

BONEFISH MARINA CONDOMINIUM ASSOCIATION RULES & REGULATIONS ADDENDUM – May, 2017

It is understood that BONEFISH MARINA CONDOMINIUM ASSOCIATION, INC. is herein referred to as BMCA.

The following Rules and Regulations **Addendum – May, 2017** are in addition to the **Rules and Regulations found in Exhibit H of the Declaration of Condominium** and are intended for vessels moored in Bonefish Marina and their owners and guests.

Please respect the privacy of our neighbors, Bonefish Towers and Bonefish Yacht Club. Their pools and tennis courts are for the exclusive use of their owners and guests and are not part of our marina property, which ends at the fish cleaning stations on both points of land as you enter the marina from the water.

In an effort to provide an inviting atmosphere for vessel owners docking at BMCA, the following rules and regulations are observed and applied in the marina:

OWNERS:

1. All official notices shall be posted on the bulletin board in the Marina office.
2. A fee of no less than \$50 may be levied for excess administration performed to obtain proof of vessel insurance from owners.
3. BMCA reserves the right to amend or make additions or deletions to the Rules and Regulations at any time.
4. Slip Owners and Renters must comply with the BMCA Hurricane and Storm Preparation Plan

DOCKS/WALKWAYS:

5. Supplies, accessories or bikes shall not be stored on the walkways with the exception of one white fiberglass dock box, not larger than 96+long and 42+high. Dock boxes must not impede access to vessels, safety ladders or usage of pump out equipment. Finger piers are to be kept clear. If a second dock box or freezer is desired, it must be approved by the Board. Dock boxes and/or freezers must be kept clean and properly maintained. Hoses, telephone lines and electric cables shall not cross the walkways. When not in use, they should be coiled and neatly hung on pilings.
6. DO NOT ride bikes or use in-line skates/skateboards on the walkways. Owner operated motorized vehicles of any type are not to be used on walkways. DO NOT walk barefoot on the walkways. Fish cleaning stations are provided on the walkways at the end of each pier; PLEASE keep them clean.
7. Children under the age of 10 must wear life jackets while on the finger piers and walkways and must be accompanied by an adult.

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8. Since the Association provides access to cable service, there can be no satellite dishes mounted on Association property and those mounted on vessels must not obstruct finger pier access or otherwise impede Association property.

COMMON AREAS:

9. OTHER THAN IN DESIGNATED AREA, NO USE OF FIRE IS PERMITTED ON ANY MARINA COMMON AREA. Fireworks of all types are prohibited at all times.

10. The following rules pertain to the laundry facilities in the marina building:

- a. Washers and dryers are exclusively for slip owners, renters and their overnight guests.
- b. No pet blankets, bedding or any items with pet waste may be laundered and/or dried in the facility.
- c. No rugs or floor mats may be laundered and/or dried in the facility.
- d. No shoes may be laundered and/or dried in the facility.
- e. Use only HE (HIGH EFFICIENCY) detergent; do not use detergent pods as they don't fully dissolve.
- f. Clean interior of washers and dryers after each use and empty lint filters.
- g. Remove items promptly when done.
- h. Leave washer door open when finished so it can dry.

10. The wireless Internet system is for Marina owners and renters only. Please do not disclose the password to non-Marina persons. The system also has limited capacity so please limit your bandwidth usage so others may enjoy its use.

REPAIR/SERVICE:

11. Although fueling is permitted in the marina, access for fueling is not guaranteed to all slips. The following restrictions apply: Any spills are the responsibility of the vessel owner. DO NOT drag, lay or place fuel hoses across the grass or garden areas at any time and DO NOT cross Bonefish Yacht Club owners' property without prior owner approval.

12. The extent of boat repairs and maintenance at the dock is at the discretion of the Board. Major repairs are not allowed. For security purposes, all contractors or anyone else that might be boarding a vessel for the first time, and without the owner being present, must check in with the dock master before entering the marina area.

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SANITATION/GARBAGE:

13. Each owner must display a USCG Garbage Disposal Instruction sticker on the vessel plus provide a written garbage disposal plan accessible to all passengers. Violations of the USCG Garbage Removal Plan will result in notifying the proper authorities.
14. Discard household trash in the roadside dumpster labeled %RASH+located in front of the Marina community building. Discard recyclables in the %COMINGLE RECYCLE+bins and yard trash in the dumpster labeled %YARD WASTE+, all located in the same area.

PETS:

15. The following rules pertain to pets in the marina:
 - a. Pets must be accompanied by the owner and on leash at all times.
 - b. Dog owners must carry a bag to pick up waste and are responsible for cleaning up any mess made by their pet including proper disposal.
 - c. Aggressive and/or barking dogs are not allowed.
 - d. Dogs and cats must be vaccinated and licensed.
 - e. No more than two pets of any kind per vessel shall be allowed.
 - f. All City of Marathon and/or Monroe County ordinances must be followed.

