

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



FALL/WINTER 2015-16

President's Message

2015 Dates
to Remember:

**Boats and Kayaks
must be removed
by November 15**

**Happy
Turkey Day
from
CBPOA**



**Fall and Winter
Recipes**



Happy Holidays



Well, another season has come and gone. Now is the time to put the Reservation to bed for the winter. We had a very, very good summer--one of the best in recent years. The summer beach party was again a huge success--and the ice cream man finally did make it! Much thanks goes out to all who helped and especially Al Schaffer, his sons and the cooking crew. Next year we will try to make it even better and maybe add a few surprises.

Speaking of food, have you tried out our CBPOA recipes? Phyllis Italiano has been diligently creating delicious seasonal dishes year after year for all of us to enjoy. Check them out and give them a try.

The Reservation grounds have been well maintained this year, thanks to the efforts of Sun Country Landscaping & Maintenance run by Carlson Jacobs (a resident of Clearwater Beach). And let's not forget our own CBPOA board member maintenance crew as well as our new Maintenance person, Charles Anderle. He has made a major difference in the care and upkeep of our Reservation this year.

Thanks goes out to Dan Aharoni for taking on the job of managing the Lifeguards. (George Lombardi did this job for many years - and we're all glad to see that George is back and raring to go--and we've got lots for him to do too!) Kudos go out to these wonderful young people who kept out families safe all summer. It's important to note that many of these trained lifeguards are from our own Clearwater Beach neighborhood.

The presence of personnel at the entrance gate this summer had a tremendous effect on the charm and appeal we all hold dear in Clearwater Beach. We will make sure we incorporate this service in our plans for next season. AND it kept us all on our toes to make sure we remembered to renew our entrance cards!

The marina was well managed, as usual. This was accomplished by Will Homer, Bruce Hoek and Al Schaffer.. This is a demanding job that is ongoing from spring to fall and requires marine expertise and a special personal demeanor to deal with all the situations that arise during the boating season.

Another ongoing job is keeping up on compliance issues in our neighborhood. Lenny Czajka has done a peerless job tackling these all important issues. This is



LIST OF OFFICERS & ASSIGNMENTS

PRESIDENT
GERRY GILBERTI
324-9612

CO-VICE PRESIDENT
DANIEL AHARONI
917 327-7070

CO-VICE PRESIDENT
JAMES CARFORO
914 260-6840

TREASURER
EDITH HOLMER
324-5364

ASST. TREASURER
MARIAN DIANGE
324-4090

SECRETARY/GATE
OPERATION
GARY GRILLE
907-9032

DOCKMASTER
WILL HOLMER
324-5364

ASSISTANT DOCKMASTER/
MAINTENANCE
BRUCE HOEK
324-0810

GATE OPERATION
AL SCHAFFER
324-6519
GARY GRILLE
907-9032

LIFEGUARDS/
MAINTENANCE
DANIEL AHARONI
917-327-7070

MAINTENANCE/BEACH
AL SCHAFFER
324-6519

MAINTENANCE
DAVID WAGNER
324-2676
GEORGE LOMBARDI
324-5998

MEMBERSHIP/LIENS
JAMES CARFORO
914-472-8756

BY LAWS/MEMBERSHIP
MARIAN DIANGE
324-4090

RESIDENT USE
OF RESERVATION
GARY GRILLE
907-9032

CODE COMPLIANCE
LEN CZAJKA
324-0418

NEWSLETTER EDITOR
WEBMASTER
GERRY GILBERTI
324-9612

GOOD & WELFARE
MARIAN DIANGE
324-4090

DIRECTOR
KEN NEARY
516 318-3367

LEGAL ADVISOR
DANIEL AHARONI
917-327-7070

RESERVATION HANDYMAN
CHARLIE ANDERLE
324-3897

President's Message *(continued)*

a big job and requires community involvement to help solve many of these problems and we all need to do our part. If you see something that looks like a community disturbance or other similar problem then call 911. Don't confront anyone yourself. Always be safe.

This being my first year dealing directly with all the responsibilities of our community I would like to express my gratitude and appreciation to the Board members for all the time and effort they offered during these past seasons. It is a great team with a great team effort. We tackled many major projects this year and each member of the board did their bit to help accomplish each and every task.

