

Hideaway Yacht Club Rules and Regulations

October 9, 2019

Hideaway Condominium owners purchase a Yacht Club membership for an assigned slip in the Hideaway Yacht Club. A boat is the private property of the homeowner, and admittance on same is limited to the family and guest of the homeowner.

ALL CONCERNS SHOULD BE ADDRESSED TO THE COMMODORE

FEES – An appropriate annual fee, in an amount to be determined by the Board of Directors of Hideaway Yacht Club, shall be collected for the maintenance, insurance and upkeep of the Yacht Club. Yacht Club membership fees are billed on calendar basis at \$400.00 per year due early in the year as determined by the yacht club board of directors and delinquent on May 31st. A late fee will be charged for each month the membership fee is past due. Continued non-payment will result in membership being revoked.

Hideaway Condo owners may lease their Yacht Club membership, **but only to another owner or resident of Hideaway**. If a condo is sold, the owner must first negotiate to sell membership to the condo purchaser. Should a sale not be consummated, the owner may offer the membership to any other Hideaway condo owner. **All fees must be up-to-date before transfer to membership will be allowed. Only Hideaway Condo owners may own a Yacht Club Membership.** Transfer fee of a slip in \$100.00 per event paid to the Accountant.

1. **NO OPEN FLAMES** are allowed. Meaning: smoking, fireworks, cooking and repairs. Each boat carries a minimum of 10 gallons of gas. Hideaway Yacht Club insurance is based on a fire policy.
2. **MOORING** – Membership owners are responsible for seeing that their boats are securely moored. All boats must have spring lines. The minimum line sizes of nylon are listed below.
 - a. Length of Boat: 00 -26” – Minimum Line Diameter: 3/8” *If in the opinion of the Commodore, mooring lines are frayed or incorrectly sized, or a boat is not adequately moored, he will issue a warning to the violator to make corrections. If corrections are not made within 48 hours, the violator will be asked to remove their boat.
3. **BOAT LENGTH** – Boat steerage concerns and the overall design of the marina requires boats of up to and including 26 feet length. No boats, over 26 feet are allowed.
4. **BOAT CONDITION** - All boats shall be maintained in a safe/ seaworthy condition. Boat owners are expected to abide by all laws, rules, and regulations of the US Coast Guard or other government agency regarding navigation on Lake Norman. If an unsafe condition is found to exist, the boat owner will be notified. Unsafe condition must be remedied immediately or the boat removed from the Yacht Club.
5. **BOAT REPAIRS** - Only minor repairs by repairman shall be made within the boat slip area.

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6. **DOCK BOXES** Only “WHITE” Fiberglass Dock Boxes are permitted.
 - a. Dock boxes must be located on the slip finger on the main channel side of the slip.
 - b. Absolutely no metal, plastic, wood or other type material(s) allowed in Marina.
 - c. Each owner is allowed **one** white Fiberglass Dock box per slip.
 - d. The Maximum **dimension for Dock Boxes**: Height: 24” or 2 feet, Width: 20” or 2 feet, Length: 84” or 7 feet.
 - e. These above measurements vary slightly. But the total size of the Dock Boxes cannot exceed 28 total square feet (H x W x L).

7. **ELECTRIC SERVICE** - Twenty amp services is provided on the docks. If heavier service is required, the boat owner must have said service installed at his/her expense **by a licensed electrician** and only with prior written approval by the Yacht Club Board of Directors.

8. **ALL BOAT LIFTS MUST BE APPROVED BY THE BOARD BEFORE INSTALLATION.** A membership owner may, at his expense, install and maintain a boat lift that has been approved by the Hideaway Yacht Club Board of Directors. A lift must not place any lateral or horizontal pressure on slip fingers, walkways, or poles and must be completely free floating. Electric power must be within present marina capacity and must meet local and Duke Power code. Control boxes must be white fiberglass and be located on the slip finger on the main channel side of the slip. **Any slip that has Damage due to owner’s faulty equipment must be repaired by the member at his/her expense by a board approved repair person or company.** If owner ignores written letters sent by the Board to fix the issue, it is at the Board’s discretion to have this repaired and the bill sent to the owner.

9. **Gas cans** may not be stored in dock boxes nor left in the common area. **Open flames of any type, cooking or boat maintenance, are strictly prohibited.**

10. **FISHING** - Fishing is allowed so long as it does not interfere with boating. **Cleaning of fish on the docks, beach or marina is strictly prohibited.**

11. **MATERIAL** - Bait buckets, equipment, supplies or any other materials, may not be stored on walkways **OR others slip.** Boat covers may be left on the finger on the main channel side of the slip while the boat is in use. Fuel or petroleum products taken onto docks must be put aboard the boat and not stored on walkways or fingers. Wires, hoses, dock lines or steps must not obstruct fingers and walkways. No wires or hoses may be left out at night.

