

Eleventh Street Dockowners' Association

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RULES AND REGULATIONS FOR THE 11TH STREET MARINA

(Revised 2018-02-03)

The members of the Association, slip renters, and their guests will observe and comply with such reasonable rules as the Board of Managers may prescribe for the safety, care and cleanliness of the Marina premises, and the comfort, quiet and convenience of the other occupants, including but not necessarily limited to the following Rules and Regulations:

1. Your guest(s) represent the Member of the Association. Please advise them of all Rules of the Marina. No guest or slip renter/lessee under the age of 21 will be allowed to stay overnight on a boat without an adult present. All children under **10 years of age** must wear a US Coast Guard approved life jacket when on the docks or be under the direct supervision of an adult.
2. All members have been issued access for the Marina. The member will be issued additional security gate and restrooms access upon board approval. The access that you have been provided are for your or your lessee's use only.
3. There is very limited parking space and absolutely no place to park boat trailer. This is a private marina and used only by its members and guests. We ask that you have the consideration not to park in the parking spaces provided for Hanna and Associates on weekdays. These spaces are the designated spaces along the seawall fence. If you use these spaces after the hours of 6pm until 7am on weekdays or all night, make sure that you have your vehicle removed by 7 am on weekdays.
4. For your protection and the Marina's, please keep the small walk-through gates locked at all times, unless you are in the immediate area. Please do not force others to lock them when you are through using them. Please keep the ramps and access areas free of clutter. We ask that while you are in the Marina, please watch for and report any suspicious activity immediately to 911 or the police general line; 208-769-2320.
5. As consideration to your fellow boaters who use the Marina as a quiet place to get away from the "noisy" side of life, please keep your stereo and other equipment to a comfortable level while inside Marina waters. Loud parties are not allowed on the docks. Keep in mind we strive to keep this a secure and quiet marina. Please remove other personal items after use from the dock area by stowing them away in your lockers, boat, or taking them home with you.
6. A no wake zone shall apply to, and must be observed by, all persons operating a boat within the Marina.
7. The member agrees to comply with all governmental regulations relating to safety equipment and to keep current registration.
8. Mooring Lines: must be adequate for boat size for all weather conditions. It should be tied in such a manner that the boat can move but will not rub against the dock. Fenders should be used if necessary. Please tie knots securely so that they will not loosen. The member is responsible for all dock damage, or damage to their boats caused by the member or guest for inadequate or fault mooring lines or fenders.
9. Guest boats can visit slip owners/renters only while a slip owner/renter is present. No guest boats can be left unattended unless within an Owner's slip who has filed a "**Guest Parking Agreement**" with the Board.
10. No commercial venture of any kind shall be undertaken within the Marina unless designated by the Board.
11. All pets shall be kept on a leash and shall not be left unattended while on the Marina premises. The association officers or the Board of Managers may require that pets be removed from the Marina premises for excessive barking, defecation, or other activities which are disruptive to others at the marina.
12. Use of Boat Launching Ramp by Non-Member – Non-Lessee: Any nonmember/ non lessee who uses the boat launch ramp to place any vessel in the water or extract any vessel from the water shall comply with the following:
 - a. The authorizing member/lessee shall be present
 - b. The vessel (owner or user) must first procure a launch "sticker" from HOA (the agent of Eleventh Street Dock Owners Association, Inc.) prior to launch/extraction, and this sticker must be placed on the vessel.
 - c. A fee of \$20.00 per calendar year shall be paid, in advance, through HOA
 - d. The vessel owner or user shall provide proof of liability insurance to HOA on any motorized and/or licensed vessel.
 - e. The vessel owner or user must sign an acknowledgment of the Rules of Eleventh Street Dock Owners Association, Inc.
 - f. A violation of all or any part of this rule shall result in a fine of \$100.00 assessed against the member/lessee (per violation).
13. Use of Boat Launching Ramp and Mooring by Members/Lessee: Any Member/Lessee who uses the boat launch ramp to place a vessel(s) in the water or extract a vessel(s) from the water shall comply with the following:
 - a. Each vessel shall have a Member/Lessee "sticker" placed on the vessel prior to launch or extraction.