VESSELS:

16. **Only recreational/pleasure vessels are permitted in the marina. Houseboats, floating homes, barges or non-powered vessels are not permitted.**
17. **All vessels must be registered and display current registration sticker in compliance with the State of Florida regulations.**
18. **Installed sanitation devices must meet USCG requirements and be maintained in proper operating condition.**

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- 19. Vessels must be mechanically sound and in an operable condition at all times. All equipment must be maintained in accordance to the vessel design. Example: Twin engine boats must maintain both engines in working condition. Sailboats must maintain the mast and rigging in working condition.**
- 20. Fuel tanks and systems must be sound and free of leaks. Non-functioning tanks or equipment must be repaired or removed from the vessel. It is not sufficient to declare that the defected equipment is not used.**
- 21. All vessels shall be reasonably maintained to the following Marina Standards:**
 - a. Visibly damaged structures, doors, hatches, or decks must be repaired or replaced.**
 - b. Visibly broken or damaged hardware or accessories must be repaired or removed.**
 - c. No peeling paint or varnish.**
 - d. No torn fabric on Bimini or sun shades.**
 - e. Torn sails must be removed and repaired.**
 - f. No unreasonable amounts of rust or corrosion shall be visible**
 - g. Vessel shall be cleaned and maintained to prevent growth of mold, mildew, and unreasonable levels of dirt and grime.**
 - h. Hull must be kept free of barnacles and hard and soft growth to a reasonable standard.**
 - i. Decks are to be well-kept and clear of excessive clutter or storage.**
 - j. Laundering or drying of laundry, bathing suits, towels, etc. is not permitted on riggings or on any Marina property including docks and finger piers.**
- 22. All cockpits and exposed decks area must be self-draining and maintained to prevent standing water.**
- 23. All vessels must be equipped with permanently installed and automatically operated bilge pumps.**
- 24. Any vessel malfunction that causes a discharge of fuel, chemicals, or sewage must be immediately reported to the Marina Manager/Dock Master and all proper authorities. The Vessel Owner is liable for payment of cleanup costs and penalties that result from any contamination or discharge from the vessel.**

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- 25. Vessel owners or primary occupants born after January 1st, 1988 must possess a valid Florida Boaters License or Boating Safety Education ID Card. Copy of the card must be provided upon request.**
- 26. Halyards and lines shall be secured to avoid excessive noise.**
- 27. Dinghy or tender must be maintained in proper condition, including inflatable hulls. When not in use dinghy must be properly stowed either on davits or on the vessel deck. When in the water, it must be properly secured to stay within the useable slip boundaries and not interfere with other vessels.**
- 28. Electrical service is provided at each slip. Shore power cords, connectors and connection methods must be used and maintained in a safe, sound and undamaged condition. Household extension cords and wiring shall not be used to power the vessel.**
- 29. All vessels must have the USCG required number of fire extinguishers on board.**
- 30. A vessel sinking in or around the marina is the vessel owner's responsibility. The vessel should be floated or removed within 48 hours after sinking. If the vessel owner fails to do so, BMCA may, at the owner's expense, remove or contract to remove said vessel.**
- 31. All vessels staying in the marina are required to have and maintain a Protection & Indemnity insurance policy on the vessel with minimum property and liability limits of \$500,000 for vessels that cannot be trailered and \$300,000 for vessels able to be trailered and to produce satisfactory evidence of the same.**
- 32. All new boats must report to the dock master upon arrival to be approved for financial responsibility and size.**

PERSONAL CONDUCT:

- 33. Noise shall be kept to a minimum at all times. No foul language, loud, boisterous, or otherwise obnoxious or offensive conduct will be tolerated. The operation of engines for maintenance purposes any day prior to 8:00 AM and after 5:00 PM is not allowed.**

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34. NO business or professional services may be conducted aboard. Advertising signs or %FOR SALE+signs are prohibited. Parking is permitted only in the two areas at the front of the property near the street and in front of the community building. Only one passenger vehicle per slip is allowed. Motor homes and trailers are not permitted.
35. Violations of Rules and Regulations, disorder, depredations or indecorous behavior that might injure a person, cause damage to property or harm in anyway the reputation or good name of BMCA shall be cause for fines or removal from the property of the vessel in question

OCCUPANCY OF VESSELS:

36. Bonefish Marina is designated a Live Aboard Marina. Vessel Owner(s) with intent to Live Aboard is required to provide a signed copy of the Bonefish Marina Live Aboard Agreement and the Bonefish Marina Rules & Regulations to the Dock Master/Marina Manager for approval.
37. A vessel will be considered a live-aboard when anyone has or will be staying onboard for more than sixty (60) days in calendar year.
38. Vessels shall not be rented for the purpose of providing residence.
39. The vessel must not be permanently attached to the dock and must leave Marina waters under its own power a minimum of once each 365-day period. Exceptions may be granted at the discretion of the Board of Directors.
40. Occupied vessels must pump out weekly with the owner or occupant on board to assist in the pump-out. The marina normal pump-out days are Tuesday and Friday. Our marina is part of the Clean Vessel Act program and as such will provide pump-outs to any boat requesting this service during normal business hours.
41. Occupancy of the vessel by anyone other than the vessel owner is limited to 90 days. Exceptions may be granted at the sole discretion of the Board of Directors.
42. Minimum Vessel requirements for Live Aboard Occupancy:
 - a. USCG approved sanitation system with pump-out equipment
 - b. Built in Refrigeration system
 - c. Built in cooking appliance
 - d. Permanently installed berths for sleeping

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Recorded rules are utilized to set forth what type of conduct is considered permissible by slip owners & renters or guests. Often, however, instances arise where no specific criteria exist in the written rules. This does not mean the rule criteria are unenforceable. If an event of conduct falls outside of the written rules all reasonable discretion will be made to make decisions based on the facts and circumstances of each individual case. Such decisions are the responsibility of the Board of BMCA.