proposal for the forthcoming fiscal year.
7. He shall see that excess funds are utilized to produce maximum prudent interest return.
8. He shall work as a liaison between the accountant and the community fiscal affairs.

COMMODORE

1. He shall command the fleet and direct the yachting activities of the Moorings Yacht and Angler's Club.
2. He shall organize the Moorings Summer Cruise and mini-cruises and shall make reservations for same.
3. He shall coordinate Memorial Day Festivities at the marina including the inviting of clergy.
4. He shall plan and provide tournaments of interest for anglers of all ages.

DIRECTORS AND THEIR DUTIES

ARCHITECTURE CHAIRMAN

1. He shall ensure that the residents follow the Moorings Covenants with regard to outside construction.
2. He shall make available to residents the forms necessary for application for construction approval.
3. He shall make a presentation of the forms and the construction blueprints to his committee wherein discussion will commence regarding their proper completion and the comparing of the submitted plans with the Covenants.

4. He shall then present his committee's recommendation to the Board of Directors along with the forms and blueprints for their approval or disapproval.
5. When one neighbor has a complaint concerning proposed construction or completed or partially completed new construction, the Architecture Chairman and/or his committee shall visit the site to assess the validity of the complaint and bring his findings to the Board of Directors for final action.

ENTERTAINMENT CHAIRMAN

1. He shall be responsible for the social activities of THE MOORINGS.
2. He shall notify the community of upcoming events, take their reservations, collect any monies for the event and turn such monies over to the Treasurer.
3. He shall be responsible for selecting the date, time and place for all social events with prior approval of the Board.
4. He shall coordinate the social events of all other committees so that the calendar flows smoothly.

MARINA CHAIRMAN

1. He shall chair an annual August meeting of the marina users. Marina rates follow the permanent rate structure adopted September 30, 2026 (page 37).
2. He shall be responsible for assigning dock slips, assessing the cost and setting the dockage fees and sending statements for same.
3. He shall be responsible to see that the marina area including, but not limited to, bulkheading, boardwalk, flags and flagpole, plumbing, lighting and ice-a-ways are kept in good repair.
4. He shall be responsible for the removing, storage and replacing of the light for the entrance to the canal.
5. He shall be responsible of the removing, storage and replacing of the ice-a-ways and setting up a schedule whereby they are turned on and off as necessary throughout the winter.
6. He shall be responsible for the navigability of the internal waterways to include placement of poles, bulkheading, depth of canals and any other obstruction.

ROADS CHAIRMAN

1. He shall be responsible for the maintenance of all roads, storm water catch basins and piping.
2. He shall be responsible for negotiating and awarding snow removal contracts with prior Board approval.
3. He shall be responsible for all common landscape maintenance at tennis courts, gate house and circles including street lights and ground lights.

4. He shall be responsible for all lawn irrigation for all common areas including all water lines at the marina and tennis courts.

SECURITY CHAIRMAN

1. He shall be responsible for the selection of the guard service supplying the guards, as well as negotiate the contract with prior Board approval.
2. He shall supervise the selection of the individual guards and supervise them once they are working at the gate house and issue instructions to the guards as to the MOORINGS rules and regulations.
3. He shall be responsible for the maintenance of the gate house and the operation of the gates.
4. He shall issue MOORINGS residents stickers for automobiles, motorcycles and boats and maintain a record of same.
5. He shall keep a record of all residents with all necessary information for the gate house.

TENNIS CHAIRMAN

1. He shall be responsible for the repair and maintenance of the tennis courts.
2. He shall insure that the courts are locked and keys are issued to interested Active Members.
3. He shall be responsible for the planning of tournaments and the notification of the community for such events.
4. He shall be responsible for the removing, storage and replacing of the tennis court nets and windscreens.
5. He shall be responsible for the enforcement of the rules of the courts as set forth by the Board of Directors.