- b. Proof of insurance from the owner (Member/Lessee) of each motorized and/or licensed vessel(s) shall be lodged with/provided to HOA prior to launch/extraction.
 - c. A Member/Lessee may moor more than one vessel in the Member/Lessee's slip/side tie if such moorage does not interfere with other Member/Lessee's use of his/her/their slip/side tie or access thereto.
 - d. Failure to comply with all or any part of this rule may, at the sole determination of the Board of Manager, result in a fine of \$100.00 assessed against the Member/Lessee.
14. Use of the Restrooms/Clubhouse and Deck Area Adjacent to the Restrooms is reserved for Members/Lessees and their guests/invitees. Use by such guests/invitee is permissive and allowed only when the member/Lessee is physically present at the marina. Each separate violation of this rule shall result in a fine assessed against the Member/Lessee of \$100.00
15. Request for Alteration. Individual slip or side tie owners may not modify or alter their slips or side ties without the express written authority of the Board of Manager. Such Authority may, in the sole discretion of the Board of Managers, be granted or denied, upon the receipt of an appropriate request from a member or members in the form and substance as adopted by the Board of Managers. That form will be available to any member requesting the same. Additions/alterations include but are not limited to:
- a. Placement of a boatlift (no boatlifts which rely upon the flotation of the dock system are allowed, such boatlifts must first be approved by the Board of Managers and any used boatlifts must be inspected and certified as being invasive species free).
 - b. Fill in floating section of the "V" Section of slips (which must be constructed by Harrison Dock Builders or other approved dock builder and engineered/designed and built so as not to damage or negatively interfere with the dock structure). The granting of any request for additions/alterations to the docks and/or slips shall be vested in the sole discretion of the Board of Managers, and a denial of such a request is not appealable.
16. Electrical usage and Metering: In accordance with the powers vested in the Board of Mangers under the Articles of Incorporation, Bylaws, and CC&Rs of Eleventh Street Dock Owners Association, Inc. and the vote of the members conducted in November 2012 regarding the reconstruction of the dock facility together with metered pedestals for electrical use for each slip/side-tie, the Board of Managers adopts the following rule regarding assessments for the use of electricity by individual slip owners/side-tie owners:
- a. Each individual slip/side-tie owner shall have access to the use of electricity through a pedestal located for the benefit of the individual slip/side-tie owner.
 - b. Each pedestal shall have a meter measuring the consumption of electricity flowing through that meter for the benefit of the individual slip owner/side-tie owner using the electricity.
 - c. The use of electricity through the assigned pedestal outlet to the slip owner/side-tie owner shall subject the individual slip owner/side-tie owner to a Special Assessment in accordance with Section 5.5 of Article 5 of the CC&Rs for the use of such electricity.
 - d. Meters shall be read on a monthly basis, and assessments for the individual use of electricity (kilowatt hours or portions thereof shall be forwarded to the individual slip owner/side-tie owner on a quarterly basis.
 - e. Such Special Assessments, as all assessments, are due within thirty (30 days of billing or shall be determined to be delinquent.
17. Commercial Side Tie 1 & 2: The Member/Owner or Lessee of Commercial Side Tie 1 or Commercial Side Tie 2, shall be bound by the Rule specific only to Commercial Side Tie 1 and Commercial Side Tie 2:
- a. Commercial use shall be considered any use for consideration or compensation.
 - b. Any business invitees of an Owner of Commercial Side Tie 1 or Commercial Side Tie 2 must remain outside the facility until escorted in, and may leave the facility only being escorted out, the escort to be the Owner or representative of the owner of Commercial Side Tie 1 or Commercial Side Tie 2.
 - c. The use of the common facilities, including without limitation, the clubhouse & bathrooms, and common walkways/docks by any business invitee of an Owner or Lessee of Commercial Side Tie1 or Commercial Side Tie 2 shall only be under the supervision of the Owner or Lessee of Commercial Side Tie1 or Commercial Side Tie 2 or their authorized agent.
 - d. Business invitees of the Owners/Lessees of Commercial Side Tie 1 or Commercial Side Tie 2 shall have no access to any facilities of the Association except the main dock for ingress and egress, and the bathroom facilities while under the supervision of the Owner/Lessee or Owner's Lessee's authorized agent of Commercial Side Tie 1 and Commercial Side Tie 2.
18. Boat lengths and widths: Adopted April 12, 2014. By Order of the Board of Managers Authority Sections 1.17; 3.1;3.3;5.5;6.1and .3 of the CC&Rs and Section 4.3 of the Bylaws: The length and beam of any boats parked in any slip, or side tie, of Eleventh Street Dock Owners Association, Inc., shall be, subsequent to the adoption of this Rule, limited as follows:
- a. The length of the boat, including it farthest point forward and farthest point aft (including any anchor housings and/or platforms) shall not exceed 110% of the total length of the boat slips in which said boat is moored.

