

From
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BOAT DOCK RULES AND REGULATIONS

1. Boat slips may not be rented or used by non-members of the Pro's Nest Condominium Association.
2. Boat trailers, are not to be kept or stored on the Condominium property.
3. Boat dock maintenance and general upkeep expenses shall be the responsibility of the Association, however, this does not include any improvements desired by the assignee. Electrical or water connections, slip dredging, or any customization of a particular slip are at the sole risk and responsibility of the individual and must be removed when the slip is vacated for any reason, unless the Board of Directors specifically agrees to allow the improvements to remain. All improvements must be approved the Board of Directors.
4. Unused¹ boat slips will be assigned at the discretion of the Dock Committee, subject to ratification by the Board of Directors.
5. Living aboard a vessel while moored at the Pro's Nest Dock is prohibited
6. Reasonable² utility usage shall be absorbed by the Pro's Nest Condominium Association.
7. No dock boxes, mooring lines, hoses, ladders, electrical connections, extension cords or any other materials shall encroach upon any walkway of the dock. No personal boating equipment to be stored outside of the unit owners dock box.
8. Children under the age of twelve (12) are not allowed on or near the dock or its walkways including bridges and piers, unless accompanied by an adult.
9. Slips 1, 2, 3, 4, & 5, (deep water slips) shall be reserved for boats that do not fit in a regular slip or as overflow when no unused small boat slips are unavailable. In the event all 5 slips are occupied, a waiting list will be established to fill the next available vacancy.
10. Boat slips are not deeded and are assigned as needed. Unused slips shall be eligible for reassignment, subject to ratification of the Board of Directors.
11. Boat "lifts" are permitted, however they must be approved by the Board of directors prior to installation.
12. All boats moored at the Pro's Nest docks must be seaworthy, properly insured³, and have a current registration sticker. All boats must be registered with the Association prior to being brought onto the property.

¹ A slip that is not the Primary (meaning more the 50%) mooring location of the vessel.

² A battery charger and 1 small appliance, drawing less than 5 amps.

³ Liability Insurance. Vessels up to 26' 300,000 – 500,000, larger vessels 500,000 – 1,000,000

13. Grills or open flames are not allowed on the dock or boats moored at the dock.
14. Boat ramp may only be used by residents, for their boat only.
15. It is the responsibility of the Boat Lift owner to properly maintain and keep the lift in good operating condition.
16. Cleaning Tables must be kept clean.
17. No disruptive noise.
18. Top of the Boat Lift I-beam shall not exceed dock height, except during a storm event.
19. Failure to abide by the dock rules and regulations may result in action by the Grievance Committee.
20. Vessels must be removed from the Pros Nest Condominium slips when a Hurricane warning is issued.
21. Any damage to the Pros Nest Condominium property caused by a vessel is the sole responsibility of the vessels owner.