

USE OF THE MARINA

In this section, the term “boat” is used to cover all vessels, including personal watercraft, which will be used in the marina.

1. All boats must be currently registered, inspected and insured in accordance with state regulations. Boat owners must supply a copy of their boat insurance certificate and registration to the Management Company. Uninsured boats may not use the marina.
2. All Homeowners and occupants must register their boats with the Management Company. (See Appendix “D”, Annual Boat Slip Registration Form)
3. The Board of Directors will assign each Homeowner one boat slip. The boat slip assigned to the Homeowner will not be reassigned without the prior written consent of the Homeowner or his/her successors.
4. A Homeowner may change or exchange his/her assigned boat slip only with the prior written consent of the Board of Directors.
5. Each Homeowner may only use the boat slip that he/she has been assigned by the Board of Directors.
6. A Homeowner may request permission each year from the Board of Directors to use an additional boat slip, for one season, to the extent that such additional boat slip is available. **The date to submit a request for an annual additional boat slip is on or after March 15th**. A Homeowner may not use an additional boat slip without the express prior written consent of the Board of Directors.
7. The Homeowner to whom a boat slip is assigned is liable for any and all damage to the marina, common area and the property of the Association, which may be caused by the Homeowner, or any boat docked in the Homeowner’s assigned boat slip, a slip used on a temporary emergency basis, or by such other person for whose conduct he is legally responsible, including, but not limited to a Homeowner’s occupant or an occupant’s guest.
8. No Homeowner may rent their assigned boat slip or otherwise grant use of their assigned boat slip to a non-resident. The only exception will be an immediate family member of the Homeowner. An immediate family member will be permitted to use the Homeowner’s assigned boat slip with the prior written consent of the Board of Directors on an annual basis.
9. All finger docks and mooring piles are located on common ground and are the property of the Association, regardless of the fact that a Homeowner may have paid in whole or in part for the installation of the finger dock or mooring piles.
10. No trash or remains from cleaning fish are to be thrown in the water in the marina. Homeowners are expected to police and clean up their assigned slips and the area immediately surrounding their assigned slips.
11. No hoses, ropes, electrical cables, anchors, bubblers, or any other objects are to obstruct the docks. All lines, hoses and similar materials are to be coiled, on holders and neatly maintained during the boating season and removed thereafter. The boating season shall be defined as between April 1st through November 15th.
12. As with all common property, the marina is to remain free of personal items. There are to be no fishing rods, mops, brooms or similar items stored on the docks within the marina.
13. One (1) Dock Box is permitted to remain throughout the year and stored only on the Homeowner’s assigned finger dock as long as it is neat and properly maintained.

14. The HOA will provide Homeowners using the marina with water and electric power, where available, to operate their refrigeration units, battery charges and bubblers with the proper approved thermostatic control. Bubblers must be thermostatically controlled to operate at appropriate temperatures.
15. Homeowners who elect to keep their boats in the marina during the winter season must comply with the following:
 - a. Homeowners electing to use bubblers will be provided with electricity paid by the HOA provided they use a Board approved thermostatically controlled ice eater.
 - b. The winter season shall be defined as November 16th through March 31st.
16. Homeowners who elect to operate air conditioners, heating units or other high electrical usage appliances on their craft while moored in the marina will be assessed a fee of \$20.00 **per foot, per season**, based on the registered size of their craft.
17. During the boating season, Homeowners may keep a maximum of two (2) non-motorized watercraft neatly secured on their docks. After the boating season, all such craft must be removed from the marina and stored in a location that is not visible from the common property.
18. Homeowners may invite guests to use the marina for a maximum of three (3) consecutive days provided the guest uses an available “guest slip”. Anyone whose guest is remaining longer than three (3) days must receive approval of the HOA Board. As with all guests at The Harbour, the actions of the guest becomes the responsibility of the Homeowner being visited and the Homeowner will be subject to the same rules outlined in the Declaration and the House Rules.
19. Homeowners and occupants must insure that no oils or fluids leak from, are poured from or otherwise escape from, their boats into the water.
20. All boats must be readily mobile.
21. A boat must fit into a single boat slip.
22. No commercial boats or boats with commercial signs painted or affixed to them may use the marina.
23. The maximum speed limit permitted in the marina is “Idle Speed – No Wake”- 5 MPH.
24. Sailboats equipped with a motor must enter and leave the marina under engine power only.