

Boat Slip Assignment Policy and Procedure

Based on Article VII, Section 10 of the By-laws, as interpreted in a May 18, 2006, legal opinion, (copy attached) the 24 Boat Slips currently located at the Cooke's Hope Community Dock will be assigned each December for use in the following calendar year:

First, to any Springfield Waterfront owner who wishes to rent a Boat Slip for the following calendar year;

Second, based on the availability of Boat Slips not assigned to Springfield Waterfront owners, to those Springfield Inland owners who had rented a Boat Slip in the current year and wish to rent a Boat Slip for the following calendar year;

Third, based on the availability of remaining unassigned Boat Slips, to other Springfield Inland owners who wish to rent a Boat Slip for the following calendar year;

Fourth, based on the availability of remaining unassigned Boat Slips, to Village, Galloways and Hedges owners who had rented a Boat Slip in the current year and who wish to rent a Boat Slip for the following calendar year;

Fifth, based on the availability of remaining unassigned Boat Slips, to Village, Galloways and Hedges owners on the waiting list who wish to rent a Boat Slip for the following calendar year; and

Sixth, based on the availability of remaining unassigned Boat Slips, to Village, Galloways and Hedges owners not included on the waiting list who wish to rent a Boat Slip for the following calendar year.

The first round of assignment of Boat Slips for the following calendar year will begin on or about November 10 of the current calendar year. On that date all Springfield Waterfront owners will be notified by mail that they may rent a Boat Slip for the following calendar year by filing a Boat slip application and rental fee with the Cooke's Hope Homeowners Association (CHHA) on or before December 1 of the current calendar year.

Springfield Waterfront owners who rented a Boat Slip for the current calendar year are guaranteed the right to rent the same Boat Slip for the following calendar year and may select that Boat Slip or any other Boat Slip not otherwise

guaranteed to another Springfield Waterfront owner for the following calendar year. If more than one Springfield Waterfront owner would like to rent the same unassigned Boat Slip, the actual assignment shall be made by drawing names from among those Springfield Waterfront owners who want to rent the same unassigned Boat Slip.

The failure of a Springfield Waterfront owner to file a Boat Slip application and appropriate rental fee with the CHHA on or before December 1 of the current year will result in that Springfield Waterfront owner being precluded from renting a Boat Slip for the following calendar year unless a Boat Slip remains unassigned after all other Cooke's Hope residents have had the opportunity to rent a Boat Slip for the following calendar year.

After all Springfield Waterfront owners have had the opportunity to rent a Boat Slip for the following calendar year, Boat Slips remaining unassigned will be offered for rent in a second and third round of Boat Slip assignments. The second and third rounds of Boat Slip assignments will commence on or about December 5 of the current calendar year when all Springfield Inland owners, as well as Village, Galloways and Hedges owners who rented a Boat Slip for the current calendar year, will be notified by mail that if they would like to rent an available Boat Slip for the following calendar year they may file a Boat Slip application with the appropriate rental fee with the CHHA on or before December 26 of the current calendar year.

In the second round of Boat Slip assignments, Springfield Inland owners who had rented a Boat Slip for the current calendar year shall have first choice to rent the same Boat Slip or any other Boat Slip that is not reserved as the first choice of another Springfield Inland owner. However, if the Boat Slip a Springfield Inland owner rented in the current year has been assigned to a Springfield Waterfront owner in the first round of Boat Slip assignments, that Springfield Inland owner's selection of a Boat Slip to rent is limited to only those Boat Slips, if any, that have not been assigned to either a Springfield Waterfront owner or as the first choice of another Springfield Inland owner for the following calendar year.

If any Boat Slips remain available for assignment after Springfield Inland owners who had rented a Boat Slip for the current year have had the opportunity to rent a Boat Slip

for the following calendar year, all other Springfield Inland owners who filed a Boat Slip application with the appropriate rental fee with the CHHA on or before December 26 of the current calendar year shall have the opportunity to rent any remaining unassigned Boat Slip for the following calendar year. These Springfield Inland owners may select any Boat Slip that has not been assigned to either a Springfield Waterfront owner or another Springfield Inland owner. If, there are more Springfield Inland owners who wish to rent an unassigned Boat Slip for the following calendar year then there are unassigned Boat Slips available, the actual assignment of an unassigned Boat Slip to those Springfield Inland owners shall be made by drawing names from the pool of those Springfield Inland owners who wish to rent a Boat Slip for the following calendar year.

The failure of any Springfield Inland owner to file a Boat Slip application with the appropriate rental fee with the CHHA on or before December 26 will preclude that Springfield Inland owner from renting a Boat Slip for the following calendar year unless a Boat Slip remains unassigned and available after all other Cooke's Hope owners have had the opportunity to rent a Boat Slip for the following calendar year.

Rental fees included with the application for a Boat Slip by Springfield Inland owners who are unable to rent a Boat Slip for the following calendar year for any reason will be returned to the owner as soon as practicable after the Boat Slip assignment process has been completed.

If any Boat Slips remain unassigned after both Springfield Waterfront and Springfield Inland owners have had the opportunity to rent a Boat Slip for the following calendar year, a third round of Boat Slip assignment will commence. In this round, any Boat Slips remaining unassigned will be offered first to those Village, Galloways or Hedges owners who had rented a Boat Slip for the current year and who, pursuant to the December 5 mail notification, filed an application to rent a Boat Slip for the following calendar year with the appropriate rental fee with the CHHA on or before December 26 of the current calendar year.

Those Village, Galloways or Hedges owners who had rented a Boat Slip for the current calendar year shall have first choice to rent the same Boat Slip for the following calendar year or any other unassigned Boat Slip for the following calendar year that is not the first choice of another

Village, Galloways or Hedges owner. However, if the Boat Slip the Village, Galloways or Hedges owner rented in the current year has been assigned to a Springfield Waterfront owner or a Springfield Inland owner in the first or second round of Boat Slip assignments, that Village, Galloways or Hedges owner's selection is limited to only those Boat Slips, if any, that have not been assigned to a Springfield Waterfront, a Springfield Inland owner or as the first choice of another Village, Galloways or Hedges owner.

The failure of any Village, Galloways or Hedges owner to file a Boat Slip application and appropriate rental fee with the CHHA on or before December 26 will preclude that Village, Galloways or Hedges owner from renting a Boat Slip for the following calendar year unless a Boat Slip remains available after all other Cooke's Hope owners have had the opportunity to rent a Boat Slip for the following calendar year.

Rental fees included with the application for a Boat Slip by Village, Galloways or Hedges owners who are unable to rent a Boat Slip for the following calendar year for any reason will be returned to the owner as soon as practicable after the Boat Slip assignment process has been completed.

If, any Boat Slips remain unassigned after the above assignment procedures have been completed, such Boat Slips will be offered to those Cooke's Hope owners listed on the waiting list in descending order of their placement on the list.

Waiting List

A waiting list containing the names of Cooke's Hope owners who wish to rent a Boat Slip for a future calendar year shall be updated each calendar year with such owners listed in order of receipt of an application to rent a Boat Slip.

Cooke's Hope owners listed on the waiting list will be asked each year if they wish to remain on the list. If they choose to have their name dropped from the waiting list all other Cooke's Hope owners listed below them on the waiting list will move up one space.