NOMINATING COMMITTEE

The nominating committee shall select candidates for Officers and Directors from the Active Membership of THE MOORINGS to be voted for at the ensuing September semi-annual meeting of members MOORINGS (see Amendment 6 below). They shall notify the Secretary, in writing, at least fifteen (15) days before the date of the semi-annual meeting of the names of such candidates, and the Secretary shall mail a copy thereof to the members at least ten (10) days prior to the date of said annual meeting. Independent nominations for Officers and Directors may be made at the annual meeting by any Active member if duly seconded by another Active member.

ADDITIONAL COMMITTEES

Additional standing committees may be created by the Board of Directors if deemed necessary. Special committees shall be appointed by the President with the assistance of the Board of Directors.

EXCLUSION

The corporation and all of its members will save and hold harmless all Officers and Directors of the Association from any financial loss and expense, including attorney fees and all costs and expenses necessarily incurred by any such Officer and Director in defense of, or arising out of, any claim, demand or suit predicated upon the allegations that said Officer or Director was negligent in the performance of his duties of office or was guilty of some alleged malfeasance, misfeasance or nonfeasance of Office in the performance of such Officers' or Directors' duties and to indemnify and hold such Officer or Director free from any and all liability, losses, costs, damages, attorney fees and expense of whatever kind or nature which said Officer or Director may sustain by defending any such lawsuit or by reason of any judgment which may be obtained arising out of any such lawsuit. This indemnification shall not apply to any fraudulent or criminal act committed by such Officer or Director.

AMENDMENTS TO THE CONSTITUTION

1. All legal fees, costs and disbursements incurred by THE MOORINGS in the collection of dues in arrears, will be the responsibility of the delinquent member. Furthermore THE MOORINGS will be entitled to any reasonable attorney fees, costs and disbursements for legal action pursued against a member in the successful defense of the constitution and by- laws. (9/27/94)

2. A Quorum for all General Community Meetings shall be defined as twenty-five active and present Moorings Association members. Proxies shall not be included in the count for a quorum. Proxies shall only be counted for those votes on questions and propositions that have been identified in the Notice of Meeting issued before any General Community Meeting. Proxies may authorize a specific individual or the Moorings Association Board of Directors. In the event that a proxy is assigned to the Board of Directors, the Board shall cast all proxy votes assigned to itself as the majority of the individual Board Members voted on the question. If the Board is tied on the question, the proxy votes assigned to the Board shall cast half for and half against the question. (9/25/03).

3. Effective September 1, 2004,

   Any person or entity acquiring property in The Moorings or otherwise becoming a member thereof shall be obligated, upon the closing of title, to pay an initiation fee of $2,500.00 to The Moorings of East Islip Inc., and same shall be enforceable as a lien against said property in the same manner as annual dues. (3/24/04)

4. Revised definition of an Active Member vs. an Inactive Member

   An Active Member is a member in good standing who pays their dues and assessments and abides by the By-Laws.

   An Inactive Member is defined by the following:

   Failure to pay dues or assessments
   Violation to Architectural rules
   Residents involved in law suits

   Inactive Members are not entitled to vote, be an Officer or Director, participate in Moorings functions, use the Marina or Tennis Courts, receive any approvals from Architectural Committee, nor be consulted as an affected neighbor in respect to any neighbor's application, nor be entitled to active use of the remote controls for Gate access. (9/27/06)

5. Revised Requirements for a Quorum at a Bi Annual meeting that was adjourned due to lack of a quorum.

   In the event that there is not Quorum of 25 Active Members present at a regularly scheduled Bi Annual meeting, the General meeting will be adjourned in accordance with the Constitution. However, on the adjournment date(s), and only on such adjournment date(s), a Quorum will consist of 15 Active Members. (10/22/14)

6. The first sentence of Article VII - Meetings - Section 1 of the Moorings Constitution shall be amended to read:

   There shall be an annual meeting of THE MOORINGS to be held in the month of September of each year at eight o'clock in the evening at a place designated by the Board of Directors; additionally as outline in Section 3 of this Article, at the discretion of the board of directors and with proper notice Special Meetings of THE MOORINGS may be called as required. (3/30/16)