12. **TRASH** - Trash, rubbish or cigarette butts or other refuse is not to be discarded in the water or left on walkways or fingers. It must be removed from docks and placed in trash containers located on the dock or near the pool. If you have a full trash bag or large amounts of trash please take to dumpsters. Please take all trash from repairs and replacements of boats parts to the dumpsters.

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13. **SWIMMING** -Swimming areas are designated and must be used. For maintenance and cleaning purposes, a membership owner may swim within his/her slip. Swimmers must yield to a boat returning to its slips.
14. **SKIING** - No water skiing/similar activity within the no-wake area of the marina.
15. **WAKE** - All boats entering/ leaving the no-wake area shall observe the NO WAKE buoys.
16. **CONDUCT** - Membership owners are responsible for the orderly conduct of their families and guests. Any disorderly conduct or activity that may be a hazard to the safety of persons or property or impair the reputation of Hideaway or interfere with others enjoyment of the facility is prohibited. Specifically prohibited are any unlawful acts such as gambling, immodest attire or trespassing on property of others. Excessive use of alcoholic beverages and abusive or profane language are also prohibited. **Police may be called upon.**
17. **COOKING** - Cooking on the decking by your boat or on your boat while moored is prohibited.
18. **DISTURBANCES** - Loud radios, stereos, TVs or parties must be controlled in such a manner that it does not unduly disturb other boat owners/residents. After 10:00pm, noise must be confined to your boat and kept at a level that will not disturb residents/other boaters at the marina.
19. **PETS** - All pets must be on a hand-held leash while on the common premises. No pet shall be tied by a leash to any part of the docks. A pet may be free on an owner's individual boat so long as it does not disturb others. Any mess made by the pets on walkways or slip areas shall not be permitted and must be immediately cleaned up. Any guest pets to the marina are the responsibility of the member.
20. **ADMITTANCE** - Only membership owners or guests shall enter the marina. A membership owner need not be present should his/her guests be at the marina.
21. **DAMAGES** - Membership owners and boat owners shall be responsible for any damage he/she, a member of his family or guests, may cause to the docks, slips, or other boats. Should any boat sink, the boat owner shall immediately have the boat raised and removed. You may wish to have salvage service performed by Ron Mackey @ 704-892-0606, or 704-483-4406, or Rob Redus at 704-382-1233.
22. **LIABILITY** - All boats must carry liability insurance. Neither the Hideaway Homeowners Association nor Hideaway Yacht Club members shall have any responsibility or liability for the safety of persons or property upon the premises or for any damage to or theft of any boat or other property. It is agreed that no bailment is created as to any personal property brought or left upon the premises. Minimum insurance coverage is \$150,000.00
23. **BEACHES** - No boat shall be tied to the beach, walkways or posts.

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24. **GUEST SLIPS - Guest boats only** may dock at the designated guest slips for a maximum period of one (1) week. All dock lines must conform to club standards. Member Guest actions are responsibility of the member.
25. **OTHER SMALL CRAFT** - Canoes, sunfish sailboats, sailboards, etc., must be stored within the area designated by the Hideaway Condominium Association.
26. **NO FIREWORKS** - Any type of pyrotechnic device, all fireworks, and sparklers are strictly forbidden at the Yacht Club Marina, walkways and fingers. This is a fire hazard.
27. **LINCOLN COUNTY TAX** - Any boat left in the Marina on December 31 shall be subject to personal property tax by Lincoln County. The boat owner must give the Commodore a copy of the boat registration before December 31. The Commodore is responsible to report these boats to Lincoln County Tax Department.
28. **ALTERATION TO THE STRUCTURE OF THE MARINA is STRICTLY PROHIBITED** - This includes decking, pilings, floats and metal bracing. Member will be charged to put marina back to original condition.
29. **COMMODORE** - The Commodore is appointed by the Hideaway Yacht Club Board Directors. The Commodore has the authority to take any action necessary where safety, possible property damage and disturbances are concerned. **The President of the Board also has the same authority as COMMODORE**
30. **DESIGNATED SWIMMING AREAS** - Designated swimming areas, were approved in June, 1989, the beach swimming area is to left side of the Marina walkway and gazebo as you face the water or the west side. A rope with markers is installed across the water with a sign mounted. **NO MOTORIZED BOATS, Motorized SMALL CRAFT, OR ANY Motorized RECREATIONAL VEHICLES** are allowed in beach swim area. If an accident were to happen in the beach swimming area caused by any of the above equipment, the Insurance Company would not be Liable on a Claim. **NO SWIMMING ANYWHERE IN THE MARINA AREA, except in the designated swim areas.** This is also noted in the Yacht Club Rules, Article 13. **The Board has approved 3 swimming areas within the Hideaway property:**
- a. The left side of the Marina walkway w/in the roped off area (beach swim area)
 - b. At the end of Dock #64 – 65
 - c. At the end of Dock #36 - 37

