
*Knollwood Beach Association
Ordinances
1987*

ORDINANCES OF THE KNOLLWOOD BEACH ASSOCIATION

The following ordinances are now in force within the territorial limits of The Knollwood Beach Association, and are strictly enforced. The cooperation of all persons interested is urgently requested.

1. AN ORDINANCE REGULATING THE PLACE FOR THE PARKING OF VEHICLES.
 1. No person shall at any time allow any vehicle to remain standing or parked on any road within the territorial limits of The Knollwood Beach Association as described in Chapter 478 of the Special Acts of 1929.
 2. The Executive Board of this association is hereby authorized and directed to place suitable signs on said highway as notice of this ordinance.
 3. Any persons violating any of the provisions of this ordinance shall be fined not more than fifty dollars for such offense.
 4. No vehicle shall be parked in the area known, posted, and designated as The Knollwood Beach Association Clubhouse Parking Area unless such vehicle has a valid parking permit issued by The Knollwood Beach Association. Said Parking Permit shall be displayed in the windshield area of such vehicle. Persons violating the provisions of this section of Ordinance #1 shall be fined \$25.00. This section of the Ordinance will be enforced by the Old Saybrook Police Department.

2. AN ORDINANCE PROHIBITING THE DUMPING OF GARBAGE.
 1. No person or persons shall put into the adjacent water or shall dump on the lands situated within the territorial limits of the association any garbage, sewerage or any other filthy refuse.
 2. Any person violating any provision of this ordinance shall be fined not more than fifty dollars for such offense payable into the treasury of The Knollwood Beach Association.

3. AN ORDINANCE PROHIBITING BATHING IN IMMODEST OR INDECENT CLOTHING.
 1. No person shall bathe in any public place or be upon any bathing beach without being decently and modestly clothed.
 2. Any person violating any of the provisions of this ordinance shall be fined not more than fifty dollars for each offense, payable into the treasury of The Knollwood Beach Association.

4. AN ORDINANCE PROHIBITING DRESSING AND UNDRRESSING IN ANY VEHICLE IN PUBLIC.
 1. No person shall dress or undress in any vehicle in any public street or place.
 2. Any person violating any of the provisions of this ordinance shall be fined not more than fifty dollars for each offense, payable to the treasury of The Knollwood Beach Association.

5. AN ORDINANCE PROHIBITING PICNICKING.
 1. No person or persons shall litter or have fires or bring onto or consume on the beaches, parking lots or greens owned by The Knollwood Beach Association any alcoholic beverages, or any food, or any drink in glass containers. The only

exception to this is in connection with the use of the Clubhouse area for which permission has been granted by the Board. No alcoholic beverages shall be allowed with such use.

2. Any violation of this ordinance shall be subject to a \$25.00 fine.

6. AN ORDINANCE PROHIBITING PICNICKING ON PRIVATE PROPERTY.

1. No person shall picnic on private property without the permission of the owner or owners thereto.
2. Any person violating any of the provisions of the ordinance shall be fined not more than fifty dollars for such offense, payable into the treasury of The Knollwood Beach Association.

7. AN ORDINANCE PROHIBITING THE RUNNING OF DOGS.

1. No person owning, keeping or having charge of any dog, shall, at any time, permit it to run at large, but every dog shall, at all times, be kept securely tied on the premises owned or occupied by the person having the same in charge, provided, however, that it may be upon the public highways of The Knollwood Beach Association under leash.
2. No dog shall at any time be allowed on or adjacent to the bathing beach.
3. Any person violating any of the provisions of this ordinance shall be fined not more than fifty dollars for such offense, payable into the treasury of The Knollwood Beach Association.

8. AN ORDINANCE PROHIBITING THE TAKING OF SAND, GRAVEL, ETC.

1. No person or persons shall take any sand, gravel, stones, rocks or dirt from any beach, road, or other property located within the territorial limits of The Knollwood Beach Association.
2. Any persons violating any of the provisions of this ordinance shall be fined not less than ten dollars nor more than fifty dollars for each offense.

9. AN ORDINANCE REGULATING THE SPEED OF MOTOR VEHICLES ALONG THE PRIVATE ROADS LOCATED WITHIN THE TERRITORIAL LIMITES OF THE KNOLLWOOD BEACH ASSOCIATION.

1. No motor vehicle shall be operated at a speed greater than twenty miles per hour along the private roads located within the territorial limits of The Knollwood Beach Association.
2. The Executive Board is directed to place suitable signs on said private roads as notice of this ordinance.
3. Any person violating the provisions of this ordinance shall be fined not more than fifty dollars for each offense.

