

Marina:

The marina adds value and uniqueness to our property. Whether or not you have a boat in your slip at this time, please review the attached Harbor Rules. Each unit has an assigned boat slip. Jim Nethery, unit #882, is the Harbormaster. Please feel free to communicate with him or any board member on any marina issues/questions.

Boat Insurance:

All boats docked in the marina must have a current Certificate of Liability Insurance in the amount of at least \$300,000.00 on file with the Harbor Master/HOA. Please provide this information along with the information form. A copy of the form can be downloaded from the HOA website, and hard copies are available at the bulletin boards across from the two mailboxes.

Boat Slip Electrical Power:

Electric service to individual boat slips are the responsibility of the homeowner. If your slip doesn't have power, locate the meter box (located at the ends of the buildings) to determine if your slip has a meter. If there is no meter, you must contact a licensed electrician to have one installed. Then contact the electric service provider to have service initiated.

Canal Association:

Nantucket Landing along with other waterfront property owners belong and contribute to the funding of the Canal Association. It strives to make improvements to our waterways for our enjoyment and provides for dredging of the canal as needed.

HARBOR RULES

1. The Harbormaster is used herein to indicate any person authorized by the board to represent the HOA. If no such person is so authorized, then the term Harbormaster shall refer to the board. The word "Owner" is used herein to indicate the owner or lessees of any boat slip
2. When the boat enters the harbor, it will immediately fall under the jurisdiction of the Harbormaster. All boats in the harbor must be registered with the Harbormaster.
3. All boats tied up in the Marina must have a current Certificate of Liability Insurance in the amount of at least \$300,000.00 on file with the Harbormaster.
4. Commercial fishing boats, boats for hire and other types of commercial craft will not be admitted within the harbor.
5. All boats shall be tied up in a manner acceptable to the Harbormaster
 - Lines will be tied to the pilings provided. In no case shall a vessel be tied to the pier or walkways
 - Excess length of any dock lines should be on the boat rather than the piling
 - Boats will be tied up with an adequate number of lines of the appropriate size and strength for the vessel
 - Boats shall be tied so as not to rub against the piers or dock
 - When severe weather is imminent, boats shall be double tied at the discretion of the Harbormaster
6. Tenders or skiffs shall be stored on board larger vessels or stored as directed by the Harbormaster.
7. No refuse shall be thrown overboard. Sewage discharges are not permitted.
8. Owners shall use discretion in operating motors, generators, or bilge pumps so as not to create a nuisance or unreasonable disturbance to the other residents.

9. Owners may not trade or exchange boat slips to any person other than leasees of their townhome.
10. Owners may not sublet boat slips to any person other than leasees of their Townhome.
11. Boats entering the harbor during an emergency shall report immediately to the Harbormaster.
12. The Harbormaster is not responsible for any losses or damages to boats in the harbor. Each owner will be held responsible for damage, which he or she may cause to other boats in the harbor, or for damage to any structure (piers, docks or walkways). Any boat which may sink in the harbor shall be removed by the Owner thereof at the Owner's expense.
1. Boats shall be in seaworthy condition, marked or identified as required by law and not constitute a fire hazard.
2. Boats within the harbor or inlet shall be operated at a speed causing NO VISIBLE WAKE.
3. Swimming or diving is not permitted within the harbor. Fishing or crabbing will be permitted within the Owners boat slip.
4. Owners shall not store supplies, materials, accessories or debris upon any walkway, and shall not construct thereon any lockers, steps, ramps, or similar structures without Board approval.
5. No boat is to be fueled in any way while in its slip, nor may fuel be transferred from one tank to another. No open flame fires are permitted on the piers, walkway, or boats. Any conduct or procedure creating a fire hazard is positively not allowed.
6. Children under 13 years of age are required to wear life jackets and be accompanied by an adult while on the docks. Bicycles, motorcycles, roller skates or skateboards are not permitted on the docks or piers.
7. Major alterations to boats are not allowed in the harbor, routine maintenance is to be performed without creating a nuisance to others.
8. Disorderly conduct by an Owner or his or her guests that might injure a person, cause damage to property, or harm the reputation of the harbor is forbidden.
9. Owners should report any unusual, dangerous, or offensive incidents or conduct contrary to these rules to the Harbormaster.
10. Electrical connections to the docks or boats shall be from the fuse/breaker box located on a piling at the rear of each boat slip. No electrical connections are permitted from the Townhomes to the docks or boats.
11. Ladders attached to the docks are for emergency use and for access to boats. Ladders are to have clear access way with no obstructions.
12. These rules may be amended or add to at any time by the Board of Directors of the Association.