- b. Boats moored in side ties on H Dock shall not exceed, from the furthest point forward to the furthest point aft, the length of the side tie; boats moored in side ties on A, B., C and D docks shall not exceed 100% of the length of the side tie (see map of the marina).
 - c. Beam. No boat may be parked/moored in a slip (any slip within A,B, C, D, E, F and G docks) that is wider than six (6) inches total clearance from the inside portion of the slip measured from the side (gunwale) of the boat to the upper most elevation of the deck of the slip; and no boat may be parked/moored in any slip within A,B,C docks that is within four (4) inches total clearance of the upright roof/tarp supports of said A,B or C docks.
 - d. Boat moored in slip shall not extend unreasonably into the common access areas of the dock in which they are moored.
 - e. The failure to follow this rule may result in the removal of any offending boat.
 - f. Owners of slips/side ties who owned or moored a boat in 2013, which would otherwise be non-conforming under this rule, are “grandfathered” against enforcement of this rule until such time as the boat owned and moored in 2013 is sold or otherwise disposed of.
 - g. This rule applies to all Lessees of Owners notwithstanding such Lessees may have had a non-conforming boat in 2013 (i.e., a non-conforming boat of a Lessee in 2014 will not be allowed in a slip or side tie in violation of the rule).
19. The member and their guests shall keep the dock area adjacent to the slip clean and free of litter, and in such a manner so as not to create a hazard or personal discomfort to others. Nothing, including but not necessarily limited to, personal watercraft, dinghies or similar items, shall not be stored on the docks without the prior written consent of the Board of Managers. Floating devises must be stored within the boat when not in use. They cannot be tied to fenders or to dock framing. Where a locker is provided, please use it for all personal items such as barbecues, tools, hoses, etc. If a locker is not provided, please use your boat for such items.
 20. Personal watercraft will not be operated within the marina except to load and unload at the ramp or to exit or enter the marina or slip. No boarding or unloading passengers are allowed from the main boardwalk. For the peace and quiet of the other tenants, it is requested that all personal watercraft operate well away from the marina.
 21. No toilet facilities shall be used on the boat while in the marina except those facilities that comply with all U.S. Coast Guard and other federal state or local regulations or requirements.
 22. The dumping of any sewage, fuel, oil or other waste materials or substances from the boat is strictly prohibited. The member specifically agrees to indemnify and hold the Association harmless from and against all claims, action proceeding, damages and liabilities, including costs and attorney fees incurred by the member arising from or connected with such dumping activities by the member whether or not the dumping was intentional, accidental or inadvertent.
 23. Members are not authorized to conduct any electrical work upon the docks. If there is an issue regarding the delivery of electricity to an electrical station the member must notify the dock master of the problem and it will be addressed either by the dock master and/or the Board for review and/or repair or modification. No adapters from 30 amp to 20 amp or any other combinations are allowed due to fire hazards and insurance issues. Any connections which appear to have a failure will be disconnected until repaired at the member’s sole cost and expense. “Ship to shore” electrical lines must be placed in such a location as to not cause a tripping hazard on the main walkway portions of the docks and should not be “strung through” any metal objects in order to avoid fraying and a potential electrical discharge to the docks or the waters. Electric lines, when not connected to a boat, shall be disconnected from the electric station.
 24. Garbage or any other waste matter of any kind must be deposited in the provided containers or large dumpster container provided by the association.
 25. For your convenience and for the convenience of other boaters who need to use the dock carts, please return the carts to the ramp on the deck area immediately after you are through using them.
 26. Use of bicycles, skateboards, in-line skates or similar items on any of the docks or around the marina premises is strictly prohibited.
 27. The use of hazardous substances or engaging in spray painting, welding, the use of torches or open flame, inflammable or toxic removers, or any other hazardous equipment or practices is specifically prohibited.
 28. The use of fireworks is prohibited inside of the Marina.
 29. No gasoline or fuel of any kind may be stored within the Marina premises except that which is contained within the Boat fuel tank.
 30. All boats must be kept in good running condition and maintain insurance (naming the Association as additionally insured).
 31. No signs or signage other than Association signs or signage may be attached to or placed upon the dock facilities.
 32. No Barbecues, grills, fire pits, heaters, or other heating or cooking devise are allowed on the docks at any time. Barbecues or grills used on the boats shall be approved for marine use and meet the American Boat and Yacht Council Standards including stainless steel construction.
 33. Slip occupants must turn off the breaker and unplug the cord from the pedestal when exiting the slip.

34. All electrical cords that run from shore power are to be marine grade. Any electrical cord that is not marine grade, will be removed to ensure the safety of the members and their guests.