

**Rules and Regulations
Of
Marina at St. James Plantation Owners Association, Inc
March 1, 2023**

As used herein the word "Owner" shall mean and refer to an Owner of a Unit in the Marina at St. James Plantation, a Condominium (the "Condominium"). All Owners, family members, guests, invitees, lessees and any other persons who might lawfully be entitled to use a Unit in any manner, are subject to the Declaration of Condominium (the "Declaration") and the Articles of Incorporation and Bylaws of Marina at St. James Plantation Owners Association, Inc. (the "Association") and these Rules and Regulations, as the same may be amended from time to time. Unless specifically defined in these Rules and Regulations, capitalized terms used herein shall have the meanings set forth in the Declaration. Every Owner shall be provided a copy of these Rules and Regulations and any amendments hereto.

1. Speed Limit

The speed limit within the Marina Waters shall be dead slow, or no wake speed, whichever is slower. The rules of the Road and the Navigation Laws of the United States shall apply to all vessels in or approaching the Marina.

2. Mooring

All Boats moored within the Condominium shall be moored in a safe manner, on cleats with adequate dock lines. Dock lines which are, in the opinion of the Dockmaster or agent, not adequate, shall be replaced at the owner's expense if the owner cannot be notified or does not make the change promptly. As set forth in the Declaration, any Boat moored in a Wet Slip Unit must fit within the boundaries of such Wet Slip Unit, except that anchor extensions, bowsprits, booms, pulpits and other projections and overhangs from the bow of a Boat may extend beyond the end of the Unit over the open water for a distance not to exceed ten percent (10%) of the length of the Unit.

Only boats in good condition, and under their own power, shall be admitted to berthing areas. In the event of an emergency during the Owner's absence, i.e. breakdown of the bilge pump, leak, bad lines, etc., the Dockmaster or his personnel are authorized to make necessary repairs as economically as possible which will be charged to the Owner.

Dinghies and other small boats must be stored aboard or, if available, in spaces assigned by the Dockmaster or his personnel. Any exceptions to this are at the discretion of the Dockmaster.

Laundry shall not be hung on boats, docks, or finger piers in the Marina.

3. Live-Aboards

No live-aboards shall be allowed in any Boat moored in a Wet Slip Unit or located within the Common Elements of the Condominium. Without limiting the foregoing, overnight stays on a Boat within a Wet Slip Unit shall not exceed fourteen (14) consecutive days.

4. Dry Stack Operations

Launch requests should be made with at least 1 hour notice and prior to 3:30 P.M. After launching, Owner should be on their boat and ready to pull out of the staging area within two hours. If Owner's boat is in the staging area for over two hours, marina personnel will have the option to recover the boat to make room for other boats.

To ready for Recovery, all antennas and outriggers need to be lowered, batteries shut off, trim tabs retracted, and a red clothes pin attached to steering. Current hours of operation will be posted. Marina staff will wash and rinse the hull and run fresh water through the motor after each time in the water. Recoveries are not scheduled and may not take place the day requested. The Association will not provide after hours service to store Boats.

E-Dock is for the staging of boats stored in the dry stack only and may not be used for overnight transient dockage. At peak times, a "two hour" rule can be enforced. Dockmaster or their personnel have the authority to recover boats if a boat sits for longer than two hours. Dry stack customers may lease a slip in the Marina at a reduced rate if they intend to use the boat for an extended period of time. The Association may regulate or prohibit overnight dockage within the Common Elements.

110 volt electricity, water and water hoses are provided for Dry Storage boats on E-Dock. Do not use other power and water hookups on any other dock. After use, water should be turned off, hose drained and stored on hose holder.

All dry storage boats should have 4 (four) fenders (2 [two] on each side) and 4 (four) lines (2 [two] on each side) for launching and recovery. Leave lines and fenders accessible at all times.

Forklift charges are \$50 for owners, \$85 for tenants. Vessels needing to be launched or recovered from a trailer will incur this charge. This fee covers 1 launch & 1 recovery within 1 month.

5. Trash Disposal

Designated Use of Trash Receptacles in the marina complex:

There are three types of trash that are generated in the Marina.

- 1) **Harborside Residential** Trash, which covers all the residential units in the Harborside complex (Units on the 2nd and 3rd Floors)
- 2) **Harborside Commercial** Trash, which covers all the commercial operations on the first floor.
- 3) **Marina Dock Trash** which covers all the trash receptacles around the Marina complex in the lattice enclosures at the head of each dock.

Harborside Residential trash receptacles are located at the SE end of the parking lot and on the left side of the trash enclosure.

Harborside Commercial Trash Dumpsters are located at the SE end of the parking lot on the right side of the trash enclosure. All are labeled with the appropriate sign. All trash for the residential and commercial units are required to be in a sealed trash bag and placed in their designated location. No trash should be left outside the designated containers.

Marina Dock Trash receptacles for boaters and pedestrians are in the enclosed lattice areas, at the entrance to each of the floating docks throughout the marina. Marina Trash receptacles on the docks are **NOT** for the use of Harborside Residential / Commercial Owners or surrounding homeowners. They are designed for the boaters and pedestrians' normal trash when using the marina facility, not for the disposal of domestic waste.

Individuals or Owners violating these rules will be issued a warning. Repeated violations can result in a fine of up to \$150 per incident and may be subject to further penalties as allowed for in the Articles and By Laws of the Condominium.

OIL AND BATTERY PRODUCTS ARE NOT TO BE DISPOSED OF WITHIN THE CONDOMINIUM. They should be taken to a facility which handles the recycling or disposal of petroleum products.

