

North Creek Landing Homeowners Association



Marina Rules

The following Marina Rules are set forth by the North Creek Landing Homeowners Association (NCLHA) Board of Directors.

- Scope.** The NCLHA Marina includes all ramps, piers, dockage, pilings, boat slips, boat ramp, fish cleaning station, utilities, and the common area they occupy.
- Usage.** The NCLHA Marina is for the exclusive use of NCLHA Members in good standing, their guests, or their NCLHA resident tenants when specifically authorized by their NCLHA Member-landlord formal lease agreement. Members/tenants using the NCLHA Marina for the first time must first seek permission and orientation from the NCLHA Dock Master.
- Commercial/Political Activities.** Commercial and political activities at the NCLHA Marina are not permitted. These activities include, but are not limited to, vending, funds collecting, vessel rentals, chartering, boarding paying clients/passengers, use of the NCLHA Marina address or likeness in a brochure, letterhead, business card, or other commercial/political document, and commercial or political advertising.
- Vessel Usage.** NCLHA Members/tenants may use one NCLHA Member/tenant-owned vessel per Lot at the NCLHA Marina. The infrequent use of an additional vessel or guest-owned vessel must be authorized by the NCLHA Dock Master.
- Vessel Dockage.** Docking, mooring, or otherwise securing of any and all vessels at the NCLHA Marina or to any portion of the docks is limited to recreational water vessels; and only permitted with the written authorization of the NCLHA Dock Master by means of a Boat Slip Assignment Agreement. Vessels without an assigned slip may briefly dock to permit passenger/equipment transfer; however, the vessel operator must remain with the vessel while at the NCLHA Marina. Infrequent overnight use of vessels docked at the NCLHA Marina must be approved by the NCLHA Dock Master. Living aboard vessels at the NCLHA Marina facilities is not permitted.

6. **Vessel Insurance.** All vessels using the NCLHA Marina including personal watercraft that are propelled by machinery (including gasoline, diesel and electric motors), and sailboats longer than 14 feet at the waterline must be insured. As required, vessel owners shall provide Certificates of Insurance to the NCLHA Dock Master evidencing insurance coverage in an amount not less than \$300,000 combined single limit each occurrence for bodily injury and property damage.
7. **Vessel Operation.** Rules of the road and navigation laws of the United States and North Carolina apply to all vessels in, approaching, or leaving the NCLHA Marina. Vessel Owners are responsible for damages or injuries caused by the operation of their vessel including excessive wake. All Vessel operators must be in compliance with current North Carolina Boating Regulations. Vessel operation by children under the age of 18 including boat ramp use will be considered on a case-by-case basis.
8. **Vessel Condition and Appearance.** All vessels using the NCLHA Marina must be seaworthy and maintained in good mechanical and aesthetic condition at all times. No laundry, towels, bathing suits or other such items shall be hung on vessel, docks or pilings.
9. **Maintenance/Repair Operations.** Maintenance and repairs accomplished in the NCLHA Marina, whether by vessel owner or commercial contractor, shall be limited to normal preventative maintenance and minor repairs. Extensive repairs or maintenance may require, at the discretion of the NCLHA Dock Master, that the vessel be removed from the NCLHA Marina prior to the work being done. Vessel washing is permitted using biodegradable soaps and cleaners.
10. **Boat Slip Assignments.** The NCLHA Dock Master is authorized to assign available boat slips to NCLHA Members in good standing via a formal Boat Slip Assignment Agreement. Tenants of NCLHA Members in good standing may also be assigned a boat slip when specifically authorized by their NCLHA Member-landlord formal lease agreement. Only one boat slip may be assigned per Lot for an NCLHA Member / tenant owned vessel. As necessary, the NCLHA Dock Master will assign and adjust boat slip assignments prioritized as follows: resident NCLHA Members, nonresident NCLHA Members, resident NCLHA tenants, NCLHA Members owning multiple Lots and desiring a second boat slip.
11. **Marina Modifications.** Modifications (e.g., installing cleats, water hose caddies, dock boxes, etc.) of any type are not permitted without approval by the NCLHA Dock Master.
12. **Tenants, Children, Guests, Contractors, and Agents.** NCLHA Members may permit tenants to use the NCLHA Marina via their NCLHA Member-landlord formal lease agreement. NCLHA Members are responsible for ensuring their tenants, guests, contractors, and agents follow all NCLHA Marina rules. NCLHA Members and their tenants are responsible for their guests' and children's behavior while using the NCLHA Marina. NCLHA Members should generally be present while their guests are using the NCLHA Marina facilities. Infrequent and short-term guest use of the NCLHA Marina in the host's absence may be arranged with the NCLHA Dock Master if the host NCLHA Member is readily available in the community.

Contractors and agents must be accompanied by an NCLHA Member while they are in the NCLHA Marina area.

13. **Noise.** Noise shall be kept to a minimum at all times. NCLHA Members shall use discretion when operating engines, generators, radios, audio equipment, etc. so as not to create a nuisance or disturbance. NCLHA Marina quiet hours are from 9:00 pm until 6:00 am daily during which time generators, engines and other noisy equipment should not be in use in and around the NCLHA Marina.
14. **Walkways.** Dock and ramp walkways shall be kept clear at all times. Boarding steps, ladders, vessel overhang, etc. are subject to approval by the NCLHA Dock Master.
15. **Open Flames.** Open flames including charcoal and gas cooking is not permitted on the ramps and docks or on the exterior of any vessel at the NCLHA Marina. Fireworks are not permitted at the NCLHA Marina.
16. **Electrical Convenience Outlets.** The 120-volt electrical convenience outlets on the docks are available primarily for short-time usage to power equipment and vessel systems with low amperage draw such as marine battery chargers. Using the outlets for high amperage drawing devices such as heaters, compressors, or cooking equipment is not permitted. Extension cord usage with these outlets should be avoided when practical. When extension cords are necessary, they must be heavy duty (14 gauge minimum), rated for outdoor use, in good working condition, and only used for as long as necessary to complete the task. Electrical cords of all types should never be positioned so as to cause a tripping hazard on the docks, and never left plugged in when not in use. Extension cords should always be disconnected first from the outlet before being disconnected from a vessel system. Additionally, electrical cords that are connected to a vessel and plugged into the dock outlet must be secured in a manner that does not cause strain on the cord or the outlets.
17. **Debris.** All Marina users must clean up after themselves and their pets as necessary.
18. **Parking.** Vehicles, trailers, or other belongings should not be positioned where they will impede the use of the NCLHA Marina by others.
19. **Approval Authority.** The NCLHA Dock Master and the following NCLHA officers are authorized to provide day to day approval decisions as necessary for NCLHA Marina operations.

NCLHA TITLE	NAME	HOME PHONE	MOBILE PHONE
Dock Master	Christine Callahan	252-964-2010	252-943-8436

President	Keith Quinton	252-964-2293	540-207-7241
Vice President	Tim Callahan	252-964-2010	252-943-8456