



FALL/WINTER 2018

President's Message

***New Gate Card
Reader in
November***

***See Our
New Homeowners
and Neighbors***

***Dockmaster's
Fall Boating
Suggestions***

***Recipes to Warm
the Body and Soul***

A Remembrance



***Suggestions
Concerning
Dogs and Deer***

Thanks to everyone who made this past summer so productive and enjoyable. Mother Nature may not have given it her all in terms of weather but the community of Clearwater Beach knows how to always enjoy their summer!

As of the printing of this newsletter the bulkhead construction project is complete, the new water system is up and running and the new electrical system is 90% complete. These accomplishments are due to the hard work of many and a community commitment to the betterment of our Reservation. Again, thank you for your understanding and patience.

The enhancement of Clearwater Beach is an ongoing endeavor. The following are the goals for Spring 2019:

- Redo the gravel roadway
- Landscape the new bulkhead
- Place new sand on the beach
- Install a new gate card system
- Ice cream truck to visit the beach on weekends in July and August

Do you have an empty lot near your home? If you are aware of an empty lot you may consider calling Scott Wilson at East Hampton Town Hall (631-324-7420 or email at SWilson@EHamptonNY.Gov). You can ask him to send a letter to the owner of the empty lot requesting it to become a CPF (Community Preservation Fund) lot. Our preserved lots provide a scenic rural feel to our area that we all can enjoy.

It's more important than ever before to become involved in our local government. As community members it should be a goal to keep Clearwater a quiet and beautiful neighborhood. Please become informed on the Springs Hamlet Study. It is important to learn how plans for other Hamlets (such as Amagansett and East Hampton Village) affect Springs. Our serene community has bay access and a short ride to the ocean that makes it very desirable. While we do experience an increase in population during the summer months it nowhere near



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& GATE OPERATION
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compares to the crowds of East Hampton Village. Let's preserve our atmosphere with increased open space, more trees, less noise, less traffic and cordial greetings to the neighbors we pass on the street. Familiarize yourself with the Springs Hamlet Study and express your opinion. To obtain information on the Spring Hamlet Study, please go to <https://ehamptonny.gov/367/Hamlet-Study>.

Thank you to the Board Members, Board Advisors and all those who provide the various services and work to make Clearwater the community that it is. We are blessed with a friendly and diverse community who are open to new ideas and eager to work together.

Wishing everyone a safe and happy holiday season. I look forward to seeing everyone in the Spring for sunsets, picnics and relaxation!

Jim Carforo
President
CBPOA

WELCOME NEW HOMEOWNERS

James Tumminello & Harry Ramos
Brad & Jennifer Wolk
Patricia Ropiak
Liza Karpiak
Bonac Basecamp LLC
Leah & Douglas Moliterno
Marta & Edward Pourshalchi



Michelle Alpert
Eric Ratinetz
Clover Bergmann
Daria Burke
Scott Sassoon & Dr. Maya Lin
Adam Friedman
Heather & Ken Dodge
Eleanor Neild

*Before commencement of any new house construction,
please refer to the CBPOA covenants concerning construction details.*

Check out the CBPOA WEBSITE!

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

from the desk of the

EXECUTIVE SECRETARY

Greetings and welcome to the Fall season.

Sometime in the month of November, a new gate card reader will be installed at the entrance. You may have already received your new gate card(s) in the mail. I have sent the same number of cards that were previously assigned. The new system will be a proximity reader meaning you will not actually have to touch the card to the reader but simply get it within close proximity, three to six inches. You will need to sign and return the post card I sent with your gate cards in order for them to be activated. Please remember that gate cards are only activated for members whose maintenance fees are current. If your new gate card will not open the gate, it may be because you have not paid your maintenance fee.

The Board will retain the security guards at the entry gate next summer in the effort to keep the Reservation solely for the members of Clearwater Beach, so keep those gate cards handy. The guards also have a list that I provide them that will contain the names of the paid owners. If the guard at the gate should ask for your name, please be sure to tell them the name that we have the property registered to, even if it is an LLC name. That would be the name that any mail (newsletters, maintenance fee invoices, boat slip applications, etc.) is addressed to. Please keep in mind that the Board of Directors now require 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 2018 boat applications are on the website, cbpoa.net, before sending in any boat slip information. Any documentation sent without the actual 2018 application or with a previous year's application, will be returned. All applications should be available on the website near the middle of December. As usual, if you had a boat slip or rack space last season, the dock master will automatically send you the 2018 application at the end of December. You will also 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. Any incomplete applications will be returned or held until all documentation is in place. Obviously, all maintenance fees must be current as well.

