

Rules and Regulations  
Of  
Marina at St. James Plantation Owners Association, Inc  
July 1<sup>st</sup>, 2017

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 his 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 his 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 and water is provided for Dry Storage boats on E-Dock only. Do not use other power and water hookups on any other dock. Water hoses are provided for Dry Storage, boats. After use, water should be turned off and 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 shown on the current tariff. 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

All trash shall be placed in a designated container. Garbage and other perishable items shall be placed in a plastic bag secured at the top prior to disposal. Loose garbage shall not be left or deposited anywhere within the Condominium, **NO TRASH OR EMPTY BOXES OF ANY KIND SHALL BE LEFT ON ANY DOCKS OR PIERS.** **OIL PRODUCTS ARE NOT TO BE DISPOSED OF WITHIN THE CONDOMINIUM.**

## 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 will have access to Adverse Weather Policy and Procedures, which is available on Marina web site. [www.marinaatstiames.com](http://www.marinaatstiames.com)

## 9. Parking

Vehicles shall be parked in designated parking areas. No washing of cars or boats will be allowed on the parking lots. No boats or trailers whatsoever shall be parked anywhere on the Common Elements. Any boats or trailers so parked in violation hereof may be towed away at the owner's expense. Cars shall not be left in any designated loading area.

## 10. Security

Report any suspicious or unusual activity to the Dockmaster at 91 ()-253-0463; if after hours, call Regency 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 160z.

#### 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.

## 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 with 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.

## 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. All persons shall comply with all applicable laws and ordinances.

### 23. Fueling

Owner acknowledges that the Marina is used for refueling purposes. Owner must utilize the Marinas and adjacent waters to avoid interference with such operations. Owner must abide with all refueling guide lines. All engines 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. The Bylaws provide for fines against any Owner violating these Rules and Regulations.

# St. James Marina Dry Storage Rules

- \* Marina Operating hours are from 8-5 Every day.
- \* Launch & Recovery request should be made at least 1 hour in advance, and 1 hour prior to 3:30 P.M.
- \* Dry Storage boats will be launched on the north side of f-dock and transferred over to E-dock.
- \* Dry Storage boats should return to E-dock for recovery. Remember to lower antennas, shut off batteries, retract trim tabs, and attach red clothes pin to steering helm.  
E dock is for Dry storage boats only and not to be used for overnight transient dockage.
- \* Marina will inspect boats for red clothes pin and recover those boats.
- \* Marina staff will wash and rinse the hull and run fresh water through the motor after each time in the water.
- \* For Safety reasons please stay clear of unauthorized areas. Including but not limited to the Dry storage building or personnel ladders.
- \* 110 Volt electric and water is provided for Dry Storage boats on E- dock. Please avoid using other power & water hookups. Water hoses are provided for Dry Storage boats on E-Dock. Please remember to shut the water off and drain the hoses after use.
- \* The fuel dock is equipped with a fish cleaning station, See Dock Master or staff for fish cleaning rules.
- \* Forklift charges are \$50 for Owners, \$65 for tenants. Vessels needing to be launched or recovered from a trailer will incur this charge, this charge covers you for 1 launch & 1 recovery within 1 month.