7. Article VIII Paragraph 3 is replaced with the following:

   At the expiration of a term, whether of an Officer or Director, he or she may be re-elected provided, however, that no Officer or Director shall hold the same office for more than two (2) successive terms." A specific individual for a specific office may remain in office beyond this time frame provided that a majority of those present at the General meeting vote to approve this exception for an additional 2 years, at a time. (9/13/2017)

SECTION IV

BY-LAWS AMENDMENT

These By-laws were originally specified in the Moorings Private Covenants which were duly filed in Suffolk County. They have been properly incorporated into the Constitution By-laws by a vote of the membership of the Moorings at a General Meeting held September 22, 1988. They basically govern Architecture and Landscaping. Revisions to the By-laws are noted with the date they were approved at a community meeting.

BY-LAWS AMENDMENT

ARTICLE I

1. No building shall be erected or caused or suffered to be erected or placed, used or occupied on any lot except a single dwelling house for the use of one family only one garage for the exclusive private use of the occupants of said dwelling house. No trade, industry, business or occupation shall be conducted on or from any lot except that a doctor of medicine or doctor of dentistry may have an office in said dwelling house on said plot for the practice of his or her profession provided he or she occupies the balance of said dwelling house as his or her residence.

2. No building shall be erected, extended, enlarged or remodeled including any structural change to be done on property regardless of whether done to house or property to include, but not be limited to, decks, pools, landscaping, etc., until an application including the plans and specifications, in duplicate, shall first be submitted to the Architectural Committee of the Moorings Board of Directors and unless its consent thereto, in writing in due form for recording, shall first have been obtained. The Board will have 45 days to respond to an application.

3. No dwelling house shall be nearer than 50 feet to the front line or lines of the plot and this set back shall apply to any built-in garage, open or closed porches and patios. The dwelling houses on said plot shall have side yards on an aggregate of 60 feet with a minimum width of 25 feet on each side of said dwelling. No dwelling house shall have a rear yard of a depth less than 40 feet except that an accessory building shall not be nearer the rear line than 25 feet.

4. No dwelling shall be erected on any plot less than 3,000 square feet and the Board of Directors, in approving plans and specifications of any proposed dwelling or building reserves the right to require that any such dwelling or building shall be such type, value and standard of construction as will not be detrimental either to the surrounding property or to the property in the subdivision as a whole. No building shall be constructed on any plot except in strict compliance with the plans and specifications as approved by the Board of Directors and the Town of Islip.

5. No barrier, including but not limited to hedge(s), fence, wall, shrub, tree or bush(es), above two feet in height shall be placed, erected or maintained on the front fifty feet of any plot which causes or creates a continuous line and/or a visual obstruction or barrier to the property upon which it is placed, erected or maintained, as viewed from the roadway; or causes or creates an obstruction of the roadway, or safety issue; and no hedge, fence, wall, shrub, tree, bush or anything of any kind whatsoever shall be erected on the remaining portion of any plot unless the type, material, design, size and location thereof shall first be approved in all respects in writing by the Board of Directors, nor shall any sign or signs be erected, permitted, used or displayed on any portion other than a professional sign for a doctor of medicine or doctor of dentistry resident of any plot but provided any such sign and its type, material, design and location shall in all respects first be approved by the Board of Directors. No clothes pole or

clothes line except that type commonly known as clothes spindle shall be erected on any plot other than inside any building or accessory building, nor shall any unsightly radio pole, aerial wire, satellite dish, or any other radio equipment be used or permitted on any plot without first obtaining the written consent of the Board of Directors. (Revised and Approved 9/12/2018).

6. The owner of each plot shall maintain said premises and the building and improvements thereon, and the grounds, top, soil, lawns, trees, hedges, shrubbery and foliage thereof, in good order and condition so that the same will not detract from the appearance of the neighborhood.

