

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION



FALL/WINTER 2016 - 2017

President's Message

2016 Dates to Remember:

*Boats and
kayaks must be
removed by
November 30*

*Fall and winter
recipes*

Happy Holidays

**Happy
New Year
2017**

*Dark Skys
Bright Lights*

*Birdwatching
Adventures*

It's been a wonderful summer season at Clearwater and I'm sorry to see it go but the fall is here and it's one of the nicest times of the year. So many things have been accomplished in 2016 by our board members and by members of our community. The increased interest of Clearwater residents in our neighborhood wellbeing has resulted in a better understanding of what our problems are and how to go about solving them. We all know the immediate problems: illegal housing, rental and parking violations, excessive noise from landscapers and many renters, clear cutting of lots, too many signs, illegal beach access, ignoring covenant building setbacks, our ongoing fight with ticks and on and on. But some things are getting better:

- In the beach area we have made changes to accommodate our swimmers and our paddle boarders and kayakers.
- We added new kayak racks and began implementing enhancements to our beach stairs, handrail and walkway. It all should be greatly improved by next spring.
- We completely overhauled our lighting systems throughout the reservation and added new doors to the reservation house.
- Recreational events open to families occurred this season for the first time in many years. (See our bird watching group photo in this issue.)
- Our picnic area has had new grilles installed and in the play area we should have a nice sun shed style bench installed soon...for the parents and grandparents to rest on while watching the kids. And we had a great summer party too! **(The ice cream man was on time this year!)**

It's important to note that many of the recent improvements we have made were done because of suggestions given to the board by our Clearwater neighbors. This interchange of ideas is critical to the future of Clearwater Beach, our property values and the good of our families. Our board meetings always have a place for a voice from our community. It's essential. And if anyone is interested,



LIST OF OFFICERS & ASSIGNMENTS

PRESIDENT
GERRY GILIBERTI
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
GEORGE LOMBARDI
324-5998

MAINTENANCE, SECURITY
GUARDS AND 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
GERRY GILIBERTI
324-9612

GOOD & WELFARE
MARIAN DIANGE
324-4090

CABLEVISION &
SECURITY SYSTEM
KEN NEARY
516-318-3367

LEGAL ADVISOR
DANIEL AHARONI
917-327-7070

RESERVATION
MAINTENANCE
CHARLIE ANDERLE
324-3897

ZONING & BUILDING
CODES ADVISOR
JUDY FREEMAN
917-526-0026

President's Message *(continued)*

and I hope there is, we are always looking for new people to join our board and help keep us moving forward.

Well it's well past time to bring in the hoses, patio furniture and gardening tools. I'm always a little late. And I'm not looking forward to raking leaves either--but to sit by a nice wood fire is something to think about as the cold weather settles in.

Have a wonderful Thanksgiving, Christmas, holiday season and happy New Year. I have great hopes for our community in 2017 and I'm sure you all do too.



NEW HOMEOWNERS

Jerome Gary & Mary Lambert
Tom & Katherine Valle
Julie Hart
Green River Capital LLC
Fotini Manizate & Brett Usas
Mark Sarfati
Donal & Jessica Fingleton
M. Sepassi & K. Malhotta
Eric & Dina Aronson
Daniel & Mary Phelps
Keira Krauss, Leon & Muriel Kuhs

Nick Samot
Zach Bliss & Jennifer Ferrin
Michelle Lia
Reginald Baird
Equity 57 Holdings LLC
Blvd. Capital Corp.
Casey & Cathy Politi
Douglas Jeffrey & Ellen Dolan
Tyler Hawes & Ellen Simon
Steven & Wendy Gottfried

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 desk of the

EXECUTIVE SECRETARY

From the feedback I received from many of you, this seemed to be an excellent summer all the way around.

The board decided to retain the gate security guards we started with last year in an effort to keep the Reservation for the members of Clearwater Beach only. I believe the same process will be in place next year so keep those gate cards handy. The guards also have a list I provide them which contains the names of the paid owners. Please keep in mind that the Board of Directors now requires gatherings of 25 or more people on the Reservation to obtain a permit from CBPOA. The guards will monitor the picnic area as well.