As always, anyone interested in becoming an advisor to the Board, please contact us - as we are always open to new ideas and sound advice.

Well it's time to clean the chimney, stack some wood (let's try to keep the wood stacks small if we can), get out the winter clothes and get ready for all the family holiday fun ahead.

Gerry Giliberti
President CBPOA

NEW HOMEOWNERS

Debbie & Alan Meyers
Elizabeth & Joshua Jackson
Pamela Tublin
Orlando & Estefania Marin
Stephen Brandman
Marissa Alperin & John Lowe
Debbie Seiden

Al Schaffer & Diane Van Slyke
Michael Southern
Score Construction Corp.
Yaiza & Sidney Blank
1179 Fireplace Rd, LLC
Joey Silvestra
Karen & Fred Wightman
Thomas Onisko

EAST HAMPTON TOWN LAND PRESERVATION FUND

The town is interested in preserving land. If you know of a Clearwater Beach property that is for sale or that can be donated you can notify Scott Wilson of the Preservation Advisory Board (631 324-7420). Their board meets on the 3rd Monday of the month at 3:30 PM in the Town Meeting Hall. Also, you can contact the Advisory and/or Planning Board via the town web site (<http://ehamptonny.gov/>).



from the desk of the

EXECUTIVE SECRETARY

As the fall season is upon us and winter looms, let's all have a happy thought that we will have a milder winter than this past year. As some of you prepare to avoid the North-east winter and retreat to the warmer southern climates, this would be a good time to send me any change of address notification.

During this past summer there were some complaints about a few unruly parties at the reservation. The party givers did not request to reserve the picnic area so we are unsure as to who they were. In light of those doings, the Board of Directors now requires no gatherings of 25 or more people on the Reservation without a permit from CBPOA.

For the boaters, please wait until the 2016 boat applications are on the website, cbpoa.net, before sending in any boat slip information. Any documentation sent without the actual 2016 application or with a previous year's application, will be returned. All applications should be available on the website near the end of December. As usual, if you had a boat slip the previous season, the dock master will automatically send you the 2016 application at the end of December. This year you will be able to go to the website, cbpoa.net, click the tab for the boat application and fill in the required information using your computer. You can then print out the application with the typed in information. We are hoping this process makes things easier for you and will help us in processing your applications more accurately.

Also at the beginning of the new year, the Treasurer will be mailing out the 2016 annual maintenance fee invoices. Prompt payment of this fee is greatly appreciated and is one of the reasons why the Reservation looks as good as it does today. The gate card access system to the reservation will remain active throughout the winter months. Please remember that gate cards are only activated for members whose maintenance fees are current. If your gate card will not open the gate, it may be because you have not paid your maintenance fee.

If you have any questions or concerns, please feel free to contact me any day from 10am to 5pm and I will do my best to help you or connect you with someone who can. The website for the Association is cbpoa.net, which you must type in your computer's address bar. Attempting a search through Google or any other search engine will lead you to every Clearwater Beach in the world but ours.

Wishing you all a safe and enjoyable fall and winter.

Gary M. Grille 631-907-9032
cbpoa.net@gmail.com

GATE CARDS

Please note:

- 1 Card is free.**
- 2 Additional cards are \$6 each.**
- 3 Homeowners are allowed a total of three cards.**

\$50 TO REPLACE A LOST CARD



FROM the DOCK MASTER

The 2015 boating season is coming to a close and this year, for the first time in many years, not all our slips have been rented. In the near future, 2016 season applications will be sent to the boaters who have had a slip for the 2015 season and those who have requested a boat application. Slip applications and emergency data forms will be available on the Web in mid December at www.cbpoa.net. Marina Rules and Regulations will also be posted. In addition, kayak rack applications will also be posted on the Web.

Community member boat slip fees for the **2016 season will remain at \$45 a foot. Sponsored boat fees will also remain at \$80 a foot.** The minimum boat slip fee will be for a 20 foot boat. Boaters who desire a slip at our marina must submit a certificate of insurance (COI) and a copy of their boat registration. The COI must indicate marine liability insurance coverage and, in addition, indicate spillage coverage if the boat has permanently installed fuel tanks. It is also required that the COI form denote Clearwater Beach Property Owners Association (CBPOA) as an interested party. No slip assignment will be considered if the above items are not submitted with the boat application. Please send only the COI form instead of the entire boat policy. We have enclosed a sample COI for your review.