ALL THESE AREAS ARE CLEARLY MARKED WITH “SWIM AT YOUR OWN RISK” SIGNS. NO OTHER SWIM AREAS HAVE BEEN AUTHORIZED BY THE BOARD. ALL VIOLATORS WILL BE ASKED TO MOVE TO APPROVED SWIM AREAS.

SWIMMERS MUST YIELD THE RIGHT OF WAY TO BOATS COMING INTO THE MARINE

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MARINA RULES:

1. **NO SMOKING IS ALLOWED IN THE ENTIRE MARINA AREA INCLUDING THE MAIN WALKWAY AND MARINA GAZEBO.**
2. All unpaid dock repairs are subject to monthly penalties and subject to lien on their unit for non-payment.
3. **Any slip that has damage due to owner's faulty equipment must be repaired by the member.** Written notification will be sent by the Board of Directors setting forth the repair needing attention and a timeline to remedy the situation. Failure to comply will result in the repair being made and the unit owner being assessed for the cost of repairs.
4. Children under the age of 14 without parental or guardian supervision are strictly prohibited in the approved swim areas. Children under the age of 14 will be asked to leave swim area if left unsupervised. All children under 13 years of age must have an approved life vest on in the marina area.
5. **NO DIVING \ NO JUMPING** from the Gazebo or from non-approved swimming areas within the Marina area.
6. No gas cans/holders may be left in dock boxes or on the deck area/common area.
7. No jumping from boat to boat for safety reasons or from the boat rails – **any unsafe behavior is prohibited.**
8. **No Running** on the deck or walkway area.
9. Owners/renters/guests must clean up after themselves the Marina/Gazebo Area.
10. Parent or Guardian **must be within the beach area** to be considered **SUPERVISING**. Unsupervised children will be required to leave immediately.
11. Pets – Marina area – see 'Pets' for rules applicable to common area.
12. Proper bathing attire is required.
13. Radios: Low volume required.
14. Residents must be present with their guests. Residents include family members residing at Hideaway.

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15. Roller blades, skateboards, bicycles are **strictly prohibited** in the Marina.
16. Trashcans are provided for your use; littering is **strictly prohibited**. If you have a bag of trash please take to dumpsters not the trash can.

RULE VIOLATIONS:

1. Member that violated rules will receive a violation letter (see below).
2. Member will have 7 days of receiving the violation letter to correct or contact the board.
3. Member will be fined and their privileges will be suspended until violation is corrected.

SAMPLE

Dear Hide-a-Way Yacht Club Member

This letter is from the Hide-a-way Yacht Club Board and is addressed to the slip member that we find is in violation of the following rule(s).

Yacht Club rules are in place to allow all the members at the Hide-a-Way Yacht Club to have a safe environment, clean conditions, and attractive area to enjoy.

Rule violation:

(Insert reason for the letter.)

Will you please see that all persons that use or occupy your unit adhere to the Rules that are published and should be in every condo unit for occupants to read? If you are without a copy

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pleases return an email requesting a copy and a copy of the rules will be sent back by email for you to print and place in your unit.

Continued violation will require the Board to take further action. If you have any questions concerning why this letter was sent please respond back by email and a Board member will contact you. If you have a guest using it, you are still responsible for their actions.

Thank you in advance for your cooperation.

Hide-a-Way Yacht Club Board

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HIDEAWAY CONDOMINIUMS

HANDBOOK FOR HOMEOWNERS

Homeowner signature is required for documentation of receipt and review in agreement of the Hideaway Condominiums Rules and Regulations Handbook.

After reading the information contained herein, please complete the section below, print the entire page and return to the Board of Directors at Hideaway Condominiums, PO Box 982 Denver, NC 28037. If you have any questions, or would like more information regarding the Handbook or any rules please feel free to contact a Board Member.

I have read and reviewed the Hideaway Condominiums Handbook for Homeowners and understand the contents of this document and agree to abide by them:

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SIGNED IN AGREEMENT: _____

Date: _____

Respectfully,

Hideaway Board of Directors