

Marina Rules and Regulations

Updated 8/17/2026

These Marina Rules & Regulations apply to all tenants, their guests, invitees, contractors and licensees at Rocky Pointe Marina & Big Eddy Marina (collectively, 'the Marina'). Tenants are responsible for the conduct of their guests and anyone entering the Marina with their permission. These rules are part of your rental agreement. Violations may result in fines, suspension of privileges and / or termination of tenancy.

1. GENERAL CONDUCT

- Be considerate of others. Keep noise, music and other sounds at a level that will not disturb your neighbors.
- No abusive, threatening, intimidating, harassing or unlawful behavior toward any person is allowed. This includes verbal threats, displaying weapons, or any actions that create fear or disruption. Violations may result in immediate enforcement action, including termination.
- No bicycles, skateboards, scooters or other motorized vehicles on docks, ramps or walkways
- Keep docks, ramps and walkways clear of clutter, obstructions and trip hazards. Do not leave items on common area.
- No hunting, discharging firearms, bow and arrow, spud guns or other weapons anywhere on the marina property.
- Illegal activity of any kind is prohibited.

2. RENT, TENANCY & ACCESS

- Rent is due in advance on or before the 1st day of each month. A late charge may be assessed as allowed by your rental agreement.
- Repeated violations of the rules within a six (6) month period may result in termination of the rental agreement or, in the case of boat slip rentals, a 30-day notice to vacate
- Subleasing of slip or floating home moorage is NOT allowed.
- No tenant may assign, transfer or give a non-tenant a gate code or access device without management approval. Non-tenants may NOT stay aboard any vessel or floating structure without the tenant present or the express written permission of management.
- Boaters may stay overnight on boats 6 nights in a 30-day period. We do not allow liveaboards.
- Ownership transfers require immediate notification to management. The vessel or floating home must be removed from the Marina unless the new owner is approved as a tenant.
- **Liveaboard:** Any person living aboard a vessel in the marina more than 6 days in a calendar month must have written management approval and is subject to eviction for violation.

3. INSURANCE

- All tenants shall maintain \$500,000 of Liability Insurance and provide evidence thereof. "Perils of the Sea" must be included in all applicable policies.

- All boats must have a specific boat coverage policy; a rider on a homeowner's policy is unacceptable. (\$500,000 for boats 25' and longer, \$300,000 for boats under 25')
- Rocky Pointe Marina OR Big Eddy Marina must be listed as "Additional Interest" on all policies.

4. FIRE SAFETY & HAZARDOUS MATERIALS

- No fireworks of any kind anywhere in the Marina
- No open fires in outdoor fire places or trash barrels.
- BBQs must be propane or natural gas only
- Wood stoves and pellets stoves are not allowed.
- Only indoor gas and electric stoves are permitted in floating homes.
- Heat lamps and winter warming devices must be secured in approved casing and fastened to a bulkhead
- All vessels and floating structures are subject to inspections upon 24-hour notice if a condition appears unsafe
- All vessels must have oil absorbent bilge socks or double diapers.
- Walkways must be kept clear as a fire corridor and for emergency access.
- Keep fire extinguishers in working order and accessible.
- No storage of flammable or combustible materials on docks or walkways.
- Do not place personal items on walkways or docks in a way that hinders egress or emergency access.

5. Docks and Walkways

- Must be kept clear and clean. *This is a fire code regulation.*
- No building / repair materials allowed on dock thus no working on exterior of boat allowed.
- Hoses, nozzles, and such must be kept on boat when not in use – not wrapped around pedestal. Staff is instructed to dispose of old hoses nozzles left on dock.
- Boarding steps allowed on only one (1) side of boat.