6. Pump out Station/ Waste Discharge

No wastewater, sewage, trash, oil, or other pollutants shall be discharged, released or pumped from any Boat into the waters within or adjacent to the Condominium. All wastewater and sewage shall be discharged at a designated pump out station only, either in this marina or elsewhere.

7. Children on Docks and Piers

Children under twelve (12) years of age are not permitted on docks or piers without a parent or other responsible adult. PARENTS SHALL NOT ALLOW CHILDREN TO RUN AND PLAY ON THE DOCKS OR PIERS. It is recommended that children and non-swimmers wear an approved Personal Flotation Device at all times while on the docks.

8. Storm Precautions

All Owners have access to the Adverse Weather Policy and Procedures, which is available on Marina web site. www.stjamesmarina.com

9. Parking

Owners and Guest must abide with all Parking policies and guidelines, which are available on the Marina web site, www.stjamesmarina.com
PARKING ON LONGBAY DRIVE IS PROHIBITED.

10. Security

Report any suspicious or unusual activity to the Dockmaster at 910-253-0463; if after hours, call St. James Security at 253-7177, or if it is an emergency, call 911. All boats shall be kept locked at all times. Owners are requested, for their own protection, to notify the Dock Master when they expect their boat to be away from their Unit for periods in excess of one (1) week. Float plans are recommended to be filed with the Dockmaster. If an Owner offers a Boat for sale, the Owner or his authorized agent must accompany all prospective buyers.

11. Guest and Lessees

Owners shall be responsible for seeing that their family members, guests, invitees, and lessees follow these Rules and Regulations while using a Unit or the Common Elements of the Condominium. Owners shall accompany their guests while using a Unit or the Common Elements or provide the same information regarding such guests as required with respect to lessees.

12. Noise

Owners and their guests shall refrain from playing radios, television or other noise making equipment loudly after 10:00 P.M. and before 8:00 A.M. After 10:00 P.M., quiet, orderly behavior is expected of all Owners and their guests. Consideration for the Harborside Condominium guest/owners should be observed when docking in the staging area. Sail boats should have their halyards attached to either the forestay or the shrouds to prevent rattling against the mast.

13. Grilling

No gas or charcoal grilling will be allowed on any of the docks, or in the parking lots. There is an authorized grilling area adjacent to the laundry room for Owners to grill. Gas and electric grills on boats are acceptable as long as the grill is attached to the boat and the power is plugged into the boat circuit. Gas grills canisters should be no bigger than 16oz.

14. Fish Cleaning

The fuel dock is equipped with a fish cleaning station. See Dockmaster or staff for fish cleaning rules. Fish cleaning of any kind will not be permitted on any other docks or elsewhere within the Common Elements of the Condominium.

15. Dock Boxes

No supplies, materials, accessories, or gear of any kind shall be stored within the Common Elements, except in approved dock boxes. No fuel, oily rags, or other combustibles shall be placed on or within any dock box. All dock boxes must be secured by lock or other device so that the box will be secure during any storms.

16. Boat Repairs

No major repairs or complete overhauls shall be made on boats within a Unit or the Common Elements of the Condominium. The extent of permitted repairs shall be at the discretion of the Dockmaster. The Dockmaster can stop at once, any repairs which he feels exposes either the docks or the property of others to any harm.

17. Operation of Engines

Unnecessary operation of engines within the Condominium is not permitted. Engines may not be operated in gear while a Boat is moored in a Wet Slip Unit or at the dock within the Common Elements. Electric Boats are not to be stored within the Condominium.

18. Water/Power Lines and Connections

Water or power lines shall not be left unattended across docks or piers. All connections to electrical receptacles shall be made with marine grade cords only. All necessary cords shall be maintained by the Owner in a safe condition. In the winter months all water lines should be off the faucet when not in use.

19. Fishing or Swimming

There shall be no swimming within the Condominium; however, owners or contractors are allowed to enter the water to perform maintenance on vessels. Fishing and throwing a cast net is not allowed on docks or walkways and boats are not permitted to anchor up within Marina Waters for fishing. Baitwells and such are not permitted in the Common Elements. They may be used for a limited amount of time and all lines must be secured to the Owners vessel.

20. Animals

Animals shall be leashed at all times within the Condominium. No animals may be tied to any part of a dock, including fingers or dock boxes. Any animal shall be leashed, under the control of its owner or on board the owner's boat at all times. The owner of any animal shall be responsible for cleaning up behind the animal.

21. Signs

No "For Sale" or "For Rent" or similar signs are permitted on any boats, except in areas designated for commercial usage. Content of such signs, however, are subject to approval by the Board of Directors.

22. Safety and Compliance with Law

Each person using a Unit or the Common Elements shall be responsible for his or her own conduct and safety. Stay clear of unauthorized areas, including but not limited to the Dry Storage Building or personnel ladders. All persons shall comply with all applicable laws and ordinances.

23. Fueling

Owner acknowledges that the Marina Fuel Dock is used for refueling purposes. Owner must utilize the Marina and adjacent waters to avoid interference with such operations. Owner must abide with all refueling guidelines. All engines must be turned off and no smoking.

24. Miscellaneous

Questions, violations, or disagreements arising under this Rules and Regulations Policy should be referred to the Executive Board of the Association to facilitate appropriate action or resolution. These Rules and Regulations shall be reviewed by the Board periodically and changes or additions may be made. Individuals or owners violating these rules will be issued a warning. Repeated violations can result in a fine of up to \$150 per incident and may be subject to further penalties as allowed for in the Articles and By Laws of the Condominium.