

COVE ESTATES MOORAGE OWNERS ASSOCIATION

RULES and REGULATIONS

INTRODUCTION

The Cove Estates Moorage Owners Association (Association) Board of Directors has determined that the existing Moorage Rules and Regulations that have existed since 1997 must be updated. With the updates to the grounds, clubhouse and renovation of the marina, updated rules are necessary to preserve the quality of the grounds and facilities. The Board strives to keep the number of rules to a minimum as we all enjoy our freedoms. These rules and regulations have been established and approved for the benefit of all using the Cove Marina and they are authorized by Article 14 of the Association's Bylaws and are supplemental to those Bylaws. The Board may choose to change these rules at any time.

The Board recognizes four groups of people who may use the Cove Marina and they are defined as follows:

- Unit Owners (Owners) are those who own property in one of the Cove Estates Condominium developments.
- Guests are those people who the Owners may wish to invite to use the Cove Marina with them. Guests are people who are in no way paying for their visit to the Cove common areas.
- Lessees are those who are paying the Association for use of a moorage space (slip) on an annual basis.
- Renters are those who are paying an Owner, in any form, for the use of a moorage space.

RULES & REGULATIONS

1. Everyone using the Cove Marina is subject to these rules and to the Bylaws of the Association. No exceptions and no excuses. Marina rules must be read. By signing the Slip Assignment Form or Lease/Rental Agreement you agree to abide by these rules. Violations of marina rules may result in fines of up to \$100.00 per day, liens and /or special assessments.
2. Prior to a vessel being moored in the marina, the Owner or Lessee/Renter must provide to the Marina Manager the following:
 - a. Owners - A completed Slip Assignment Form
 - b. Lessees or Renters – Completed Lease or Rental Agreement
 - c. A copy of current vessel registration and proof of insurance with Cove Estates Moorage Owners Association, 11150 South Lakeshore Road Chelan WA 98816, named **as additional insured**. Minimum coverage levels are: Liability - \$300,000;
 - d. If the Owner is renting their moorage space (slip), the renter must list the Cove Estates Moorage Owners Association as an additional insured at the Cove Address; and
 - e. Proof of one Washington State Boater Education Card per Owner unit, or the named Lessee/Renter.

COVE ESTATES MOORAGE OWNERS ASSOCIATION

RULES and REGULATIONS

- f. Exceptions
 - i. If the Owner's boat has been registered in the slip in the previous year, it will not be required to resubmit the Slip Assignment Form and copy of Washington State Boaters Education card. You will only be required to provide proof of current insurance and registration.
 - ii. Guest vessels shall have current registration and insurance but proof does not need to be provided. Any damage will be the responsibility of the Owner.
 - iii. Watercraft not requiring state registration may be kept in an Owner or Renters slip as long as the watercraft is owned by the Owner or Renter.
 - g. If the documentation required to moor a boat in the marina is not submitted prior to mooring the boat in the marina, there will be a \$100.00 fine. If information is not provided within 30 days of occupying the slip, an additional \$100 fine will be assessed monthly.
3. Boat Size Limits – Marina slips are 30 feet in length and vessels are limited in size to 32ft long x 10'-6" wide. Boats and equipment must be secured so as not to extend over the main walkway. Boats shall not extend over half the width of the combined slips.
 4. All boats must be properly secured with at least 3 (bow, stern and spring) lines, preferably with snubbers. Snubbers are recommended as they will reduce the chance of damage to the cleats on your boat when there is movement on the lake. Boat owners and Lessee/Renters/ are responsible for damage caused by their boat to the Marina and other boats if not secured properly.
 5. Backing your boat into a slip is preferred and considered safer when pulling out of your slip.
 6. When using the electrical outlets at the slips, it is required that you ensure that your electrical lines do not drag into the water.
 7. Guest docks are for temporary moorage of Owners and Guest's boats, not Lessees/Renters. Each Owner may use or authorize use of a Guest slip to a Guest for a total of 10 days each calendar year.
 8. Register your Guests on the Cove Marina website. The clubhouse calendar is no longer being used to log guests or reserve guest slips or the clubhouse.
 9. All slips must display the Cove Moorage placard with Owner name and phone number. The Board will have the placards printed when boat and contact information is received from both Owners and Lessees/Renters.
 10. An Owner may only rent their assigned slip once per calendar year. This is to minimize wear and tear on the marina and grounds, to help keep management of registration and insurance to a reasonable level and to expedite the handling of potential problem situations. When an Owner rents his moorage space, they retain the right to use all common areas. Owners shall use the Moorage Association rental agreement and obtain proof of vessel registration, insurance, and Boater Education Card, and shall provide a copy of all to the Board prior to the renter moving into the marina. Owners will be held fully responsible for their renters.