At the beginning of the new year, the Treasurer will be mailing out the 2018 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 and it will allow you access past the security guards in the summer months.

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



NEW GATE CARDS COMING

Please note:

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

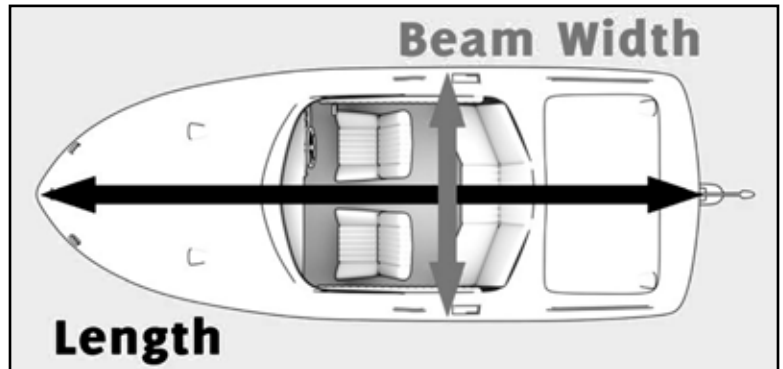
\$50 TO REPLACE A LOST CARD

FROM the DOCK MASTER

The 2018 boating season is coming to a close and what a season it was. When you get this letter, our bulkhead will be completed except for the landscaping and new electrical work and our marina will be back to somewhat normal by next season. WHEW!!!! I want to thank the boaters and the rest of the community for their patients during this excruciating process, and our board members who worked long and hard through every process of this bulkhead project. It took longer than we hoped but yes, it is finally done.

In Mid-December 2018, 2019 season applications will be sent to the boaters who have had a slip 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 2019 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, 2019.

Please take note that although we will make every effort to give you your same assignment as last year it will depend on the accurate size of your boat. What that means is on the application we ask for length and beam size of your boat. If you are not familiar with that terminology that means the width of your boat, which is very important in the decision of where you will be placed--especially on the floating dock. The floating dock slips are designed for boats with 8-foot beams. We have been squeezing boats in at 8.5 ft if we can, but anything bigger then that will be moved to the hard dock. We also have a few slips that shrunk a bit due to the resetting of the pilings and bulkhead work so again, take out a ruler if you must and get an accurate measurement so you won't be surprised if you are moved.



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. Please note, if you see any boat with a problem, please notify the Dock Master, Assistant Dock Master or Secretary. 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.

continued on next page

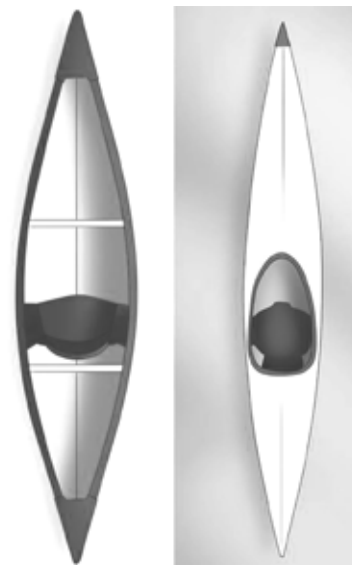
Boaters are responsible for their boats.

Prior to a storm or extreme tides and wind, it is important to check your dock lines, especially your spring lines (the lines you tie from the middle of your boat to the pilings) so that your boat doesn't hit or get snagged on the bulkhead and or hang. We have had a few issues with that this year so please check this. Not only can your boat sink, or at the very least get damaged, it is also important to check so the ladder and bulkhead doesn't get damaged. 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 malfunction in pumps and/or batteries. We will continue the policy of notifying boat owners if their boat is in danger of sinking,



so please make sure to put on your application a phone number that you can be reached at. 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 or Assistant Dock Master.

The number of kayak/canoe rental spaces available is now 84. This season almost all the rack spaces were rented. 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. 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, 2018-year stickers with the rack assignment were 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, 2018.