For community members wanting the same slip assignment for next year, submit your data by February 15, 2016. It is important to note that after all member applicants have been assigned a slip, the remaining unassigned slips are assigned to sponsor applicants. In some instances, sponsored boats may be assigned a different slip. Late application filing can result in a slip assignment change. Applicants with missing information will have their slip assignment postponed with a possible change or no assignment at all. It is important to note that during the boating season no refund will be provided if no replacement boater can be found for your slip.

No trailers and/or boats may be parked on the paved reservation area due to insurance liability. Violators are subject to having their trailer and/or boat removed from the reservation and the violators will be billed for services performed.

This season, a few boaters did experience problems. Two boats did sink and had to be raised, pumped out and towed away. Please note, if you see any boat with a problem, please notify the Dock Master, Assistant Dock Master or Secretary. In addition one paddle board was taken from the racks. There were reports of equipment thefts from vessels. When checking kayaks stored on the racks, I found a few not locked. The board of Directors will be requiring all kayaks/canoes owners to lock their stored vessel.

Boaters are responsible for their boats. Prior to a storm, it is important to check your dock lines to insure your boat, docks and/or pilings are not damaged due to extreme rising/falling tides. In addition, the boat's bailing system should be checked to insure it is working properly. Most of the boat sinking problems have been attributed to malfunctioning pumps and/or batteries.

We will continue the policy of notifying boat owners if their boat is in danger of sinking. If the boat owner does not respond, we will contact a marine service to pump out the boat. CBPOA will pay the pump-out fee set by the marine service and then bill the boat owner. The boat owner should periodically check the floating condition of their boat particularly after a rain storm. For boating problems at our marina, please call the Dock Master (324-5364) or Assistant Dock Master (Bruce Hoek - 324-0810).

The number of kayak/canoe rental spaces available is 48. Since almost all racks were rented the board is considering increasing the number of racks for the 2016 season. It is also noted that some kayaks/canoes occupy more than one rental space. This prevents other kayaks/canoes from being stored in the same area. The racks were originally designed to accommodate 2 kayaks/canoes in one space.

FROM the DOCK MASTER

(continued)

An additional \$35 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 1 to 30.

An additional \$65 fee will be imposed on owners whose kayaks/canoes require 2 rental spaces in racks 31 to 48.

In order to track canoes/kayaks at our rack storage area, **2016 year stickers with the rack assignment** will be issued for the renter to place on his/her vessel. I would like to thank the majority of rack renters for complying with our requirement to place our sticker on their kayaks. We are doing this to avoid non-registered kayak owners from using the racks. It is unfortunate that we have experienced problems with intruders storing a kayak on a rack. Vessels with no sticker will be removed from the rack. The owners of canoes/kayaks must remove their small vessel from the rack by November 15, 2015.

If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Assistant Dock Master or myself. We ask that all boaters review the Marina Rules and Regulations, which they will receive with the slip assignment.

Please note the following:

- 1. In 2009, the US Coast Guard has instituted a requirement that life jackets must be worn while boating in vessels less than 21 feet during the period from November to April.**
- 2. Check to make sure that you have copy of your boat registration available to submit with your 2016 application. Some boat renters leave their original registration on the boat during winter storage and have no copy. Your application will not be processed till your registration is received.**

Remember, all boats must be removed from the floating docks by Nov. 15, 2015.

I would like to thank all the people who have helped with keeping our marina in a safe condition, reporting boat problems, and in particular Mr. Bruce Hoek for his efforts as Assistant Dockmaster. In addition, I would also like to thank Mr. Gary Grille for his assistance in the marina operation and notifying boaters about our renewal requirements.

Will Holmer



Current Issues in Clearwater Beach and Springs

Here are a few issues that are currently concerning the residents of Clearwater Beach:

- Non-resident use of the CBPOA reservation and beach facilities.
- Concerns about safety and security when using the CBPOA reservation.
- Increased school taxes because of uncontrolled overcrowded housing.
- The proliferation of illegal housing rentals and group houses.
- Overnight parking of construction vehicles on our roads.
- Inappropriate business practices that encroach on the wellbeing of residents.
- The need for improved cellular phone service throughout the area.
- The increase in negligence regarding trash and garbage throughout the neighborhood.