COVE ESTATES MOORAGE OWNERS ASSOCIATION

RULES and REGULATIONS

11. Slip Assignment Rules

- a. Slip trading – Slips can be traded from one Owner to another with Board approval.
- b. A list of slips available and/or wait list for leasing will be maintained by the marina manager. A signed lease/rental agreement between the Association or Owner and Lessee/Renter must be on file with the marina manager. It is the responsibility of the Owner to provide the marina manager with copies of: the rental agreement, current boat registration, proof of insurance, Boaters Education Card and signed Marina Rules.
- c. The Board shall maintain a record of the Owners, Lessees and Renters. Owners shall notify the Board of sales of units prior to closing. Notice shall include name of new Owner, address, email and phone number and acknowledgement that the rules of the Association were disclosed.
- d. Lessees and Renters may not sub-lease, rent, or give use of their assigned slip to third parties.
- e. Lessees and Renters may have small pets.
- f. Lessees and Renters shall not camp in any of the parking lots.
- g. Lessees and Renters shall park no more than one vehicle in the marina parking lot. Additional vehicles, 2 maximum, may park in the Overlook parking area.

12. Guests are permitted in the Clubhouse when accompanied by an Owner. Lessees/Renters may use the restrooms but shall not use the Clubhouse. Lessees/Renters may use the grass areas and swim areas. These rules are posted at the gate to the marina; please follow them. Everyone is responsible for their personal conduct while using these facilities. Owners are also responsible for the conduct of their Guests and/or Renters.

13. The Clubhouse may be reserved by Owners for private, non-commercial functions with the following requirements:

- a. The Clubhouse cannot be reserved for personal use during the summer holidays, i.e. Memorial Day weekend, Fourth of July, and Labor Day weekend.
- b. Owners may reserve one weekend in each yearly quarter only.
- c. Reservations are to be made on the website calendar. The clubhouse calendars are no longer being used.
- d. Owners must enforce all rules and regulations and must clean up after their function.
- e. Owners are responsible for any damage that occurs while they are using the facilities.

14. All users of Moorage Association property are to hold the Association harmless in the case of accidents or injuries suffered while using Moorage Association property.

15. See Something /Say Something – Report suspicious activity to the Chelan County Sheriff (Call 911). If a boat appears to have been tampered with, is floating low in the water, is not secured properly or anything else that could harm marina users, the boat, other boats in the marina or the marina itself contact the owner immediately. If the owner cannot be contacted report the situation to the Marina Manager.

COVE ESTATES MOORAGE OWNERS ASSOCIATION RULES and REGULATIONS

16. Per the Bylaws, Commercial activity within or from the marina is prohibited.
17. The marina is for the enjoyment of all Owners, Lessees/Renters and Guests. No Owners, Lessees/Renters or Guests shall cause a nuisance that disrupts the use and enjoyment of the marina for other users. A nuisance can be but is not limited to; overly loud engine noise, loud music, loud voices, air pollution, water pollution, or any activity that disrupts the commonly held uses of the marina. Exceptions are pre-approved events by the Cove Marina Board.
18. No littering. Put litter in its proper place. Absolutely nothing shall be thrown in the lake.
19. Disposal of vessel sewage must be done at a pump-out station such as Mill Bay. Port-a-potties are not to be emptied in the Clubhouse restrooms.
20. Fishing from the marina is permitted by Owners, Lessees/Renters and their guests only as long as such activity does not interfere with the ingress or egress of watercraft from the marina. Those using the marina for fishing shall be responsible for cleaning, washing, and returning the dock areas from which they fish to a clean state.
21. The marina (interior of the breakwater and log booms) is a "No Wake" zone.
22. The swimming areas at the bulkheads are "No Motorized Boating" zones.
23. Swimming is only permitted in the designated swimming areas. There shall be no swimming in the marina moorage areas or off the breakwater or log booms.
24. Power Pedestals – Power cords connected to the power pedestals shall have grounds. Power cords shall be fastened to carrier lines above the water and shall not be allowed to be in contact with the lake at any time.
25. Only vessels that meet the definition of a kayak, canoe, water bike, or non-motorized boats are to be moored in the area designated for dinghies (see map located at marina entrance gate).
26. Living Aboard - Living aboard is not allowed. A vessel is deemed lived aboard if a person occupies a vessel in excess of 72 consecutive hours or 10 days per year calendar year, or 10 days between the start and end dates of the lease/rental agreement.
27. Smoking or Vaping of any materials is not allowed in the Marina, Club House, Restrooms or Moorage grounds with the exception of the fire pit area.
28. No open flames shall be used for maintenance or repair of any boat or vessel while moored in the marina. Portable barbecues or cooking devices are not to be used on the docks. Properly mounted marine propane barbecues may be used on vessels if not left unattended.
29. Fueling of vessels in the marina is prohibited. In the event you run out of fuel contact the marina manager. Fuel can be loaded onto vessels but must remain in the portable containers until you are outside the marina. We do not have a permit for fueling in the marina, nor do we have the cleanup equipment required.
30. Boat Lifts are not allowed.
31. Maintenance of Moorage Space – Each Owner and Lessee/Renter shall at their expense, keep the moorage space and its equipment in a clean and sanitary condition, in good order,

