



**The Marina at Moss Landing
Condominium Association, Inc**

PO Box 3423
Mooreville, NC 28117
704-663-3478 Fax 704-663-5298

RULES & REGULATIONS

I GENERAL

- A. The Marina at Moss Landing is a restricted access, public marina, located in Washington, North Carolina (Beaufort County) on the Pamlico River. It is the intent and spirit of these Rules and Regulations that the Marina and its business always be a good neighbor of that community.
- B. All slip owners, their families and guests agree to use the facilities at The Marina at Moss Landing in a lawful, safe, clean and orderly manner, and in compliance with all applicable federal, state and local rules, laws and regulations. All slip owners shall be responsible for the conduct of their guests while at the marina.
- C. The Rules & Regulations as set forth herein, will be administered by The Marina at Moss Landing Condominium Owners Association, Inc. (Owner's Association). The Rules and Regulations may be amended from time as provided by and consistent with the Declaration of Moss Landing Marina Condominium.

II BOATING, LAUNCHING, ACCESS

- A. Restricted Access: Combination gates are located at each ramp accessing the individual dock clusters. These gates are meant to restrict access to the boat slips to slip owners, their families and guests.
- B. Parking: Marina parking is permitted in the designated parking lot adjacent to the public streets. Parking is expressly prohibited within the Moss Landing Residential development.
- C. Docking: All vessels are required to be secured to the docks and finger piers in a seamanlike manner using appropriately sized mooring and spring lines. Mooring lines securing a boat to a dock should be nylon, Dacron or manilla and in good condition. Sisal, cotton, kevlar or polyethylene materials are not permitted. Each slip owner should check the security of all dock cleats and advise the OWNER'S ASSOCIATION if the cleats are not secure.
 - 1. All vessels must be appropriate in design, displacement, draft and configuration for the berthing spaces and fairways at the marina. A minimum of twelve (12) inches on either side of the vessel is desirable between the vessel and the adjacent finger pier, and a minimum of twenty four (24) inches horizontal clearance between the crosswalk at the end of the

slip and the vessel. No part of the vessel including any bow pulpit may extend through the vertical plane at the inside edge of the crosswalk. No part of any vessel shall extend more than ten percent (10%) of the berth length beyond the end of the finger piers.

2. Spacing and any other appropriate requirements for T-head berths shall be determined by the OWNER'S ASSOCIATION on a "per-occurrence" basis.
3. Dinghy sailboats, personal watercraft, jet boats, jonboats, rowing shells and other smaller craft may only be moored within the marina at specific facilities designed to accommodate such craft.

D. Disposal of Waste, Trash, Sewage, Oils: Slip owners, their families and guests, or anyone acting for them may not discharge, dump or otherwise place or allow to enter the waters of the Pamlico River any sewage, discharge from septic tanks, garbage, hazardous materials, trash, or other waste materials. All garbage and trash must be bagged and placed in the receptacles provided. Sewage must be disposed in portable toilets provided or by utilizing the sanitary marine pumpout station. Oil, oily waste or other petroleum or chemical based waste products must be disposed of legally off site.

E. Storage on Docks: Slip owners shall not store or place supplies, bikes, equipment, dinghy's, skiffs, surf boards, accessories, cabinets, materials, debris or similar objects of any kind on the docks or finger piers without the approval of the OWNER'S ASSOCIATION. Any and all such dock boxes shall be Limited Common Elements assigned to the specific Slip Owners Unit.

F. Dock Boxes: In order to maintain a uniform appearance to the docks, the OWNER'S ASSOCIATION will offer one approved fiberglass dock box which can be purchased through the OWNER'S ASSOCIATION. Only this approved model will be allowed for installation at the Marina.

G. Vessel Appearance: All vessels shall be maintained in a clean and orderly condition. All power cords, hoses, dock lines, fenders and rub rails must be clean of excessive mildew and any other stains that detract from a well-maintained marina atmosphere.

H. Service Dock (Pumpout): Access to and use of the pumpout facility will be provided at no cost to slip owners of The Marina at Moss Landing.

I. Alterations to Docks: No dock rollers, mooring whips, rub rails, cleats, boat lifts, or any other accessories of any kind can be attached to the marina without the written consent of the OWNER'S ASSOCIATION.