Check out the CBPOA WEBSITE!
Boat Slip Applications, Dock Rules/Regulations,
Hurricane Precautions Newsletters and more!!!



COOKING LONG ISLANDS BOUNTY

By Phyllis Italiano

Fall is here, and coming behind it is the long winter, but right now Long Island is still producing its bounty. There are varieties of squashes, wonderful huge heads of cauliflower, and our favorite corn, which continue to be at the local farm stands. Remember good health depends upon cooking meals loaded with the kinds of things Long Island has to offer: vegetables, fruits and the offerings from the sea which surrounds us.

Squashes

We grew some great squashes this year. Honey Crisp is truly my favorite. Just cut it in half, scoop out the seeds and bake in a baking dish coated with a bit of olive oil. Butternut is another favorite. Again, cut in half, remove innards, and bake in dish lined with some olive oil. When the butternut squash is cooked (test by putting a knife through the skin), cool, and scope out the inside and mash. Though, I'm not much for butter, you can add a bit of butter to make it creamy. Coriander goes beautifully mashed into this squash. A quick pasta sauce can also be made with these squashes. See below.

Squash Sauce

Garlic. Olive oil. Shallot. Coriander. Cup of mashed squash. Cup of heavy cream. Broth

Mince garlic and shallot. Place in a pan with at least a quarter of a cup of olive oil. Cook the garlic and shallot until they are soft about 4-5 minutes. Add the squash that you have thoroughly mashed. Gently mix with the olive oil and garlic/shallot. Then add the cream and stir the ingredients together. Add a quarter teaspoon of coriander. As the sauce cooks add broth to maintain consistency. Toss the cooked pasta into the pan and mix. Add salt and pepper to taste and plate the pasta and sauce into a serving dish. Add grated cheese. I prefer Pecorino Romano.

Potatoes and Shrimp

About a cup and half of frozen shrimp, 4 or 5 Yukon Gold potatoes, 3 tablespoons of capers. Olive Oil

Cook the potatoes with skins on. When potatoes cool, remove the skins and cut the potatoes into bite sized pieces. Toss the potatoes with the oil. Cook the shrimp (frozen shrimp are cooked the minute they become pink), and then add to potatoes and toss ingredients together. Sprinkle with the capers that you have rinsed under water. This dish can also be made with small clams that you have steamed open.

As you can tell, I like simple recipes with a minimum of ingredients and easy to cook. The thing about cooking is that one ages well, when you prepare meals at home and eat the kind of foods that Long Island offers.

Please e-mail me if you have any comments: phyllisiitaliano@msn.com

SAMPLE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

(MM/DD/YYYY)

01/05/2010

PRODUCER 203.336.2138 FAX 203.336.9507
 The Fitzpatrick Agency, Inc.
 840 Clinton Avenue
 P.O. Box G
 Bridgeport, CT 06605-0567

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURED Wilbert J & Edith A Holmer

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: Travelers	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS								
		GENERAL LIABILITY <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> _____ <input type="checkbox"/> _____ GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				EACH OCCURRENCE \$ _____ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ _____ MED EXP (Any one person) \$ _____ 0 PERSONAL & ADV INJURY \$ _____ GENERAL AGGREGATE \$ _____ PRODUCTS - COMP/OP AGG \$ _____								
		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ _____ BODILY INJURY (Per person) \$ _____ BODILY INJURY (Per accident) \$ _____ PROPERTY DAMAGE (Per accident) \$ _____								
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ _____ OTHER THAN EA ACC \$ _____ AUTO ONLY: AGG \$ _____								
		EXCESS / UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$ _____				EACH OCCURRENCE \$ _____ AGGREGATE \$ _____ \$ _____ \$ _____ \$ _____								
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">WC STATUTORY LIMITS</td> <td style="width: 40%;">OTR-ER</td> </tr> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$ _____</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$ _____</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$ _____</td> </tr> </table>	WC STATUTORY LIMITS	OTR-ER	E.L. EACH ACCIDENT	\$ _____	E.L. DISEASE - EA EMPLOYEE	\$ _____	E.L. DISEASE - POLICY LIMIT	\$ _____
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E.L. EACH ACCIDENT	\$ _____													
E.L. DISEASE - EA EMPLOYEE	\$ _____													
E.L. DISEASE - POLICY LIMIT	\$ _____													
A		OTHER Watercraft	Policy Number	10/26/2009	10/26/2010	Hull Liability								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