If you have experienced problems at the Reservation, please inform our secretary Mr. Gary Grille, the Dock Master or Assistant Dock Master. We ask that all boaters review the Marina Rules and Regulations that 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 2018 application. Some boat renters leave their original registration on the boat during winter storage and have no copy. Your application will not be processed until your registration is received. **Remember all boats must be removed from the marina by Nov. 15, 2018.**

Important Note: This year we encountered a serious problem with boats entering the marina at the beginning of the season and not using their assigned slip. The Board is considering some action to these boat owners in the future.

I would like to wish everyone a very happy holiday season.

Thank You
Ken Neary *Dock Master.*

COOKING LONG ISLAND BOUNTY

By Phyllis Italiano

Our summer ended quickly this year. So, it's time to cook the kind of foods that warm the body and the house. One of my favorites is a roasted chicken prepared in very special way that really brings out all of the flavor. The second recipe is a soup that is easy to prepare, but takes some time to cook.

Roasted Chicken with Peas

One whole organic chicken 4 sprigs of fresh basil 5 or 6 whole cloves of garlic peeled
One bag of frozen organic peas Olive oil Salt and pepper

Wash the chicken inside and out, being sure to remove any of the giblets. These can be used later in soups. Rub the outside of the chicken with olive oil. Line the roasting pan with olive oil. Under the skin of the breast, put a sprig of the washed basil on each side of the breast. Halve one whole piece of garlic, and place under the skin of the breast on each side. Place the chicken in the pan breast side down. Rub the skin with a bit more olive oil. Put another sprig of basil in the cavity near the tail with a clove of garlic and one in the neck cavity with the other clove of garlic. Bend the wings so that they are tightly secured. Grind some pepper on the skin of the back of the chicken. I will sometimes add a garlic clove on each of the wings depending on the size of the bird.

The important part of this recipe is actual cooking. Put the chicken in an oven that has been heated to 415 degrees. Keep the chicken at temperature for 15 minutes. This is important as it will kill any bacteria. Then lower the oven to 300 degrees. The chicken will cook at this temperature until brown on the back. Then when you are ready to turn the chicken so that the breast is up, add the frozen peas. Continue cooking on the low heat until the chicken is brown on the outside. You can have some cooked potatoes ready to add to the baking pan for a complete dinner in one pot. I can't tell you how long it will take to cook as oven times vary as well as the size of the chicken, but I would allow at least 2 ½ to 3 hours. You can always cook the chicken then let it sit in the pan until it is time for dinner

Cauliflower Soup

Two medium heads of cauliflower 4 shallots 1 onion 1 clove of garlic 3 parsnips
2 carrots ½ red pepper 3 tbs. curry powder 1 tbs. Coriander 1 tbs. Tamari 3 bay leaves.

High heat oil like safflower or grapeseed to cover the bottom of the pot and plain water or vegetable water (broth) to cover the vegetables 1 can of coconut cream

Clean and steam the cauliflower and set aside. Line a pan with oil. Clean and cut shallots, onion and a clove of garlic into small pieces and saute in the oil in the pan. Clean and chop the rest of the vegetables. Add to the pan and cover with water or broth and cook. Add the rest of the ingredients including cauliflower except the coconut cream and cook until vegetables are soft. When all is cooked, remove bay leaves and puree the soup with the coconut cream. Let sit in the frig for a day.

I loved it!



FEEDING THE DEER

Many residents of Clearwater Beach have expressed concern about the ever-growing deer population in the area. In addition to the destruction of expensive landscaping, deer also transport ticks which carry a variety of health threatening conditions for those who come in contact with them. We have received some reports of residents feeding deer in the area. To invite deer to stay in your area by supplying food to them is not only risky, both health and financial wise to you and your neighbors, it is also against NYS Law. I have included the wording of such below. We urge you to refrain from the feeding of white tail deer and adhere to the law.

DEPARTMENT OF ENVIRONMENTAL CONSERVATION CHAPTER I. FISH AND WILDLIFE. 189.3 Prohibitions.

