

Attachment A
Rules, Regulations and Use

The following rules and regulations regarding the use of the Marina are a material part of the Agreement and any violations of these rules and regulations may result in termination of the Agreement pursuant to Section 14:

- a) Restroom facilities are **NOT** available for non-residents
- b) **Quiet Hours are from 10:00 PM until 8:00 AM**
- c) Boat Owner shall provide proof of current registration of their boat with the State. Alternatively, if their boat is a documented boat under US Coast Guard rules then proof of documented status must be provided.
- d) No marina slip shall be occupied by a boat which is longer than 100% of the finger pier. Boat length includes all additions, such as bowsprits, swim platforms, anchors, etc. Any damage to other boats or to the Marina because of Boat Owner failing to comply with this rule shall be the sole responsibility and expense of Boat Owner. e) Sailboats shall not have a draft that exceeds 6 ft.
- f) Only motorized watercraft can be housed in the Marina Slip. In addition, no launching of non-motorized watercraft is allowed within the Marina unless agreed in writing in advance by the Marina Committee.
- g) No swimming, diving, paddle boarding, kayaking or canoeing is permitted in the Marina.
- h) Boarding aid devices such as steps, ladders and any other modifications attached to the dock are prohibited unless approved in writing by the Association. Boat Owner assumes all risks when using any approved boarding aid device. Use of any existing or previously attached boarding devices is not recommended by Association and Boat Owner agrees that any such use shall be solely at Boat Owner's own risk.
- i) Boat Owner shall not make any additions, alterations or modifications to the docks or piers of the Marina without written consent of the Association. Pylon posts may only be wrapped by roping material and not contain any carpet or other similar material.
- j) Chairs, wagons, bikes, etc. shall not obstruct access to the dock or pier.
- k) Boat Owner shall furnish such number of fenders and dock lines in good condition and of the proper size and strength as may be required to safely secure the Boat. Unsafe dock lines may be replaced by Association or its agent at Boat Owner's expense.
- l) Power cords must be of marine-approved construction and maintained in good working order. Cords plugged into 30-amp outlets must be rated for 30 amps. Cords plugged into 50-amp outlets must be rated for 50 amps. Adaptors are prohibited that defeat the integrity of the safety breakers – i.e., standard household extension cords cannot be adapted to 30-amp or 50-amp outlets. No pig-tailing or splitting is allowed. All power cords must be kept out of walkways to prevent trip hazards.
- m) Boat Owner shall not permit any person or entity to enter the premises for business purposes to perform any labor on the Boat without Association's advance consent. All approved contractors must have liability insurance in an amount satisfactory to Association.
- n) No signs, nameplates (except the name of the Boat affixed to the hull) or other advertising or descriptive devices shall be displayed on the Boat or docks, including "For Rent" or "For Sale" sign, Boat Owner shall not be permitted to fish, clean fish or dispose of fish remains in the Marina.
- o) Chartering for hire is prohibited, no commercial activity of any type is allowed within the Marina.
- p) Boat Owner shall not be permitted to fish, clean fish or dispose of fish remains in the Marina.
- q) Boat Owner is limited to overnight stays on the Boat to no more than 4 consecutive nights without advance written consent from the Association.
- r) No equipment, trailer, cradles, motor home, or other personal vehicle may be parked or stored on Association property without permission from the Association. Designated Marina parking for a single personal passenger car, SUV, pick-up truck, or similar personal vehicle is set forth in the parking map attached hereto. Unloading alongside building F and the south side of the Pool house (parking spot is the last spot to the right and has a sign allowing

loading and unloading) is allowed for a period of 15 minutes after which the vehicle must be moved to the designated parking. Boat Owner agrees to abide by such parking rules and regulations as may be adopted by the Association from time to time. Boat Owner further agrees that Association may cause any improperly parked vehicle to be removed at Boat Owner sole cost and risk.

- s) Boat Owner shall not discharge waste material, refuse, or rubbish of any kind in the water. Boat Owner shall take all garbage and recycling off premises and dispose of properly.
- t) No generator (boat or standalone) shall be operated in any manner within the Marina.
- u) Boat Owner is prohibited from refueling their boat within the Marina. Gas in portable containers is not allowed on the docks, and oil is not permitted in dock refuse containers.
- v) Boat Owners shall be responsible for any clean-up and containment expenses resulting from fuel and or oil pollution or other contamination caused by their boat while in the Marina. In addition to those expenses Boat Owner shall be responsible for any fines levied by the state and federal governments arising out of such pollution.
- w) All pets are required to be leashed at all times while on docks and on BayView property. Boat Owner is responsible for cleaning up after their pet.
- x) For the safety of all slip users and their guests, the riding/operation of bicycles, scooters, skateboards, or any similar mode of transportation, as well as any motorized vehicles, on the docks and finger piers, is strictly prohibited. Notwithstanding the foregoing, slip users and guests may walk, carry bicycles, scooters, skateboards etc. to their boats and back to their vehicles.