6. ENVIRONMENTAL PROTECTION

- Discharge of treated or untreated waste, including sewage, from any vessel, floating home or sanitation device (MSD) is prohibited while moored within the marina basin
- Only a Type I or II MSD may be used to discharge treated sewage while the vessel is underway and on a federal navigable waterway.
- Discharge of toxic chemicals, solvents, oils, lubricants, fuel or other pollutants into the water or onto marina property is strictly prohibited.
- Use only approved biodegradable boat washes and cleaning products.
- No scraping, painting or sanding on the hull of a vessel that is in the water.
- Exterior cleaning and maintenance must be done on land – off premise.
- All trash must be placed in the appropriate receptacles. Do not dump trash in the river or around the marina property.
- Recycle **is mandatory** and must be placed in the proper recycling containers. Glass bottles must be taken out of cardboard carriers.

7. VESSELS & FLOATING STRUCTURES

- All vessels and floating structures must be maintained in seaworthy and good condition.
- No derelict vessels are allowed.
- No boat storage on docks.
- All electrical systems must be in good working order and meet current electrical codes. Ungrounded extension cords are not allowed on docks or in floating homes. All exterior outlets must have GFCI protection.
- No extension cords are allowed on the docks without a 30 am adapter which includes a GFI for safety.
- Boat shore power cords and receptacles must be in good condition, tightly connected, free of chafing and cool to the touch. Cords in disrepair will be disconnected.
- Outdoor heaters and firepits must be approved in writing by Marina Management.
- All major exterior modifications, additions or remodeling (including painting) to floating homes or boat exteriors must be approved in writing by Marina Management and may require permits.
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8. PARKING & VEHICLES

- Residents/Tenants must display the color-coded parking sticker issued by the Marina in the car windows. Bottom left of front window. Guests must park in marked, designated areas. Big Eddy: Upper level for guests. Rocky Pointe: behind gate in "Guest Parking" area.
- Inoperable vehicles may NOT be stored on Marina property.
- Non-used or spare vehicles may NOT be stored on Marina property. Residents shall not have more than 2 vehicles per household parked on property at one time.
- Boat trailer parking is available for a fee, but may NOT be in vehicle parking lot.
- No washing vehicles in / on Marina property.
- Trailers of any kind may NOT be stored on Marina property without management approval – temporary basis with permit only.

9. PETS

- All residents are required to sign our Pet Agreement MHCO Form 21.
- Pets are allowed by permission only. The only pets allowed are domestic cats and dogs under 25 pounds at maturity.
- Guests are not allowed to bring pets onto docks or walks
- Pets MUST be on a leash and supervised at all times AND clean up after pet. immediately – this is your responsibility as a pet owner.
- No pet waste to be left on property or to be thrown into the landscaped areas.
- No barking dogs or nuisance animals.
- Birdfeeders are not allowed within the Marina area and no bird feeding on docks or walks. These attract mice, rats and other rodents.
- Violation of these rules are grounds for pet removal and possible termination of tenancy.

10. GUESTS & ACCESS

- Tenants **MUST** accompany their guests at all times
- All guests must be announced to Marina Management
- The Marina is a **private** facility. All persons on the docks or grounds must have a legitimate purpose to be here.
- The pedestrian gate is in place to provide added security for our docks and homes and **must NOT be propped open for any reason**. If you need the gate open for moving in or out, please make arrangements with Management in advance. We are happy to accommodate these situations while maintaining the security of the marina.

11. ENFORCEMENT

- Marina Management reserves the right to enforce these rules fairly and consistently.
- Management may issue written notices, fines, revoke privileges, suspend access or require removal of anyone or anything from the Marina.
- Continued violations may result in termination of tenancy or revocation of moorage.
- The Marina reserves the right to adopt additional reasonable rules as necessary for the safety, security and welfare of all tenants and for the protection of the Marina.

These rules may be modified from time to time. The most current version is available at the marina office and on website.

By signing the below, I agree to and will abide by all rules and regulations set forth in this document of Marina Rules & Regulations.

Signature: _____ date: _____

Print name: _____

Signature: _____ date: _____

Print name: _____