

St. Croix Marina Condominiums, Inc. Rules and Regulations - Revised 10-17-18

ALL BOAT OWNERS/RENTERS & THEIR GUESTS agree to abide by the Rules and Regulations set forth by the MARINA Declarations and By-Laws, the Wisconsin DNR, the city of Hudson, the US Coast Guard, and all authorities having jurisdiction over the MARINA

ANIMALS

1. **LEASH:** All Animals, when off boats, must be leashed.
2. **CLEAN-UP:** The MARINA property is not to be used as a Relief Station; animal owners are responsible for cleaning up after their pets.
3. **OFF LIMITS:** Animals are not permitted in picnic areas, the grassy areas at the point and near the dock walkways.
4. **NOISE:** Animals must not be permitted to disturb members or their guests or constitute a nuisance, such as a barking dog left alone on a boat.

BOAT MOORING

5. **SECURING:** Boats in slips or in tie-along space must be moored securely, properly and safely. The main engines must not be operated in gear while the boat is secured.
6. **OVERHANG:** No primary boat may have protrusions, either permanent or non-permanent, that extend more than 6 (six) feet past the end of the slip. Marina variance is required for anything over 3 (three) feet. No part of any boat may extend over any common walkway.
7. **BOATS PER SLIP:** Boats, (including dinghies and other watercraft) shall be moored or kept only in such slips or at such tie-along spaces as are rented and assigned specifically for that purpose. Mooring more than one boat/vessel, regardless of size, in any one slip is prohibited, except that registered secondary boats may be moored at slip any time boat owner is actively boating and as long as secondary does not impede navigation in fairway or slip access to neighbors.
See additional Trailer/Secondary Boat Rules restated March, 2013.
8. **TIE-ALONGS:** All boats moored to tie-along must be registered with the Marina Office and display a permit.
9. **HALYARDS:** Sailboats must tie off halyards so they do not bang against the mast.
10. **WEST DOCK ENDS:** Vessels are strictly prohibited from using the west end dock fingers of A, B, C, D, and E docks as a point to embark or disembark passengers. Vessels are not permitted to be attached or held close to the outside of these fingers for any period of time, no matter how brief. (updated by BOD 4/16/08)

BOAT OPERATION

11. **GENERAL:** While operating within the MARINA all rules and regulations set forth in the United States Coast Guard Navigation Rules, International-Inland shall apply. Some common situations follow.
12. **NO WAKE:** All watercraft operating within the MARINA shall be operated at minimum speed so that NO WAKE is produced. Ordinarily, unless conditions require more power to maneuver, minimum speed means closed throttle.
13. **BACKING FROM SLIP:** Watercraft operating in the fairways between slips have right away over craft in their slip or backing from their slip. Coast Guard rules state that it is the responsibility of an operator to provide a lookout when his visibility is restricted such as when backing from a slip. However, it is also the responsibility of an operating watercraft to use all available means appropriate to prevailing circumstances and conditions to avoid a risk of collision. Boats backing from a slip shall give one long blast indicating their intention to leave mooring; boats operating in the fairway, and are in doubt that sufficient action is being taken by the backing boat to avoid collision; shall give 5 (five) short rapid blast on the whistle.
14. **WIND CONDITIONS:** Boats must be operated properly and safely. If wind or other conditions cause a hazard in a boat's operation (including leaving or entering slips) members shall obtain such special assistance as conditions require
15. **ENTERING AND LEAVING THE MARINA:** Watercraft operating in the fairway have the right-away over boats outside the MARINA. Boats entering the MARINA may do so when boats operating in the fairways are maneuvering safely. Overtaking other watercraft on the same course is not permitted.
16. **SAILING IN THE MARINA:** Sailboats must sail directly to & from their slip. Any sailboat that elects to sail to & from their slip must navigate the full length of the fairway on a single tack. Sailing around the MARINA is strictly prohibited.

CHILDREN

17. **BEHAVIOR:** Owners/Renters and their guest must not permit their children to disturb others. Children must not run or engage in horseplay; no one is permitted to ride bicycles, skateboards, roller blades or other wheeled vehicles on the docks.