7. The owner of each plot shall not suffer or permit the dumping of or accumulation of garbage, ashes or other refuse upon said premises or keep, house, or maintain, any reptiles, or wild, noxious or offensive birds of animals, on said premises, or unless the consent in writing of the Board of Directors is obtained, keep, house, or maintain upon said premises, chicken, poultry, pigeons, ducks, cows, sheep, goats, horses, donkeys, or mules.

8. There shall be no berthing of commercial boats or boat-houses, nor renting, nor other use of the waterfront property except for the personal use of the persons owning property in the development.

9. There shall be no sewage or refuse disposal leading to or emptying into any of the canals of the development.

10. Should the owner of each plot desire to sell his or her plot, The Moorings of East Islip, Inc. its successors or assigns thereunder, shall have the first option to purchase such plot from said owner at such a price as may be offered to said grantee by any bonafide prospective purchaser thereof. The Moorings of East Islip, Inc. failure to exercise the option in writing in due form for recording, within ten days of written notice given by grantee, shall constitute a waiver of this option.

11. Fee title in all the lands lying in all roads, street highways, lanes and other roadways shown on the said “Map of The Moorings, Section One through Eight”, is reserved by The Moorings of East Islip, Inc. its successors and assigns, and it shall the right to convey or dedicate the said street to the municipal authority for public highway purposes.

Item 12 continues on page 27.

SECTION IV - ARTICLE I

12(a) An Active Member shall become delinquent, if, after a bill stating the amount of his or her yearly assessment, special assessment, marina assessment, tennis assessment, late fees, penalties, or any other amounts due and payable to the Moorings, neglects or refuses to pay any such sum by March 31st of the year immediately succeeding the Dec 31 due date, that member will cease to be an Active Member of the Moorings and will then be considered to be in arrears and hold the status of Inactive Member.

(b) In case any Active Member shall be declared by the Board, in its sole discretion in default of the standing rules of the Architectural Committee as a result of the failure to obtain any approvals required therefrom, and upon notice by the Board thereof, that member will cease to be an Active Member and will then hold the status of Inactive Member.

13. Any Inactive Member shall not be entitled to vote nor be an Officer or Director, committee chairperson or committee member, nor be permitted to use the tennis courts, marina, participate in any Moorings functions, receive any approvals from the Architectural Committee of the Board, nor be consulted as an affected neighbor in respect to any application pending before the Architectural Committee, nor be entitled to active use of the remote controls for expedited access at the entrance gates.

14. Residents are not permitted to allow use of their property for commercial events, parties, or other similar types of events for profit. Benefit and charity events are permitted but require that the board be notified in advance. (Added 10/7/2020)

SECTION V

AMENDED AND CONSOLIDATED BY-LAWS & STANDING RULES

These are By-Laws as well as the rules and regulations, passed at any Board of Directors or General Membership meetings. They govern the daily operation of the Community and are in effect until altered or rescinded.

These By-laws and Standing Rules have been approved by the Moorings community and have evolved over the course of many years. They are presented here organized & consolidated by topic to help in understanding and finding of specific regulations and rules that might be of interest to the Community Membership.

This Reorganized & Consolidation of the By-Laws and Standing Rules was completed May 15th 2010.