For the boaters; please wait until the 2017 boat applications are on the website, cbpoa.net, before sending in any boat slip information. Any documentation sent without the actual 2017 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 2017 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. There are four key items we need in order to process your application. A current boat registration, a current insurance document listing CBPOA as an additional interested party, a check (multiplying the footage shown on your boat registration times \$45.00 for members or \$80.00 for sponsors) and the two-page application. Obviously all maintenance fees must be current as well.

At the beginning of the new year, the Treasurer will be mailing out the 2017 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. Prompt payment will also allow you access past the security guards in the summer months. 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 **www.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, *Executive Secretary*
631-907-9032
cbpoa.net@gmail.com

FROM the DOCK MASTER

The 2016 boating season is coming to a close and this year there were ten slips not rented. In coming mid-December, 2017 season applications will be sent to the boaters who have had a slip for the 2016 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 **2017 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, 2017. 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.

As a reminder, no trailers and/or boats may be parked overnight 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. Although no boats went down, one boat did have excessive water problems in two situations. I would like to thank the boaters who reported this problem. 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. 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 boats bailing system should be checked to insure it is working properly. Most of the boat sinking problems have been attributed to malfunction in 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 now 84. Since almost all original 48 racks were rented, the board considered 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 84.

In order to track canoes/kayaks at our rack storage area, **2017 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 30, 2016.

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:

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.

Check to make sure that you have copy of your boat registration available to submit with your 2017 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 November 30, 2016.

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,
CBPOA Dockmaster



Check out the CBPOA WEBSITE!

Boat Slip Applications, Dock Rules/Regulations,
Hurricane Precautions Newsletters and more!!!

<http://www.cbpoa.net>

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MM/DD/YYYY

01/05/2010

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840 Clinton Avenue

P.O. Box G

Bridgeport, CT 06605-0567

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INSURED Wilbert J & Edith A Holmer

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Travelers

INSURER B:

INSURER C:

INSURER D:

INSURER E:

COVERAGES

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INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
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	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 If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> 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

ACORD 26 (2009/01)

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COOKING LONG ISLAND BOUNTY

By Phyllis Italiano

As we near the end of the growing season here are a few recipes, one that includes my own personal favorite vegetable, corn on the cob! And don't we have the best available. There is corn at any one of the farm stands and you should only buy it from one of the many stands around town, never in the supermarket. I usually shuck the corn when I get home and then cooking it is the simplest of all vegetables. Bring a pot of water, enough to cover all the ears, to boil. Put the ears in the pot and when it comes to a boil again, shut the heat and cover the pot. Serve the corn when it suits you. I usually wrap leftover corn individually in wax paper and then put them into a Ziploc bag that goes into the fridge. I use the leftovers in soups and salads or just eat cold corn.

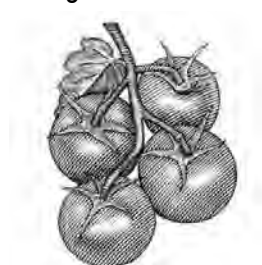


Corn and Arugula Salad

1 ear of corn arrugla tomatoes Gorgonzola cheese 1 ripe pear cucumber olive oil
special sauce basil & lemon flavored olive oils which you can buy or make

In your salad serving dish, cut washed tomatoes (I prefer cherry tomatoes). Add some cut up cucumber—as much as you like—drizzle some olive oil on this mixture. Add arugula. Cut kernels off an ear of corn and break up the pieces so that the corn will be easily mixed into salad. Peel and slice the pear. Add the cheese. Drizzle lemon and basil oil. The sauce I use on all my salads is aioli, rice wine vinegar, juice of one lemon, and a couple dashes of hot sauce mixed together.

Obviously when one makes a salad, one uses as much of each of the ingredients as you prefer, thus I have not given you specific amounts. Also, I did not include pepper and salt as ingredients because some of these ingredients have their own strong flavor. Of course, follow your own taste buds.



Sweet and Sour Sausage and Peppers

4 sweet Italian sausage green pepper two shallots or green onions sage oregano or marjoram ½ tps. sugar
2 tbsl.vinegar cherry tomatoes 1/3 cup chicken stock 2 tbsl. olive oil

Brown the sausages in olive oil. Add chopped peppers. As the sausages brown, pierce the sausages to allow juices to ooze into the pans. Add herbs (best if they are fresh). When the sausages are browned, add green onions. When the onions are soft, add cherry tomatoes and chicken stock. Reduce stock and add sugar and when it is dissolved add the vinegar and reduce liquids. Sausages should be cooked by now, but you can cut one to check.

