

Mariners' Marina Condominium Association Rules and Regulations - 2014



The Mariners' Marina Condominium Association Owners and Board of Managers have the responsibility of making this a fun and safe marina. We have developed these Rules and Regulations to assure you, your family's, and guests' maximum safety and enjoyment. However, it is your responsibility to be aware, observe these Rules & Regulations, and to assist in their enforcement. Please present your observations of violations directly to a Mariners' Marina Condominium Association (MMCA) Board member, or Seneca Police, as appropriate:

1. **ADDRESS:** Please keep the MMCA Board informed of all changes to your home address, contact information, and proof-of-insurance for any vessels moored in the marina
2. **NOISE POLLUTION:** Noise carries especially well over water. Therefore, members are asked to keep within the bounds of propriety when using their boats, in particular when entertaining on them. Keep the noise down to a reasonable level so as not to annoy other members. Quiet hours are 11:00 p.m. to 7:00 a.m., daily.
3. **OPERATIONAL:** Each vessel must be taken out of the marina on its own permanent power, onto the river, at least once every 30 days.
4. **STORAGE:** All gear, supplies, and miscellaneous items must be stored off the docks in either your vessel or in the provided storage locker. Any exceptions to this policy must in the form of a written approval from the MMCA Board.
5. **CHILDREN:** All minors must be supervised within the confines of the Marina (a minor is defined as anyone under the age of 18).
6. **WATER SAFETY:** Observe the "Rules of the Road" at all times within the confines of the marina and the entrance channel. Equip and operate your boat as required by law.
7. **SPEED:** The entire marina, including the entrance, is a "No Wake Zone" for all vessels including Personal Water Craft (PWC).
8. **FACILITIES:** Notify a slip owner, or MMCA Board member of any electrical, mechanical, or structural failure and make **NO** modifications of facilities without the written approval of the Board.
9. **REFUSE:** It is everyone's responsibility to help keep the marina docks, water and the grounds clean. Please deposit garbage and trash in the dumpsters provided.
10. **CONSERVATION:** Water is not to be wasted. Each boat owner or operator must furnish a hose with a positive shutoff at the discharge end. Excess water hose and/or power cables shall not be stored on the docks, but in each owners dock box.
11. **FISHING:** Normal fishing by owners or renters is permitted within their slip. Netting, use of gigs, harpoons, spears and snatch hooks is prohibited anywhere in the marina. Fishing from boats within the harbor or in other slips without the permission of the slip owner is prohibited.
12. **MOORING / BOAT SITES:** Boaters accept full responsibility for the proper mooring of their vessel. If, in the opinion of the MMCA Board, the mooring

equipment is unsafe, the boater agrees to the replacement of the same, either by him or the lessor. The boater assumes full responsibility for all material and labor costs incurred.

13. FUEL:

- a. NO WATERCRAFT MAY BE REFUELED IN THE MARINA.
- b. No gas cans or fuel containers may be stored on the docks or in boats.
- c. No dumping of oils or fuels is allowed in the marina.

14. LABOR: Work done by outside labor or by owners may be performed between the hours of 8:00 am and 6:00 pm, and then only if such work causes no dirt, noise, nuisance or hazard. Each boat owner is fully responsible for any claims, damages, losses, or expenses to any common or limited common elements or other boats arising from employment of outside labor, craftsman or by their activities. No spray painting is permitted.

15. POLLUTION: Do not clean or pump bilges into the marina. No discharging of holding tanks or heads is permitted.

16. PETS: Keep pets on a leash or under control, aboard boat, or in cars. Do not leave them chained to docks. Please prevent others from being annoyed by them, AND please use a 'pooper scooper'.

17. TRAFFIC SAFETY:

- a. Skates, skateboard, bicycles, motor scooter, mini-bikes, motorcycles, etc. are not permitted on docks.
- b. Tables, umbrellas, chairs, and other items on the main piers must not cause a blockage for other boaters or emergency personal.
- c. PARKING IS PROHIBITED on the Marina Drive. It is to be used for loading and unloading only. This is a fire lane. Use parking lots at the east and west ends of the marina for parking.
- d. If you are pulling a PWC trailer, park it in the east parking lot. This is not to be used as a storage area for any trailers for longer than three (3) days. Any trailer left over that period will be removed at the owner's expense.