AMENDED BY-LAWS & STANDING RULES

ARCHITECTURE

1. The Town code against the construction of watercraft on undeveloped property be enforced.
2. No boat larger than 23 feet, no fly-bridge or anything higher than the windshield will be allowed on land storage. The boat must be neatly covered and placement is subject to the approval of the Architecture Committee.
3. All boats stored on land for winter months must be in the water or removed no later than 05/15. Exceptions are dinghies, canoes, sunfish and personal watercraft or the equivalent.
4. The Building Department of the Town of Islip will not issue a Permit for an addition or a new home if The Moorings Board of Directors has not given prior approval.
5. All bay front residents are not to bring in fill to reclaim their backyards without prior Board and Waterways committee approval since this can wash into the main canal.
6. All adjacent neighbors must give their objections, if any to proposed change, in writing, before Architectural committee review.
7. Builders will be advised by the Architectural Chairman when their plans are submitted that they are responsible for proper drainage at the construction site.
8. The Board has defined which signatures are needed for building applications as "approval signature of all homeowners within the sight line of the construction."
9. Those homeowners who do not comply with the Architectural rules will be pursued legally.
10. No commercial construction on home building is allowed on Sundays or Holidays.
11. The Architectural committee will receive the plans from the homeowner and the committee will be responsible for obtaining the signatures of the neighbors within sightline.
12. Those neighbors who have had liens placed against them for non-payment of Association dues should not be consulted regarding the proposed architectural plans of their neighbors.
13. For new construction work, the road bond has been increased from $5,000 to $25,000 to over costs in the event that our roads are damaged. The homeowner or contractor are not to do the repairs to the road; we will have an approved list of companies that can do the repairs. If water or gas line installations damage the roads, Keyspan or Water Authority will be held responsible. (9/25/03)
14. In the future, all electrical and utility boxes must be approved by the Board if not on the house; all existing common property and private homes with electrical not on the house must be camouflaged from the street. (9/18/02)
15. Contractors will be required to provide a "Wheel Wash Area" where trucks will enter and egress, approximately 15 feet by 40 feet, in order to preserve our roads. (9/13/17)
16. No trailers, mobile homes, storage units, commercial vehicles, unregistered vehicles, construction vehicles, including construction equipment and any similar equipment are permitted to be parked or stored overnight on any property unless kept in a fully enclosed structure or garage, except boat trailers as specified in "SECTION V - BY-LAWS &

STANDING RULES - ARCHITECTURE Paragraphs 2 & 3" without prior written approval having been issued by the Board. (9/18/19)

17. No Flagpole shall be constructed on any resident's property without written approval of the Architectural Committee as to the flagpole's location on the property, the height, material and color. The only flags allowed to be flown are the Flag of the United States of America and the Moorings Burgee. No political, advertising, team or other type of flag or banner is permitted to be flown on the flagpole.
    Decorative seasonal banners may be permitted only if attached to the house and approved as to the banners size and content by the Architectural Committee. (Added 10/7/2020)

18. Belgium block curbing shall be required along all street-facing boundaries of any plot upon completion of any improvement for which a Town of Islip permit is issued, and such installation must be completed prior to the closing of the permit. Upon the sale or transfer of a property, the new owner shall complete installation of Belgium block curbing by the end of the fiscal year in which the closing occurs. If installation is not completed within the required period, the Association shall perform the work and assess the cost to the property. All installations must comply with standards adopted by the Board of Directors.

(Added September 30, 2026)

SECTION V - ASSESSMENTS

1. The names of all residents who remain delinquent on their dues after August 31st will be published and included in all Moorings Voice communications.

2. In accordance with the Constitution and By-laws, all members in arrears will not be able to use the tennis courts, marina or participate in any Moorings functions.

3. All children will be permitted in Moorings functions regardless of the status of the family’s dues.

4. All dues must be paid on time or a 16% Late Fee charge will be incurred. On time is defined per the due date of December 31st.

5. Annual assessments will be due on December 31st. As of March 31st, residents who are behind on their dues receive a change of status to inactive members.

6. The community approves imposing a Late Fee on the unpaid assessments.

7. Late Fees are charged at a rate of 16% per annum beginning on December 31st when the assessments were due.

8. Residents in arrears will be charged all expenses incurred in securing money owed us in addition to all associated late charges. These expenses include but are not limited to reasonable attorney fees, collection fees, processing and filing fees.

9. When circumstances require the Board to engage an attorney to draft correspondence for By-law infractions, the Board will levy a $250 fine to that resident, only after they make verbal and written communication by registered mail, giving resident reasonable time to comply. The resident has a right to an appeal. (9/23/09)

Items 1-7 amended September 30, 2025. Items 8-9 retained.

