

Bennett's Creek Landing
Marina Association Rules
As amended on October 7, 2013

I. Authority

- A) Article XII, Section 2(a) of the Bennett's Creek Landing Homeowner's Association, Inc. Bylaws states "Licensees shall have the right to form a self governing organization with the authority to promulgate rules that restrict the use and modification of the pier and boat slips."
- B) These rules are intended to supplement the rules provided in the Declaration of Covenants and Restrictions and the Bennett's Creek Landing Homeowner's Association, Inc. Bylaws. In the event of a conflict between these rules and the Declaration of Covenants and Restrictions or the Bennett's Creek Landing Homeowner's Association, Inc. Bylaws, the Declaration and the Bylaws shall control.
- C) Modifications of these rules require concurrence by 51% of the boat slip license owners.

II. Use of the Marina

- A) Use of the marina is reserved for slip owners and their accompanied guests. The term "slip owner" includes any persons who have purchased a license that entitles them to use a slip and includes their immediate family. "Immediate Family" includes grandparents, parents, children, brothers and sisters. Exceptions can be made for others to inspect or operate your boat (unaccompanied) during atypical circumstances (i.e., you are out of town, hospitalized, or otherwise incapacitated.)
- B) Persons less than twelve (12) years of age are not allowed on the pier unless accompanied by an adult slip license holder. An adult is defined as someone aged eighteen (18) years or older.
- C) Boat slip holders may allow other persons to moor boats in their slip; however, all guests must be accompanied. Boat slips may not be rented to anyone.
- D) Slip license holders are responsible for their guests, to ensure that the guests are aware of and comply with all marina rules.
- E) No swimming or diving off the pier.
- F) No riding of bicycles or skateboards on the pier.
- G) No horseplay on the pier.
- H) The entire marina is a NO WAKE ZONE. Persons violation this rule are responsible for any damages they cause.

III. Housekeeping and Safety

- A) Piers and slips must be kept clean and free from all unsightly objects. All tools, sporting equipment, and other personal articles must be kept onboard boats or in approved dock boxes. Docks and piers must remain unobstructed.
- B) Hoses, lines and electrical cables must be neatly coiled and hung when not in use as not to become a safety hazard.
- C) Boats will be properly secured at all times. It is strongly recommended that all boats be moved to safe harbor away from the piers during high wind conditions, advisories or hurricane threats. Consult your insurance company for advice.

- D) All trash and garbage shall be removed from the pier as soon as possible. Discharge of sewage or other debris overboard is prohibited.
- E) Living onboard any boat is prohibited. This is not intended to preclude a slip owner/accompanied guest from spending an occasional night or two aboard a boat.

IV. Structural Modifications

- A) All modifications to the pier structure must be approved by a majority of the slip license owners and the Bennett's Creek Landing Homeowner's Association Architectural Review Committee. Modifications of the pier and boat slips includes, but is not limited to, the addition of dock boxes, hose reels, bumpers, fenders, finger pier extensions, rod holders, sinks, animal deterrent devices, roofs, awnings, cleats, and mooring whips. Modification of the pier and boat slips also includes the removal and relocation of pilings. Forward all proposed modifications to the elected marina representative for processing.
- B) Installation of boatlifts and modification to finger piers must be consistent with approved design (submitted as part of the permit obtained on behalf of slip owners.)
- C) All dock boxes must be white and installed in accordance with the approved drawing.

V. Fishing and Crabbing

- A) Crab pots are allowed. Limit two pots per slip license holder. Crab pots are not to be left on the pier. All residues from checking and baiting crab pots must be washed off the pier.
- B) Minnow traps may be hung from the pier to catch bait. Minnow traps should not be left overboard for an extended period of time. Minnow traps must be stowed in accordance with housekeeping and safety rules once pulled from the water.
- C) Cast and dip nets may be used to catch crabs or bait.
- D) The fish cleaning station must be cleaned after each use. All scales, blood and viscera must be flushed overboard.

VI. Noise

- A) Boat slip owners and their guests will exercise care not to make loud noises or play loud music that may disturb other slip owners or adjacent property owners.

VII. Bennett's Creek Landing Marina Association membership for non slip holders

- A) Individuals that reside in Bennett's Creek Landing subdivision are eligible to become members of the Bennett's Creek Landing Marina Association as "non slip holder" members.
- B) The "non slip holder" members will be subject to all the applicable general rules for the marina.
- C) Each "non slip holder" member will have the same access to the marina as slip holders and may launch/store up to two kayaks or one canoe or one small non-motorized watercraft of a similar size as a kayak or canoe.
- D) The storage racks will be attached to the outside of the walkway/walkway railing leading to the dock in such a fashion that no part of the storage rack or watercraft will protrude into or obstruct the walk way. The storage racks and stored watercraft will be at or below the railing level on water side of the walkway and may be above or below the railing level on the land side of the walkway.

- E) The construction materials shall be suitable marine grade metals. The installation, maintenance, security and removal of any storage rack and watercraft is the responsibility of the "non slip owner" member. The marina association will not be responsible for any wind or water damage or vandalism to the storage rack or watercraft. The removal or trimming of any trees/bushes in the area of the storage racks is the responsibility of the "non slip owner" member.
- F) The plans for the watercraft storage racks must be submitted to and approved by the marina association before beginning construction.
- G) The "non slip Holder" member shall pay all the usual fees and assessments paid by slip holder members (currently \$123 per quarter).
- H) The "non slip holder" memberships are limited to a total of four such memberships (The memberships will be available on a first paid and first served basis. The entire concept of the " non slip holder" memberships in the marina association can be cancel by majority vote of the slip holders after a one year trial period (at the spring meeting 2014).