1995 Tiara Open 3100 "Will's Folly" Hull ID
 Pollution Liability included up to \$500,000



CERTIFICATE HOLDER

CANCELLATION

Clearwater Beach Properties Owners Assoc.
 P.O. Box 666
 East Hampton, NY 11937

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE
 Melody Geriak *Melody Geriak*

“Don't miss
a newsletter!



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you send us
your
winter address.



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PROUDLY REPRESENTING PROPERTIES IN THE
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KAREN BENVENUTO

LICENSED AS KAREN A. BENVENUTO
LICENSED ASSOCIATE REAL ESTATE BROKER
KBENVENUTO@BHAMPTONS.COM
DIRECT: 631.903.6107

HUCK ESPOSITO

LICENSED AS STANLEY J. ESPOSITO
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**RELEASE TO ALL CLAIMS
AND
AGREEMENT TO INDEMNIFY AND HOLD HARMLESS**

In consideration of the permission given by the Clearwater Beach Property Owners Association (CBPOA) for the use of the Reservation Area in order to _____ on _____
Nature of Event Date of Event

_____ hereby agree(s) to all names of people indemnifying CBPOA indemnify and hold harmless CBPOA, every agent, employee and official thereof against all liabilities, claims, suits, awards or judgements whatsoever which may arise directly or indirectly out of the above activity in favor of or which might be claimed by _____
Names of all signers

Or third parties. It is understood and agreed that this release of claims and agreement to indemnify and hold harmless is a condition precedent and an un-severable part of the permission given by the CBPOA and that the CBPOA was induced to grant such permission by the promise of the undersigned to grant this release.

Name _____
Print all names of signers

Responsible official of organization
With authority to sign.

Signature _____

Date _____

(STATE OF NEW YORK)
(COUNTY OF SUFFOLK)

Today _____ appeared before me _____
Date Names of Signers

Notary Public

Check for \$150.00 made payable to CBPOA enclosed? Yes__ No__

Certificate of Insurance and Hold Harmless enclosed? Yes__ No__

C.B.P.O.A. PICNIC AREA

Guidelines for Reserving Area

1. Send completed form plus check to Gary Grille CBPOA PO Box 666, East Hampton, NY 11937 631 907-9032.
Maximum number of 100 people allowed per reservation.
3. Cars must be parked in the paved parking lot.
4. C.B.P.O.A resident making the reservation is responsible for the conduct and actions of all guests and for the Cleaning Up of the area after the affair or party. TRASH MUST BE CARTED AWAY NO LATER THAN 10:00 AM the FOLLOWING MORNING.
5. No reservations will be made for July 4th weekend and Labor Day weekend.
6. No alcohol may be served to minors.
7. Any fires must be made in the grills or the fireplace.
8. Volume of music must be controlled at a reasonable level so as not to annoy the neighbors.
9. Affair or party must be over by 11:00 PM.
10. No fireworks at any time.
11. A deposit of \$150 is required seven days prior to reservation date, to be refunded after inspection of area shows clean-up complete and no damage to facility. Applicant is responsible for any damage to facility; C.B.P.O.A. will repair and bill applicant.
12. Approval of Board is required for any structure, tent or other article not presently on C.B.P.O.A property.
13. The beach sun shed will not be included in area of use.
14. Beach can be used for beach purposes only; no volley ball playing on beach.
15. East Hampton Town requires a Town Permit for gatherings of 50 people or more.
16. A Certificate of Insurance in the amount of \$1,000,000.00 must be submitted before the reservations date is confirmed. The Certificate must list CBPOA as additionally insured. This can be obtained from your Homeowners policy agency. IF LIQUOR IS TO BE SERVED, IT MUST INCLUDE LIQUOR LIABILITY. If an outside caterer is used, please be advised that a copy of his/her Certificate of Insurance in the amount of a million dollars must also list CBPOA as additionally insured.
17. Also, before your party date is confirmed, an indemnification and hold harmless agreement (copy attached) must be completed, signed and notarized by a notary public.
18. Picnic area reservations will be made available to Clearwater members in good standing and their immediate family members only.