BOARD OF DIRECTORS

1. An approved change in the election of officers such that the elections of the President, Vice President, Secretary, Treasurer, Commodore shall be in odd numbered Fiscal years e.g. 2003 – 2004 while Chairpersons for Tennis and Landscaping, Security, Architecture, Marina, Entertainment, and Roads shall only be elected even numbered Fiscal Year e.g. 2004 -2005.
2. The limit the Board can spend without community approval is $5,000 (Rev. 9/29/04)
3. The Board has the discretion to donate no more than $500 to any one candidate and no more than $1,000.00 in any one year with the money given equally to both major political parties. Rescinded and replaced with "Political contributions cannot be made through our Treasury".

BOARD OF DIRECTORS (continued)

4. The “Moorings Voice” will be published on a regular basis.
5. If any Chairman anticipates spending more than $500.00 for services and repairs (including parts and labor), he must have the approval of 2 of the 4 elected officers.
6. Board will enforce all regulations even though they may not be in the Constitution or By-Laws since any rules passed by the elected Board are binding on the residents.
7. The Guard House is to be used for Moorings announcements only. Any other announcements have to be approved by the President.
8. Unanimous vote of confidence was given to the Board by Community members in attendance at General Meeting of September 2007 encouraging the Board continue to take legal action to defend the Moorings Constitution and By-Laws

COMMITTEES

1. Individual chairmen and committees where needed are responsible for their particular affair or event including all supplies and food.

DREDGING

1. Main canal entrance is maintained at a navigable depth.

ENTERTAINMENT

1. Free participation in Community functions should be the discretion of the President as far as guests are concerned.
2. There is a minimum age of 18 for adult social functions and adult tennis tournaments.
3. No alcoholic beverages will be served to anyone under 21 years of age at any Moorings functions and a sign to that effect is to be posted stating the same.
4. Any neighbor can use the dance floor free of charge as long as they supply adequate liability insurance coverage and sign a disclaimer drawn up by our attorney. Resident will be responsible for any damage to it.
5. Past residents up to 5 years are to be invited free of charge to the annual Holiday Party.
6. Board is to review all plans made by Entertainment Chairperson prior to arrangements being made.

GUARD SERVICE AND SECURITY

1. Stickers will be issued to residents only; non-resident family members may also be issued stickers. Only immediate family members will get security stickers (including the children of the homeowners and the parents of the homeowners if they visit the community often).

2. The guard is not allowed to carry a gun.
3. The guards are requested to keep a log of all calls made outside the Moorings.
4. Police are permitted into the community for emergencies, otherwise they need approval of the President or Vice President.
5. The resident entrance gate be shut down from midnight to 6:00 a.m.
6. The Board on behalf of the Association will give Christmas bonuses separate from those given by individual homeowners. It will be up to the discretion of the Security Chairman as to the disbursement of these tips after the Board approves of the total amount given. The final run-down will be given to the Board.
7. Guest passes are available for anyone staying in the community for an extended period of time.
8. We do not have to admit entry to someone who intends to repossess a car (or anything else) unless that person has, in hand, a court order.
9. The Board has authority to immediately hire the roving guard in times of need until an emergency meeting can be called.
10. A sign is to be installed stating "Private Property – No Trespassing, No Soliciting" before anyone can be arrested for walking through the community.
11. Teenagers will no longer be listed on a resident's card; they must be called through.
12. If there is a wild party, whoever is in charge of Security is to contact the parents and is to see what kind of response he gets. If the parents cannot be contacted, or if there is a negative response, the Security Chairperson is to take whatever action he or she deems proper at the time.
13. The cost of maintaining the Guard House is to come from Community funds.
14. A visitor cannot allow another visitor access. (9/28/05)
15. If you are selling your home and have an open house, you will need 2 agents. One remains at the house, and the other will remain at the gate to meet prospective buyers and drive them in and out. (9/25/03)
16. An ice cream truck will be allowed into the Community.
17. Moorings phone directory is personal property and persons other than residents cannot have one.
18. Stickers will be in same place on all vehicles so guards can locate them – affixed by the registration on left bottom corner or the top left side of the windshield.
19. Resident who fails to put stickers on their windshield will be stopped each time and be required to show ID.
20. Security guard nameplates will be placed at gate house.
21. Resident whose spouse does not live here but who is on the deed and has no court order to restrain him from entering the Community can have a car sticker.
22. Security logs are to be given only to Security Chairperson and law enforcements agencies only.
23. Residents planning for a gathering of 50 people or more are required to notify the board at least 8
    days in advance of the event. The Security chairperson and the board will work with the resident to
    ensure that appropriate provisions are made to avoid excessive delays at the entrance gate,