FEEDING WILD WHITE-TAILED DEER OR WILD MOOSE IN NEW YORK STATE

No person shall feed wild white-tailed deer or wild moose at any time in New York State except:

- (1) under a license or permit issued by the department pursuant to article 11, title 5 of the Environmental Conservation Law for bona fide scientific research, mitigation of wildlife damage or nuisance problems, or wildlife population reduction programs only;
- (2) by planting, cultivating or harvesting of crops directly associated with bona fide agricultural practices, including planted wildlife food plots;
- (3) by distribution of food material for livestock directly associated with bona fide agricultural practices;
- (4) by distribution of food material for legally possessed captive animals of the Genus Cervus or the Genus Odocoileus or the Genus Alces; or
- (5) by cutting of trees or brush.



Remembrance

Betsy Ruth



After a battle with cancer that lasted a year and a half, Betsy Ruth succumbed in early October at Sloan Kettering Hospital. Our Pembroke Drive neighbor and local librarian was a true caring member of our community. A voting member of the Springs CAC, she frequently attended the Clearwater Beach Board meetings as well. Betsy was one of a small group of active Clearwater Beach residents who designed and advanced East Hampton's Rental Registry law. She also was a proponent of the Truck Law, which never passed. Another neighbor, Claire Condon, told me that when her kids ordered books at the library and they arrived, Betsy would frequently drop them off at their house knowing how much her kids loved to read. Involvement in her community, and the people in it, was Betsy's idea of the way to live life. She will be sorely missed by many.



DAVID CONLON



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Dave resides in Springs with his wife and three children, where he is an active member of Clearwater Beach Community. He is a member of the Springs School Board, a board member for the charitable nonprofit Hoops4Hope, an active parishioner at Most Holy Trinity Catholic Church, and is a volunteer coach for youth basketball and baseball.

He specializes in residential real estate east of the canal.

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Thank you.



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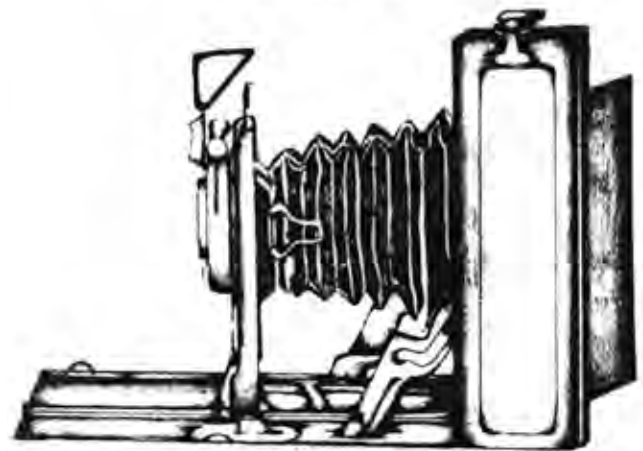
**Want more information?
Want to tell the group a story of your own?**

**Contact Steve Sobel,
host of Story Salon East,
by phone (631) 604-2511 or
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All are welcome

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AND
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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__

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- ✦ Fall

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

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.

*Please send building plans to Gary Grille for review.

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.



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 _____

ACORD

CERTIFICATE OF LIABILITY INSURANCE

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 LTR	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"/> 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 - COMPROP 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 AUTO ONLY: EA ACC \$ 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? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY 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	<i>Policy Number</i>	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.