C.B.P.O.A. PICNIC AREA RESERVATION FORM

Signature: _____ Date: _____

Name: (Print) _____ Phone: _____

Address: _____

Date of Affair: _____ Hours (from): _____ To: _____

No gathering of 25 or more people on the reservation without a permit from the CBPOA.

Clearwater Beach Property Owners Association, Inc.
P.O. Box 666 East Hampton. New York 11937

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**Contact David Harry @ 516-901-7632 or
dharry@hrg.com**

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TOWN OF EAST HAMPTON

ORDINANCE ENFORCEMENT DEPARTMENT

PUBLIC SAFETY DIVISION

300 Pantigo Place, Suite 111A

East Hampton, N.Y. 11937

Phone (631) 324-3858 Fax (631) 329-5899

Patrick J. Gunn, Esq.
Public Safety Division Administrator

Elizabeth A. Bambrick
Director of Code Enforcement

COMPLAINT FORM

Please fax, mail, or hand deliver this form to the above address

LOCATION OF ALLEGED VIOLATION

Street # _____ Street Name _____

Hamlet _____, Town of East Hampton, Suffolk County, N.Y.

Name of Individual(s) / Business (if known) _____

Name of Owner (if known) _____

DESCRIPTION OF COMPLAINT – SPECIFIC OBSERVATION(s) Use additional paper if necessary

BEST TIME(s) AND DAY(s) TO OBSERVE VIOLATION : _____

REPORTING PARTY

Name: _____ Phone Number _____

Address: _____

I am willing to give a sworn statement if necessary YES NO

AFFIRMATION

I affirm that the information provided in this complaint is accurate and is based on my personal observation(s).

X _____
Signature Print Name Date

Office Use Only
Date Received _____
Complaint # _____
Inspector Assigned _____
Ack. Form Sent _____
Action Taken Form Sent _____

Clearwater Beach Property Owners Association, Inc.
Covenants and Restrictions

DECLARATION OF COVENANTS AND RESTRICTIONS made by Walter C. Hewitt, James P. Amaden, Lester Feierstein and East Hampton D. & E. Inc., dated 5/22/57 recorded 6/4/57 in Liber 4309 cp 405

WHEREAS The Developers are the owners of a tract of land situated near Fireplace in the Town of East Hampton, County of Suffolk and State of New York, which tract of land has been subdivided in accordance with a certain map entitled, "Map of Section No. 1 of Clearwater Beach, situate Fireplace, Town of East Hampton, Suffolk County, New York, dated 5/3/1957" and filed for record on 6/4/1957, in the office of the County Clerk of Suffolk County, Riverhead, New York as Map No 2715; and

WHEREAS, The Developers desire to make this Declaration setting forth the reservations, restrictions, covenants, conditions and agreements, subject to which the property shown on said map is now held and shall be sold and conveyed.

NOW, THEREFORE, The Developers declare that all the property shown at subdivided on said map above referred to is held, and shall be sold and conveyed by the Developers, subject to the reservations, restrictions, covenants, conditions and agreements hereinafter set forth, to wit:

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or live-stock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
3. No building shall be erected on any lot within forty feet of the line of any road or street, nor within ten feet of any side line nor within twenty feet of the rear line. On corner lots, a front yard is required on one street frontage and a side yard of thirty feet on the other street frontage.
4. No lot shall be divided or sold except as a whole without the written consent of the developers.
5. No advertising signs, trailers, tents, outside toilets or temporary buildings shall be permitted on any lot.
6. The owners of all lots in said subdivision shall have the perpetual right, in common with others to pass and re-pass on foot over and upon the strips of land designated on said map as "Foot Path to Beach", running from Kings Point Road to the shore of Gardiner's Bay.
7. The owners of all lots in said subdivision shall have and enjoy for use in common with others, the equal right and privilege to use and enjoy as a bathing beach that portion of the beach designated on said subdivision as Beach Reservation" which said "Beach Reservation" shall be for the common use of the developers, their grantees, and the grantees of the owners.
8. The developers reserve the title in fee to the beds of the roads and streets, for the purpose of dedication of same to the Town of East Hampton and for the installation of all utilities and easements therefore without the consent of any grantee.
9. All sewage disposal and water supply systems shall be constructed in accordance with plans approved by the Suffolk County Realty Department on the subdivision map filed herewith.
10. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, as signs and successors.