18. **LIFE JACKETS:** Small children shall wear a proper life jacket while on slips and common dockways; unless accompanied by an adult.
19. **OPERATING WATERCRAFT:** Children operating watercraft must be supervised by their parents or other responsible adults, all other CG, State, and Marina regulations apply to children operating watercraft.

COMMERCIAL ACTIVITIES

20. **SOLICITING:** Owners/Renters shall not post or permit posting by any persons or firms upon their boats or slips, except with approval in writing from the Board of Directors, any signs soliciting business, or offering to sell, or soliciting orders for good, wares, merchandise, services or other property (real or personal) excluding the sale of your boat.
21. **DIRECTION SIGNS:** No signs shall be posted with an owner's name or their company's name directing guests to a particular slip unless approved by the Board of Directors.
22. **CHARTERS:** No charters are to originate or terminate from the marina. All boats conducting a charter business are to pick-up and depart their guests at a location outside the marina common areas.
23. **BROKERS:** All brokers and individuals must accompany their clients on all showings.
24. **VENDERS:** Any outside vendor performing any services at a boat owner's request, must register at the marina office prior to performing any service. The vendor must demonstrate proof of \$1,000,000 minimum liability insurance. Any one shrink wrapping must have \$5,000,000 minimum liability insurance.
25. **FOR SALE SIGNS:** "FOR SALE" signs of suitable size may be placed on boats by Owners; "FOR SALE" signs may not be placed on slips.

CONDUCT

26. **BOARDING:** Only in Emergency situations, (fire, drifting, etc.) is any person other than the BOAT OWNER permitted to board a vessel without permission of the BOAT OWNER/RENTER.
27. **BEHAVIOR:** Owners/Renters and their guests shall conduct themselves with consideration for others. They shall conduct themselves in a manner which will not create a nuisance or disturb other boat owners and their guests or would risk harm to the reputation of the MARINA.
I. PARTIES: Unreasonable noise or loud parties after midnight is strictly prohibited.
28. **ENGINE OPERATION:** Except for entering or leaving slips, main engines, generators and other noise-making equipment shall not be operated between 12:00 midnight and 8:00a.m. Main engines shall not be operated in slips for longer than is necessary for warming purposes.

MECHANICAL MAINTENANCE

29. **PAINTING:** During the painting of boats, drop cloths must be used to prevent spillage on the slips, common dockway or any common area, including the blacktop.
30. **REPAIRS:** All boat repairs and maintenance work shall be done safely. Members assume liability for damage to adjoining boats and personal property during such maintenance (in boating season or during winter lay-up).

ELECTRICAL

31. **GROUNDING:** All connections to marina electrical sources shall be grounded.
32. **USAGE:** The cost of increased power and outlets beyond the normal electrical service provided by the marina, and installation of same, is the responsibility of the Owner/Renter and must have the approval of the Board of Directors.
33. **DAMAGE:** A charge for repairing electrical boxes damaged due to overload or improper hook-up will be assessed to the responsible party.
34. **POWER CORDS:** All electrical cords that run from a supply box located on the dock to the boat must have a locking connection to prevent accidental disconnect. Power cords must meet the standards for 30 amp service exterior use.

FUELING

35. **FUELING:** All fueling must be done at the gas dock in compliance with posted instructions and directions from the gas attendant. During fueling, operation of main engine or other equipment with spark potential and smoking are prohibited.
36. **DOCK REFUELING:** Insurance and safety regulations prohibit refueling within the MARINA and its docks, except at the GAS DOCK. There shall be no gas transferred from cans to boats on the docks or in slips; carrying certified undamaged fuel tanks to and from boats is acceptable, transferring

fuel from these tanks to boat tanks is also prohibited. Diesel boats may be refueled by a commercial contractor with marina approval.

NON-OWNERS

37. **LIVE ABOARDS:** Any non-owner who is captain or crew member living on board a boat in the marina must be registered with the marina office.