I haven't been specific about how many tomatoes, peppers or herbs to use as I leave it to you to decide how much you want of these items in the dish. Also, you can cook some Yukon gold potatoes and cut them into small pieces and serve them as the base of this dish. Takes about twenty minutes to prepare and it's good for the nights that are getting colder.

Cover the bottom of your pan with olive oil. Cook sausages until they are browned. Add chopped onion (or shallots) and crushed garlic cloves and peppers to pan and cook until onions are translucent. Add sugar to mixture. By the time the peppers and onions are cooked, the pork should be done.

If you want to make this a one pot dish, add 2 or 3 Yukon Gold cooked potatoes cut into small slices. If the pan is a bit dry, a

Clearwater Beach is our little slice of heaven.

Our President and CEO lives on Kings Point Road and many of our Associates are your friends and neighbors. Only those of us who truly know and understand, are best prepared to represent you. We have buyers looking for property in Clearwater Beach.

If you would like a complimentary analysis please contact us.
We look forward to meeting with you.



631.324.8080
EH@TownAndCountryHamptons.com

TOWN & COUNTRY
REAL ESTATE

Dark Sky BRIGHT LIGHTS

Are there lights shiny all night long and disturbing the community? For those residents who want to report any lighting abuse please contact Susan Harder and the Dark Sky Society. Ms. Harder has dedicated her time to preserving the star-speckled beauty of the night sky, making lighting safer and eliminating light pollution. She can be reached by phone at 631 329-0456 or at: sharder@optonline.net. If you're interested in learning about and/or joining the Dark Sky Society you can locate them on the web at: <http://www.darkskysociety.org>.



Clearwater Beach Adventures 2016

We had a great time on our Clearwater Beach birdwatching journey arranged by Judy Freeman and conducted by bird expert Joe Giunta. It was amazing to find out how many types of birds live in and around our beach, marina and reservation.

We also had a nature walk conducted by Crystal Possehl-Oakes from the South Fork History Museum & Nature Center. She led a wonderful and informative walk illustrating all of the native plants and wildflowers that surround our Clearwater Beach reservation.

We hope to have more of these family oriented activities next year. And suggestions from the community are always welcome!

Here's Judy's report:

On July 13, Crystal Possehl-Oakes, who has led programs in the habitats of Long Island by the bay and ocean, in fields and forest, fresh and saltwater marshes for over 10 years at the South Fork Natural History Museum & Nature Center, came to the CBPOA to walk the reservation and talk about our plant life - their history, medicinal and culinary uses. Crystal said, "If I am not sure of the identity of something or unsure of a fact, I have a backpack full of books/field guides. I love teaching about the amazing flora and fauna that is found in our backyards and feel very blessed to work for an organization that has helped me to expand my knowledge of the natural world." We were also very lucky to have someone of her caliber and breadth of knowledge spend time walking with us on our beach.

Then on July 28, the world renowned Joe Giunta returned to the CBPOA reservation to lead an exciting 2 hour bird walk. The following species were seen: Double-crested, Cormorant, Great Egret, Black-crowned Night-Heron, Osprey, Piping Plover, Spotted Sandpiper, Great Black-backed Gull, Herring Gull, Common Tern, Least Tern, Black Skimmer, Purple Martin, Barn Swallow, Northern Mockingbird, Black-capped Chickadee, American Crow, Song Sparrow, Northern Cardinal, House Finch, American Goldfinch and House Sparrow.

If you want to join us in future walks, please send your name and email address to: judyhampton@gmail.com



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Dear Advertiser:

First, thank you for advertising in our Clearwater Beach newsletter. We are in the process of updating our C.B.P.O.A newsletter advertising file for the upcoming year. Advertising rates for the coming year are:

Full Page:.....**\$200.00** (7.5 X 10")
vertical or Half Page: \$100.00 (7.5" X 4.75")
horizontal Quarter page: \$75.00 (3.75" X 4.75")

One time design and set-up charge of \$20.00, supplied with copy; Repeat ads, no charge. To continue your _____ page ad for the year, please forward your payment of _____ by January 31st. Note: Any change in text or size of ad must be first forwarded to the Secretary, Gary Grille (gmagilla@aol.com or PO Box listed below.