III **SAFETY AND EMERGENCY PREPAREDNESS**

- A. Speed Restrictions: All vessels must operate at idle, no-wake speed when approaching or leaving The Marina at Moss Landing.
- B. Running or Horse Play on Docks: Running or Horseplay of any kind is strictly prohibited.
- C. Non-Swimmers and PFD's: Slip owners are reminded that floating docks constitute a hazard to small children and adults who do not swim. Parents are required to see that small children who do not swim wear US Coast Guard approved PFD's while they are on any portion of the floating dock system. Non-swimming adults should also carefully consider wearing PFD's while on the docks.
- D. Cold Weather and Storm Preparation: In the event of freezing weather or the anticipation of impending storms, slip owners are responsible for taking all appropriate precautions to secure and protect their vessels and prevent their vessels from damaging the marina or other vessels located within it.
- E. Emergency: The Marina at Moss Landing and/or its agents are not responsible for checking, maintaining or protecting any vessel in the marina. All vessels are required, unless specifically excluded, to be equipped with an operating, automatic, bilge pump system. Only pleasure vessels, in good and sea-worthy condition, shall be permitted to occupy any berthing space. In the event of an emergency that occurs during the tenant's absence, The Marina at Moss Landing and/or its agents reserves the right, but not the responsibility, to take such action as it deems necessary and prudent to safeguard any vessel, its mooring space, adjacent vessels, or property of the marina. Tenant agrees to reimburse The Marina at Moss Landing and any of its agents for any and all costs incurred on behalf of the slip owners' vessel in emergency situations.
- F. Flames and Fire: The use of charcoal grills, gas grills, gas welders, or any open flame producing equipment is strictly prohibited on the floating docks.
- G. Fishing, Swimming, Advertising: Except in a swimming pool facility approved by the Owners Association for the exclusive use of slip owners and their guests, no swimming or diving may be conducted on or from the marina facility. Any fishing requires the approval of the marina. "For Sale", "For Rent", or brokerage signs implying a vessel is for sale or rent, or any other signs for advertising or soliciting are not permitted.
- H. Vessel Keys: The OWNER'S ASSOCIATION shall maintain one set of keys for each vessel moored within the marina. This set of keys must open a passageway to the interior of the vessel to allow for the engagement of the starters of each engine.

- I. Losses or Damage: The marina is not responsible for any losses or damage of any kind or nature that might occur to any boat, its contents, gear or equipment, while moored at any boat slip at The Marina at Moss Landing. The boat, its owner or guests are not under the care, custody or control of The Marina at Moss Landing. Slip owners shall carry sufficient insurance to cover any such losses.
- J. Agencies of Jurisdiction: All slip owners will be bound by declarative rulings from any agencies of jurisdiction relative to safety and emergency preparedness issues that might arise.

IV **MISCELLANEOUS**

- A. Noise: Noise shall be kept to a minimum at all times. Discretion must be used when operating engines, generators, radios and/or television sets so as not to create a nuisance or disturbance to others.
- B. Pets: Animals and Pets. Dogs shall be leashed and under the control of the owner when in the Boat Slip Area. No dogs shall be permitted to roam the Boat Slip Area and the Association may have strays and dogs that are not leashed picked up by governmental authorities. All persons bringing a pet in the Boat Slip Area shall be responsible for immediately removing any solid waste of said pet and obey all Rules and Regulations of the Association with regard to pets.
- C. Fish Cleaning: The cleaning of fish on the marina premises, which includes the dock, pier, walkway, parking lot and grassed areas, is strictly prohibited.
- D. Toilet Facilities: Prior to the construction of permanent bathroom facilities, the marina will provide porta-potties for the use of slip owners. Slip owners are encouraged to leave these facilities in a clean and sanitary manner. Notification of shortage of supplies or needs for service should be reported to the OWNER'S ASSOCIATION.
- E. Live Aboards: The Marina at Moss Landing will allow live-aboards within the marina.
- F. Utilities: All slips are individually metered for electric service. Monthly invoices will be generated by the OWNER'S ASSOCIATION and sent to slip owners. Other utilities and services (cable TV, Wi-Fi, etc), as they become available, will be invoiced on a monthly basis to individual slip owners as appropriate.
- G. Contracted Services: No contractor, vendor, service organization or individuals will be permitted to work on any vessels berthed at the marina without prior approval from the OWNER'S ASSOCIATION. Such approval shall not be unduly withheld.

- H. Violations: Violation of any of the above rules and regulations, disorder, depredations, or indecorous conduct by a slip owner, his crew, or guests that might injure or annoy another person, or cause damage to property shall be handled in accordance with the terms set forth in the Declaration document of the Marina at Moss Landing Condominium..
- I. Special Use Permits: Under certain conditions the use of the facilities at The Marina at Moss Landing may be extended to organizations which might desire to use the Marina's facilities for a particular event. Such requests must be made in writing to the Board of Directors of The Marina at Moss Landing Condominium Association, whose decisions relative to these matters will be final. A written "special use permit" will provide a written understanding between the event coordinator and The Marina at Moss Landing.
- J. Changes in Rules and Regulations: It is expected, especially over the ensuing period of construction, that these rules and regulations will be amended to affect a fair and workable set of guidelines for all boaters at The Marina at Moss Landing. The Association may amend the Rules and Regulations from time to time as provided in the Declaration of Moss Landing Marina Condominium. Slip owners are encouraged to propose changes in these rules and regulations. The Association will promptly notify the Owners of revisions to the Rules and Regulations. Sufficient notice of any such changes shall constitute the mailing of one copy to any slip owner at the address furnished on the boat slip purchase agreement.