11. Nothing herein shall be construed to impose upon the developers of their successors in interest, any obligation to restrict in any manner any other property now or hereafter owned by the developers.

Addition to Covenants and Restrictions dated July 31, 2004

NOW, THEREFORE, the ASSOCIATION declares that each individual parcel of property shows as subdivided on said maps above reference to is held, and shall be sold and conveyed by each and every member of the ASSOCIATION, subject to the reservations, restrictions, covenants, conditions and agreements set forth, to wit:

1. No homeowner or tenant shall permit the presence on a parcel within Clearwater Beach of more than one motor vehicle of any type or kind that shall not be duly registered with the Department of Motor Vehicles of any one of the fifty states of the United States unless said motor vehicle is either stored in a garage or duly covered with a tarp or other suitable cover.
2. If the violation shall continue unabated for a period of more than 10 days after the ASSOCIATION shall have notified the owner or tenant of the violation in the writing directed to the owner's or tenant's last known residence as carried on the books and records of the ASSOCIATION, said owner or tenant shall be deemed to have consented to the ASSOCIATION, taking any action that may be appropriate under the laws of the State of New York to cure the violation at the sole cost and expense of the homeowner or tenant as the case may be. The costs and expenses that may be incurred shall become a lien on the property and may be enforced in accordance with laws of the State of New York.
3. The provisions herein shall run with the land and shall be binding on all grantees, their respective heirs, assigns and successors.

TO ALL PROPERTY OWNERS:

Before commencement of any new construction or renovations, please be sure to have your architect and builder carefully check that your certified site plan complies with our covenants & restrictions. Below are the sections of the CBPOA covenants & restrictions pertaining to construction & setbacks from all property lines. Please be reminded that the setbacks set forth in CBPOA's covenants & restrictions differ from those imposed by East Hampton Town Building Department.

1. No building except a private single family dwelling and one private garage for the use of the occupants of the dwelling, shall be erected, placed or maintained on any lot. No business trade or manufacturing of any kind shall be conducted or permitted, no part of said subdivision shall be used for any insane, inebriate or other asylum or any cemetery or place of burial, nor shall there be kept on any lot any animals, fowl, cattle or livestock other than domestic pets.
2. No building wall or other structure shall be erected, moved onto or maintained on any lot, nor any changes or alterations made therein, unless and until plans and specifications and the location of same, including plans for grading and clearing the lot to be built upon shall have been submitted to and approved in writing by the developers or their successors in interest. No dwelling shall be erected having a first floor area of less than 720 square feet, exclusive of porches, breezeways and attached garage.
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4. No lot shall be divided or sold except as a whole without the written consent of the developers.

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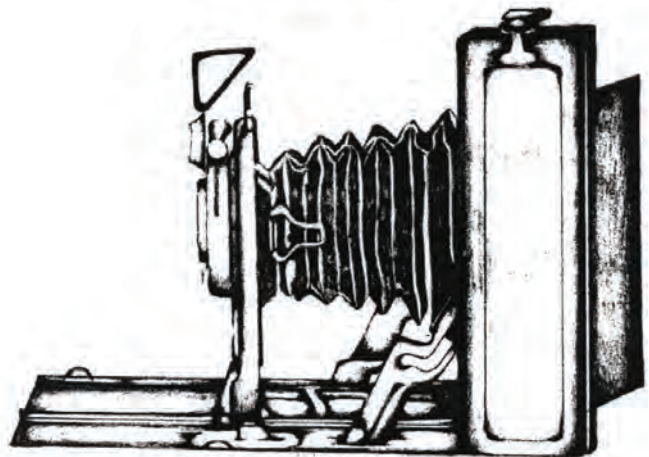
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