10. AN ORDINANCE PREVENTING THE ERECTION OF USED BUILDING.

1. No building or parts of buildings used elsewhere for residential purposes or otherwise, shall be brought into the territory of The Knollwood Beach Association as defined in Section 3 of the Charter of the Association; for re-erection for residential use or otherwise, without special permit of the Zoning Board of the Association after a public hearing.

The decision of the Zoning Board shall be in harmony with the Zoning Board Regulations of The Knollwood Beach Association dated June 28, 1952, adopted August 2, 1952 as expressed in: ARTICLE I - Section I and shall reflect due regard for the area in which any such building or part of building will be re-erected and the effect of any such re-erection upon

the surrounding properties. The Zoning Board is authorized to impose reasonable conditions precedent to the issuance of any such permit including a Bond of Performance of completion of the plans submitted to and approved by said Board; by which conditions the re-erection and presence of any such building or part of building will not impair the values of surrounding properties to be detrimental to the neighborhood of The Knollwood Beach Association.

2. All applications for the importation or re-erection of any such building or part of building and the hearing connected therewith shall be accompanied by a certified check payable to The Knollwood Beach Association, or cash in the amount of \$20.00 to defray the expense of such hearing.

Not more than one such importation and re-erection shall be requested in any one application.

11. AN ORDINANCE LIMITING THE DENSITY OF PERSONS TO DWELL WITHIN ANY LIVING SPACE.

1. Density limitation. No person shall dwell within any living space unless the total number of persons who are simultaneously dwelling therein does not exceed one such person for each one hundred fifty (150) square feet of living area within such living space.
2. Posting of limitation. No person shall grant by oral or written lease or sublease the right to use and occupy any living space unless such person shall have posted in a prominent place therein a legible exact copy of the provisions of this Chapter prior to the time of commencement of such use and occupancy.
3. Definitions. For purposes of this Chapter, the term (A) "living space" shall mean any area, within the territorial limits of this Association, used by one or more persons, as a domestic unit, for residential purposes, whether comprising the whole or any portion of a structural unit: (B) "Dwell" and its derivative forms shall mean to use or occupy as a permanent or temporary abode for any period of time; (C) "living area" shall mean enclosed and roofed floor area except that in computing the amount of living area there shall not be included the floor area of:
 1. Any room having a ceiling height of less than six (6) feet above seventy percent (70%) or more of its floor area;
 2. Any room the floor of which is more than two (2) feet below the grade of the land on all sides of such room;
 3. Porches; and
 4. Garages
4. Penalty. Any person who violates the provisions of Section 1 or Section 2 of this Chapter shall be fined \$200.

12. AN ADDITIONAL ORDINANCE REGARDING THE PARKING OF VEHICLES.

1. Private Parking Restriction. No person shall permit, gratuitously or for hire, more than three (3) motor vehicles to remain standing or parked upon any unimproved lot owned by him unless such lot is contiguous to an improved lot owned by him.
2. Definitions. For purposes of this Chapter, the term a "lot" shall mean any single parcel of land designated by number and delineated upon one or more of the following maps:
 1. A map entitled Knollwood Beach Club, Saybrook Connecticut, Simpson and Cosulich, owners and Developers, map 1924, Section I, and filed on January 2, 1925 in the Old Saybrook, Connecticut Land Records:

2. A map entitled Knollwood Beach Club, Saybrook, Connecticut, Simpson and Cosulich, owners and Developers, Plan made in Two Sections for convenience in filing Section 2, and filed on January 2, 1925 in the Old Saybrook Land Records.
3. A map entitled Map Showing an Addition and Revision to a map of Knollwood Beach Club, Saybrook, Connecticut, Scale 1' = 80' October 26, 1925 and filed May 6, 1929 in the Old Saybrook Land Records.

“Improved lot” shall mean any lot upon which there stands a building used for one or more persons as a residential dwelling and any lot which touches at a border or boundary a lot upon which there stands any such building.

3. Penalty. Any person who violates the provisions of Section I of this Chapter shall be fined \$50.00 for each offense.

13. USE OF CLUBHOUSE.

The Clubhouse may be used for social gatherings by members upon request to board members designated as responsible for assigning dates. No alcoholic beverages permitted. 9 P.M. closing time.

14. BEACH AND ALL KBA PROPERTIES CLOSING.

All common association properties including beach, pier, parking facilities, clubhouse and recreation areas are closed at 9 P.M. The closing ordinance shall be enforced on the basis of complaint by any member of KBA who feels an individual or group is creating a disturbance, vandalizing, or drinking alcoholic beverages on KBA common properties.