COVE ESTATES MOORAGE OWNERS ASSOCIATION RULES and REGULATIONS

condition, and repair. The Owner and/or Lessee/Renter shall be assessed for repairs resulting from that user's negligence, misuse or neglect; other repairs to the marina shall be performed by the Association.

32. Modifications to a slip – Owners and/or Renters may not modify, paint, erect signs, decorate, or in any way alter their slip without prior written permission of the Board. The Board is striving to standardize dock appearance and has specifications for boat fenders/bumpers. Contact the Board if you desire to have fenders/bumpers fastened to the slip.
33. Docks are to be kept clear of all personal items except when loading and unloading your boat.
34. No activity shall be performed in the marina or Common areas that is unlawful or that in any way could result in the cancellation of or increase in the rate of insurance for the Association without prior written consent of the Board.
35. Seaplanes are not allowed in the marina.
36. Fire Systems – The marina fire system is only to be used in case of an emergency.
37. Pets must be kept on a leash. The person handling the dog must clean up any pet waste immediately. Pets are not to be curbed on the lawns. There is a dog run in the area by the Moorage shed above the fire pit.
38. Pets are allowed to swim at the boat launch, but shall not interfere with launching activities.
39. When an owner rents their unit (condo/mobile) they may not grant access to the grounds or marina to their renter, unless they complete a moorage rental agreement and provide all required attachments.

COVE ESTATES MOORAGE OWNERS ASSOCIATION

RULES and REGULATIONS

APPENDIX

Best Practices and boating laws.

Inland rules must be followed when boating on Lake Chelan.

Lake Chelan Speed Limits - When operating within 100 yards of the shore or a dock (regardless of the presence of No Wake Buoys) there is a 5 MPH Speed Limit within Chelan City Limits and 8 MPH outside the City.

Laws regarding personal flotation devices, vessel load limits, fire extinguisher and emergency signaling devices must always be observed.

When entering the marina have lines and fenders deployed. Fenders should be on both sides of the boat if docking next to another boat in a double slip.

Boat hooks, paddles, arms and legs should not be used to fend off other boats. Fenders should be used for this purpose.

Boater Education Card -

- You are required to have a Boater Education Card if you fit the following criteria.
- You operate a vessel with a 15-horsepower (or greater) motor.
- You were born after Jan. 1, 1955.
- You are 12 years of age or older.

You are exempt if you fit the following criteria.

- You were born before Jan. 1, 1955.
- You are able to show a valid commercial license.
- You are able to show a valid Coast Guard Marine Operator License.
- You are renting a boat, have completed a watercraft safety checklist provided by the vendor and been issued a temporary card which you must carry with you.
- You operate a government vessel exempt from state registration.
- You are practicing or engaging in a permitted racing event, as long as permitting documentation is available upon inspection at the event site.

You have a 60-day exemption period if you fit the following criteria.

- You are visiting from another state or country and boating for less than 60 days. After 60 days you must have a Washington state Boater Education Card.
- You hold a valid boater education card from another state. You will need to contact us to confirm if it's valid.
- You have recently purchased your boat and can show the bill of sale with the date of purchase. After 60 days you must have a Washington state Boater Education Card.