accommodations are made for parking safely, and that the event will be conducted in a manner that is considerate of the other Moorings residents. (Added 10/7/2020)

24. Residents planning events where 10 cars or more are expected must provide Security with a list of the visitors who will be attending in order to expedite entrance through the gate. This list can be hard copy or an email directed to the Gatehouse. (Added 10/7/2020)

INSURANCE

1. The Board should have copies of the liability insurance policies and workman's compensation policies for everyone who does work for us (gardener, dock workers, etc.).

LANDSCAPING

1. No commercial outside landscapers are permitted on Sundays or Holidays; individual homeowners can work on Sunday after 10 A.M.

MARINA

1. Only boats owned by the immediate family (homeowner and offspring) are permitted dockage. This rule is in effect all year.
2. All Moorings boats will have stickers the same as cars.
3. Suffolk Marine Police will enforce our 4 (four) mile speed limit in the main canal.
4. The Coast Guard cannot interfere with boats which are abandoned in our marina.
5. Guests' boats may stay in the marina for a period of 2 (two) weeks. In the event of a storm (hurricane – type), there will be no non-resident boats permitted in the marina.
6. Marina rates follow the permanent automated rate structure adopted September 30, 2026, set out on page 37.
7. All poles placed in the navigable waters must be approved by the Marina chairman and will be located within the beam of a boat – fore and aft.
8. Anything that is to be built in the Marina has to be approved first by the Marina chairman and then submitted to the Architectural committee and finally to the Board for approval.
9. There will be a charge for each and every boat in the Marina. Each boat is charged separately.
10. Flags are to be flown at half-mast for three days for any deceased Moorings resident.
11. Approval for any jet ski lift in the Marina is subject to individual submitting all required insurance coverages that includes The Moorings as additional name insured. This must be renewed yearly.
12. All major work done at the Marina is to be paid 70% by the community and 30% by the Marina users.
13. There are separate electrical meters to distinguish Marina usage from general community use.

Marina rate rule

Section V By-Laws and Standing Rules - Marina Permanent automated rate structure

Moorings Boat Rate = Town of Islip Boat Rate x 75%

Resident boat rates remain 25% below Town of Islip boat rates. Future Town of Islip rate and category changes automatically update the Moorings boat-rate schedule using the same 25% discount.

22 ft. and under	$56.25 per ft.
Over 22 ft.	$60.00 per ft.
Electric	$200.00 flat rate
Jet Ski - Single	$600.00
Jet Ski - Double	$1,200.00

Schedule presented and approved September 30, 2026. Town boat rates shown in the meeting materials were $75.00 per ft. for boats 22 ft. and under and $80.00 per ft. for boats over 22 ft.