18. NO SWIMMING IS PERMITTED IN THE MARINA.

19. BATHROOM FACILITIES: Please use the provided bathroom facilities as required - the harbor is not a toilet and public urination is prohibited.

20. THE CHANNEL: The main entrance of the marina is to be used exclusively for transiting into and out of the marina.

- a. INCOMING BOATS: Turn and circle until the entrance channel is clear.
- b. ONE BLAST OF HORN WHEN LEAVING MARINA.
- c. TWO BLASTS OF HORN WHEN ENTERING MARINA.
- d. The south channel is 'one way' as determined by the 'first boat' in the channel, that boat has the right of way to complete passage either to his/her docks fairway or outbound to the marina entrance. It is OK to follow. THE OUTBOUND BOAT HAS THE RIGHT OF WAY.
- e. Boats lingering in the entrance or the south channel are strictly prohibited. The south end of the first main pier is designed as a holding area for inbound boats waiting for a boat outbound from the channel.
- f. IF TWO BOATS ARE LEAVING THE MARINA AT THE SAME TIME, ONE FROM THE SOUTH CHANNEL AND ONE FROM THE 40-FOOT DOCKS, THE BOAT LEAVING FROM THE SOUTH CHANNEL HAS THE RIGHT-OF-WAY.

- g. **CAUTION:** Stay 6 feet away from the waters edge of the marina harbor. The riprap or stone is two feet thick and is placed at an angle which extends to the bottom of the marina. Hitting this stone embankment will cause severe damage to your boat. The Marina Condominium Association is not liable if you hit anything in the harbor or entrance channel.
- 21. GUESTS:**
- a. All guests are subject to the same Rules and Regulations as Owners and Lessees.
 - b. Owners and Lessees are responsible for the acts of their guests.
 - c. Owners and Lessees must accompany guests at all times.
- 22. DINGHIES:** Keep dinghies, skiffs, rafts, or auxiliary vessels aboard yacht or moored within the confines of your slip.
- 23. COMMON AREAS:**
- a. NO OPEN FIRES, including grills, of any sort are allowed on the docks.
 - b. No boat repairs or maintenance is to be performed on common areas. All work must be done on boats.
 - c. Power pedestals are never to be used to tie anything to.
- 24. PERSONAL WATER CRAFT:** PWCs (such as Jet Skis and Wave Runners) are allowed in the harbor but must follow all rules and regulations for boats and other watercraft. In particular, the harbor is a no wake zone.
- 25. ELECTRICITY USAGE:** All boaters are encouraged to practice electricity conservation. Air conditioners and dehumidifiers should be turned off when boaters are not present or expected within a few hours. A surcharge may be imposed for excessive usage.
- 26. DOCK MODIFICATIONS:** The MMCA Board must approve all modifications and attachments to the harbor docking in writing. Carpeting cannot be stapled, glued or permanently attached to the docks.
- 27. PARKING:** Passenger vehicle parking for owners, renters, and their guests is provided at the east and west ends of the harbor. Recreational vehicles and overnight sleeping in vehicles is prohibited.
- 28. SECURITY:** Mariners' Marina Condominium Association and all of its facilities (including docks, boat ramp, beach, parking, picnic areas, peninsula, etc.) are only for the use of MMCA owners and lessees. Only guests **accompanied** by an owner or lessee may use the facilities. The Seneca Police will be called to remove all trespassers.
- 29. MOTORIZED VEHICLES:** Motorized vehicles are only allowed on paved or gravel areas (roads and parking areas). Motorized vehicles are prohibited from grassy areas including the hill at the north side of the Marina and the peninsula. Motorized vehicles should always be operated in a safe and controlled manner.
- 30. FIRES:** All grilling, recreational, and bonfires must be located in appropriate equipment such as grills or in obvious fire rings. Fires are banned from the docks, roads, parking areas, and grassy areas.