Please fill out and send with payment to.
C.B.P.O.A, PO Box 666, East Hampton, NY 11937

Send finished pdf file to: ggiliberti1@optonline.net

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- **Spring**
- **Fall**

**RELEASE T. 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___

Clearwater Beach Property Owners Association, Inc.

P.O. Box 666 East Hampton. New York 11937

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



43 TIARA 2011 \$639,000
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42 GRAND BANKS CL 1989 \$199,000
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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 Feinstein 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, assigns 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.
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.

Submit this letter to the East Hampton Department of Building with your Building Application:

Dear Building Permit Applicant:

Your building plans must conform with the Clearwater Beach Covenants or the East Hampton Building Code whichever is more restrictive. All building setbacks must be shown on a newly updated survey. This letter must be attached to your Building Permit Application.

Below is the Clearwater Beach Covenant for Building Lot Setbacks.

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.

_____ Conforms with front yard setback.

_____ Conforms with side yard setbacks.

_____ Conforms with rear yard setback.

Gary Grille, Secretary
Clearwater Beach Property Owner’s Association

Date

5/12/16

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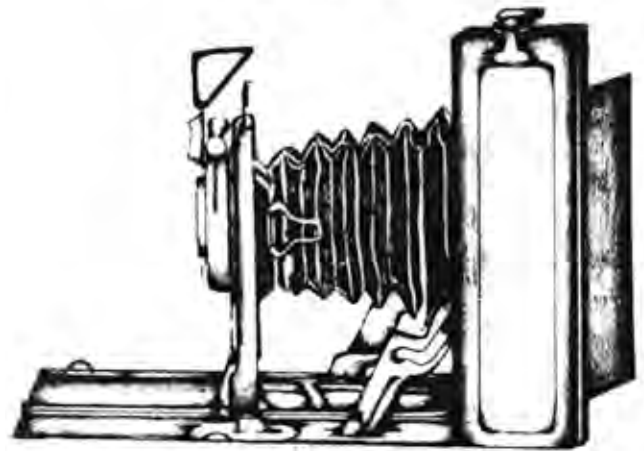
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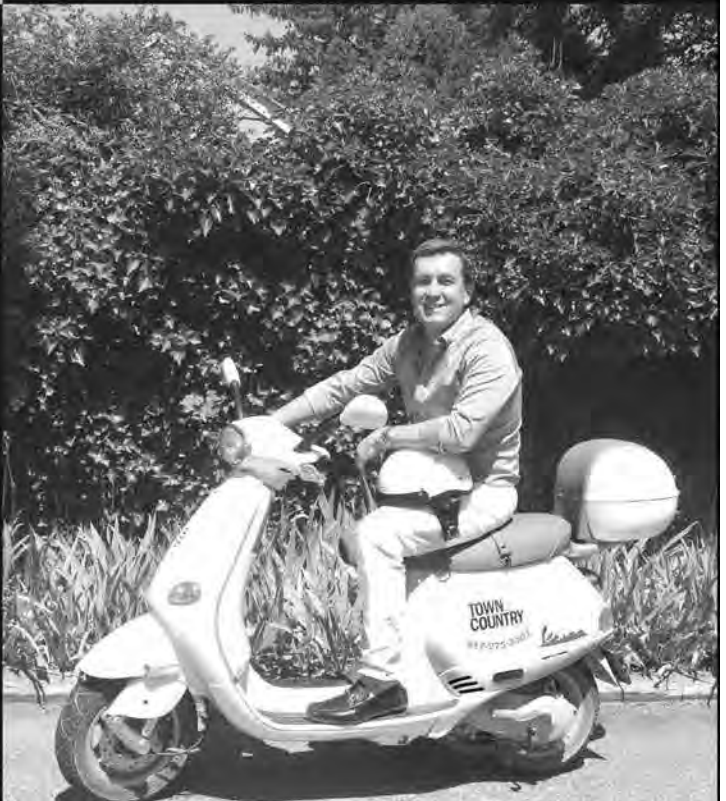
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