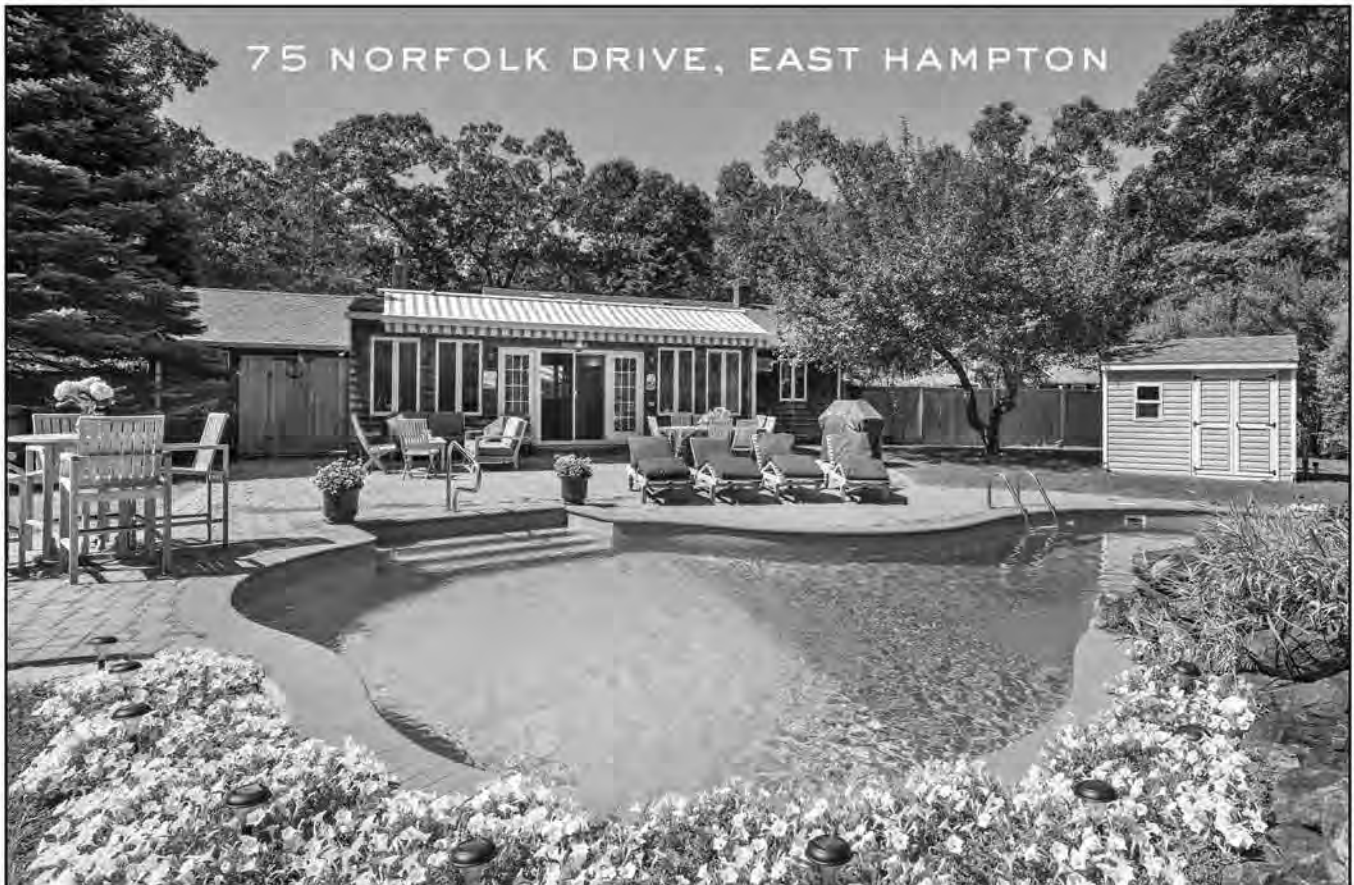
AUTHORIZED REPRESENTATIVE
 Melody Geriak *Melody Geriak*

ACORD 26 (2009/01)

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Romaine Gordon

Licensed Real Estate Salesperson

Cell: (516) 317-1593 | RGordon@Saunders.com

RomaineGordon.com

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BENNETT MARINE LLC

Boat Haul, Store & Repair

Glenn Bennett, Owner

40 School Street
East Hampton, New York 11937

(631) 324-4772 Day

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

Advertiser's name/company _____

_____page ad. . . Payment_____.

Ad to be repeated as in last issue: (yes / no. _____

Sign_____

Address_____ Telephone#_____

Email: _____



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We Have WiFi!

WiFi has been set up for the reservation. You can now use WiFi with your phone or laptop when on reservation grounds. Look for “CBPOA” in your device’s settings and click on it.



The Real “Scoop” on Dogs

We all love our dogs. Man and Woman’s best friend, right?! When walking your dogs in and around our Clearwater community, please carry “poop” Doggie bags and clean up behind your dog. A little effort in this area will keep our community, our reservation and our beach looking AND smelling great. We also have Doggie bags available on the reservation for your use.

But remember there are no dogs allowed on the reservation between Memorial Day and Labor Day.

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live in Clearwater and sell in Clearwater.



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results for our neighbors.

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a complimentary evaluation of your home.

Sotheby's
INTERNATIONAL REALTY

The Hamptons Brokerages

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Clearwater Beach Property Owners Association

P.O. Box 666

East Hampton, New York. 11937

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11932

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