Adopted September 30, 2026

14. No type of structure namely, but not limited to, fend off poles, whips, hydro-hoists, boat lifts, etc., be erected in any waterways or on any property without permission of the Waterways committee.
15. A Late Fee of 16% per annum of the outstanding balance is to be charged to marina users not paying their bills on time. Generally, the payment or non-payment of Marina assessments will be treated and handled in the same ways other community assessments are treated and handled.
16. There will be a charge for each and every boat in the marina -- # of boats per family has no bearing on issue.
17. Certificate of Insurance and registration should be presented by all individuals with boats in marina.
18. Residents who owe marina fees for more than 1season will be given notice that they will lose all marina privileges.
19. Cost for repair for damage to poles will be incurred by the person responsible.
20. No guest is to dock in the marina unless resident has paid $300 initial fee.
21. Hydro hoists:
    (a) Construction of docks, lifts and hydro-hoists in the canals behind individual homes will be treated as an architectural issue and surrounding neighbors will be consulted for approval.
    (b) Decision to install hydro-hoist in the marina is to be decided by the Community vote at General Meeting.
    (c) The following rules were accepted by those Community members in attendance to govern the hydro-hoists to be installed in both Marina and Community.
    (d) Insurance coverage is to be provided by the boat owner. Each boat owner has to carry a policy including liability coverage in the amount of an additional $100,000.00 or umbrella policy. Each boat owner would have to sign individual forms stating that the Mooring is not liable.
    (e) Yearly review depending on space availability.
    (f) Maintenance is to be kept up by boat owner.
    (g) All costs related to the installation and removal are accepted by the installer. Finger docks would be installed by the boat owner. The removal of said docks and hydro-hoists would be at the discretion of the Marina Chairperson and the expense would be placed on the boat owner solely.
    (h) Placement is in accordance with both the Marina and Architecture Chairperson, the number of Hoists permitted in the Marina will be limited to 4 (four)
    (i) Height limitations will be imposed. There will be a limit as to the distance the boat can be out of the water. The only type of boat permitted is the express type – no bridges, towers and no sailboats.
    (j) The hydro-hoists are to be portable so they can accommodate special events.
    (k) Individual approval would be needed, application basis.

MEETINGS

1. Residents of the Moorings in good standing can come to any board meeting at the Board's discretion.
2. A letter is to be included in the General Meeting notice advising residents in arrears that they are ineligible to vote at that General Meeting.

ROADS

1. Our roads must be physically closed for a 24 (twenty-four) hour period once a year to remain private. This will occur on Memorial Day.
2. The Suffolk County Police Department will honor our stop signs and speed limits and issue tickets.
3. The Board of Directors adopts the same rules for any motorized vehicles such as snowmobiles, mini bikes, moped, or as is stated by the New York State Department of Motor Vehicles.
4. The only garage sales in the community are open only to residents and their guests.
5. No commercial vehicle is permitted to park overnight on any home driveway or Moorings road.
6. Snowmobiles would be allowed to be used on our roads as long as they are being used carefully, within reason and at an acceptable hour, and not recklessly.
7. Any vehicles and all unlicensed vehicles are restricted from parking on streets between hours of 3 a.m. – 8 a.m.

TENNIS

1. Proper tennis dress is to be observed at all times.
2. Youngsters 16 (sixteen) years old and over will be considered adults for the purpose of tennis time.
3. Steady tennis groups may block out a specific time which will be reserved for them each week.

TREASURER

1. Marina account is transferred to the General Fund.
2. All bills are to be presented at the monthly Board meeting for payment and signature.
3. All lots are to pay full assessments even if more than one lot is owned by one person.
4. The Moorings treasurer is bonded through our insurance company.
5. All utility bills and guard service bills will go directly to the Treasurer.
6. Any activities not channeled through the proper Board member will not be recognized, nor will any money go through the treasury for that function.
7. The Mooring has a not for profit status and therefore may be exempt from certain taxes, this does not apply to sales taxes.
8. The Secretary or Treasurer will send a letter to each homeowner who is selling his home waiving the Right of First Refusal and stating the status of any liens or monies owed to the Moorings Association. Amounts to be verified by the Treasurer – payable on or before closing. Letter for satisfaction of dues needed at closing will state amount owed,

as verified by Treasurer and that is has to be paid in advance by Certified Check of funds or at the closing from an attorney's escrow account.

9. Board members need tax ID # and addresses of all subcontractors hired to work for the Community.
10. All dues should be paid by check or money order.

YACHT

1. Memorial Day events are budgeted through the Yacht Club since they are not a line budget item.
2. The Community will subsidize Memorial Day if the Yacht Club runs over budget.
3. The board approved incorporation of the Moorings Yacht Club into the Moorings of East Islip and all members of the Moorings of East Islip are automatically members of the Yacht Club.