POLLUTION

38. **DISCHARGING WASTE:** Owners and their guests shall not throw, discharge from any boat or float into the marina water; any cans, bottles, refuse, waste, oil, spirits, antifreeze, inflammable liquid, bilge oil, raw sewage, or other inappropriate materials or matter. All such materials and matter shall be deposited in containers situated in the marina.
39. **WASTE TREATMENT:** Owners/Renters with boats containing "HEADS" must be equipped with such chlorinators and/or effluent treatment and/or storage devices as are required by government authorities.

GENERAL

40. **ADDITIONAL RULES:** The By-Laws of the St. Croix Marina Condominiums and the "Declarations" create and establish rights, liabilities, and responsibilities between the St. Croix Marina Condominiums, Inc. and the owners which are in the nature of or equivalent to rules. Some of such By-Laws and such "Declarations" rules are not contained in this booklet of rules. Such By-Laws Rules and Declarations" Rules by reference are made a part of this booklet.
41. **CHANGES:** These rules may be altered, amended or repealed from time to time by the Board of Directors of the St. Croix Marina Condominiums, Inc.
42. **GRIEVANCES:** All grievances in respect to marina rules and regulations, or claims against marina work and services, must be made in writing to the Board of Directors.
43. **INSURANCE:** For any member boat at SCMC, slip owners/renters shall provide proof of minimum liability insurance of \$500,000, with a certificate of insurance provided to the marina office, naming SCMC as additionally insured.
44. **LIABILITY:** Each boat owner shall be responsible for any damage he or she may cause to other boats or property in the marina.
45. **SUGGESTIONS:** for the betterment of marina rules, management or facilities should be forwarded in writing to the Board of Directors.

SAFETY

46. **BAR-B-QUEING:** No fires or Bar-B-Q grilling on the docks including main walks, or fingers or headers; Grills may be used onboard or in the grassy picnic areas.
47. **BLOWERS:** Blowers must be operated for a reasonable time (at least 5 minutes is recommended) before starting (GAS) main engines or other hold-contained equipment. Owners are urged to equip their boats with "sniffers".
48. **EXPLOSION:** Explosion potential conditions must be anticipated (when possible upon reasonable inspection), promptly discovered and promptly eliminated.
49. **FIREWORKS:** The use and/or setting off of fireworks of any kind is prohibited.
50. **EQUIPMENT:** All boats shall be equipped in accordance with U.S. Coast Guard and all other state and local regulations.
51. **REPORTING:** Owners and renters shall promptly report to management or the marina office each safety rule infraction, and each unsafe or hazardous condition that comes to his or her attention.
52. **RED-TAGGING:** The marina manager, safety officer, or any duly authorized officer or employee of the St. Croix Marina Condominiums, Inc. as the authority to "red-tag" a boat whose mechanical or electrical condition is such that, if operated, it would cause property damage or personal injury, or an explosion or fire. No operation of the engines or movement from the slip or tie-along will be allowed until the condition has been corrected and approved by the marina manager, safety officer, or duly authorized officer of the St. Croix Marina Condominiums, Inc.
53. **SPEED LIMIT:** Automobiles and other vehicles shall be operated at speeds not to exceed 10 miles per hour. Drivers must observe the designated parking areas. (updated by BOD May 2011)
54. **WALKWAYS:** The main center walkways shall be kept clear of articles of any kind. Slip fingers and headers shall be clear of articles constituting hazards. Water hoses, electrical cords, line or other materials must not be permitted to extend across the main center walkways.
55. **Motor Homes, RV's or Camper-trailers** are not permitted to park in the marina parking lot.

TRAILERS, SECONDARY WATERCRAFT/LAUNCH

56. **ELIGIBILITY:** Only those Owners/Renters who have filed a \$500,000 liability insurance certificate will receive a key to the launch ramp. The ramp is reserved for Owners/Renter's personal craft that is registered at the MARINA office. Any unregistered trailer is subject to removal at owner's expense. Owner's forfeit launch privileges if slip is rented.

57. **TRAILERS** 20' and larger are to be removed by June 1st or are subject to storage charges. All secondary trailers on grounds before Memorial Day or after Labor Day are subject to storage charge. See additional Trailer/Secondary Boat regulations restated March 2013.
58. **MOORING:** Secondary watercraft may only be moored in slips or at marina designated areas (only with marina permission) and must adhere to all provisions of rule 7. Failure to comply will jeopardize launch privileges.

SLIPS AND COMMON DOCKWAYS, COVERINGS, AND EQUIPMENT

59. **ALTERATIONS:** Owners shall not add to, take away from or otherwise alter, by construction or otherwise, their slips or adjacent common dockway; nor modify the electrical and/or water service facilities without approval by the MARINA manager. Nor shall any common area be painted or carpeted. Owners shall keep and maintain their slips and adjacent common dockway in a neat and reasonably sightly condition.
60. **COMMON AREA:** Condominium ownership is limited to the water area, i.e. the length and width of the slip. The docks are common area and shall not be obstructed with boats, storage lockers et cetera, which will prevent free movement on the docks without the approval from the Board of Directors. Owners shall not permit accumulation of debris and refuse or unsightly storage of articles or materials on their slips or adjacent common dockway.

SWIMMING AND FISHING

61. **SWIMMING:** in the marina is prohibited in all instances. This includes all forms of rafts, floating chairs, inner tubes, etc.
62. **FISHING:** is allowed by owners and their guests (only when owner is present) if it does not interfere with boat traffic or passageway on the common dockway.

WINTER HAUL-OUT, LAY-UP, SPRING LAUNCH

63. **BUBBLE-IN:** The MARINA utilizes standard bubble-in equipment. In the event of equipment malfunction, the MARINA cannot, however, guarantee the operability of equipment, and shall be liable only for damages directly caused by the MARINA'S own negligence. Bubble-in will be allowed at the discretion of the MARINA. Boats arranged to be bubbled-in may be moved at the discretion of the MARINA to appropriate slip locations. "To be eligible for bubbling, the owner of the slip in which the boat is located, must have paid its assessment, including late charges, in full by April 1st of that year. Exceptions may only be granted by a vote of the Board of Directors."
64. **CRADLES:** It is the BOAT OWNERS responsibility to identify cradles and trailers. The MARINA shall not be liable for damages caused by defective, damaged or inadequate cradles or trailers. Any cradle for a boat having left the MARINA must be removed from the MARINA premises within 30 days or it shall become the property of the MARINA.
65. **DOCKS/SLIPS:** Unless prior arrangements have been made, any loose items (hoses, power cords, etc.) left on the docks after November 15 shall be subject to removal by the MARINA with no guarantee of safekeeping.
66. **ELECTRICITY, WINTER USE OF:** Under no circumstances may electricity be used unless the BOAT OWNER is present. This rule applies to all appliances, heaters, etc.!! No heaters may be used without permission from the MARINA office. Violation of this rule means forfeiture of undelivered services included in any lease agreements.
67. **WINTER OVERNIGHTS** Members and guests are NOT permitted to stay on any boat stored at marina, whether on land or in the water, between the hours of 6p.m. and 6 a.m. from November 1 through March 31 of each year without marina approval(10-17-18)
68. **FALL HAUL-OUTS:** The MARINA will make every effort to honor requested haul-out dates . However, due to the number of boats involved, some rescheduling may be necessary. If the BOAT OWNER'S requested date cannot be accommodated, the BOAT OWNER will be contacted. Any boat not scheduled for haul-out by September 10th may be hauled-out at the discretion of the MARINA manager after September 10th. NOTE: The MARINA will not be held responsible for damages to boats not hauled-out prior to October 31. All boats must either be stored on land, bubbled-in, or removed from the MARINA during the winter.
69. **SAILBOATS:** Sailboats may have masts up during winter storage upon signing a RELEASE AGREEMENT.
70. **SPRING LAUNCH:** Due to the number of boats to be launched, the MARINA will begin launching as soon as the weather permits. A notice will be sent to boat owners informing them when they may call to schedule their launch. The MARINA has the right to withhold launch privileges unless boater and owner's account is current and paid in full. Additionally, MARINA reserves the right to "pull" any boat where boater or owner's account is in arrears and block it until all fees are paid, including the fee to pull and re-launch vessel. (10-17-18)
71. **WINTERIZING BOATS:** The MARINA is not responsible for winterizing boats. Winterizing is the sole responsibility of the BOAT OWNER