



P.O. Box 9365, Kalispell, MT 59904

## Waterside Condominium Owners Association

### Waterside Marina Rules and Regulations

1. The rules of the road and the navigation laws of the United States shall apply to all boats in the Waterside Marina.
2. No boat shall be operated so as to cause a wake in the Marina.
3. Waterside Homeowners Association shall be responsible for loss or damage to boats in the Marina. Each owner of a boat shall be responsible for damage to other boats in the Marina and for damage to any Common Areas or facilities (including, without limitation, docks, pilings, piers and bulkheads) of the Marina as a result of any actions by his boat.
4. All boats docked in the Marina shall carry liability insurance against damage to persons or property with such limits as the Association may from time to time establish, and the owner thereof shall, upon request of Homeowner Association Manager, furnish appropriate evidence that such insurance is in full force and effect.
5. All boats docked in the Marina must be seaworthy, fully sound, in insurable condition, in compliance with all local, state and federal safety regulations, and capable of getting underway within one hour after notice. It is the responsibility of the boat owner to keep his boat in such condition that it does not become unsightly or in the opinion of Homeowner Association manager reflect unfavorably on the appearance of the Marina.
6. All boat owners shall furnish the Homeowner Association Manager, prior to mooring, with (a) information from current Documentation Certificate or Registration Card, and (b) the name and home and business address and telephone number of the owner of the vessel (and master of the boat if different from owner).
7. In order to maintain proper security procedures for the Marina and to prevent unauthorized use of mooring slip, Tenant shall furnish Homeowner Association Manager with the name and registration number or document number of Tenant's boat. Any boat with respect to which the HOA manager has not been furnished such information may be refused access and/or towed at owners expense.
8. Transfer of boats between slips or from one slip to another is not permitted, except with the prior written approval of the HOA Manager.
9. The boat owner is responsible for docking and maintaining the security of its boat. All boats shall be docked in boat slips in a manner acceptable to the Association Manager, or shall be removed from the Marina. Only one watercraft may be moored in a Slip. No boat may overhang any boat slip without the prior approval of Association Manager.
10. Fueling of a boat in any slip or mooring area is **STRICTLY PROHIBITED**.

11. Routine maintenance may be accomplished at boat slips. However, no major maintenance work may be undertaken while the boat is docked in the Marina.
12. All boats shall be properly maintained and kept in a clean and orderly condition insofar as the exterior appearance thereof is concerned. No laundering or drying of laundry is permitted on any deck or rigging of any boat or in the Common Areas.
13. Shore power is not available and extension cords are not allowed in the Marina.
14. Water conservation shall be practiced at all times. All water hoses shall have nozzles and shall be turned off when not in use.
15. Oil, gas, spirits, paints, inflammables and other substances which are deemed pollutant substances under the provisions of any state or federal law may not be discharged into the Marina waters or on the docks or Common Areas. No discharge of sanitation effluent is permitted on the Marina. Tenants are responsible for all spills of any petroleum, other pollutant or other prohibited discharge.
16. No explosive or other hazardous materials of any nature may be stored in the Marina or on any boat except (a) for fuel within Coast Guard approved tanks in a boat and (b) lubricants and normal cleaning materials used in the ordinary course of operation.
17. All Common Areas shall be kept clean at all times. Storage of loose gear on the Common Areas is not permitted. Hoses shall not cross piers, docks or walkways. The finger pier between slips is for the use of the boats on each side.
18. All supplies, materials and accessories shall be stored on the owners boat and nowhere else on the Common Areas, except as may be permitted by the HOA Manager. No paint and other flammable substances shall be stowed in any boat.
19. No structure may be erected on any of the Common Areas. Any additions or changes to any of the Common Areas is expressly prohibited.
20. Fishing from the docks is permitted, unless permission is revoked by the HOA manager.
21. Cleaning of fish and game is prohibited in the Common Areas and in the Marina.
22. Swimming from docks within the marina is NOT permitted. Use designated swim area.
23. Open fires are expressly prohibited on any boat moored in the Marina and on any common area in the Marina.
24. No refuse (including cigarette butts) shall be thrown overboard or in the Common Areas. All garbage shall be securely wrapped, tied in plastic trash bags and removed from the marina and disposed in the designated refuse sites.
25. All persons shall reduce noise levels between the hours of 10:00 p.m. and 7:00 a.m. Unnecessary noise shall be avoided at all times.
26. All persons shall conduct themselves courteously, in compliance with all laws and so as not to constitute a public nuisance.

27. No advertising or soliciting is permitted on any boat or any of the Common Areas within the Marina.

28. No sign, advertisement or notice shall be exhibited, described, painted or affixed on any of the Common Areas. No sign, advertisement or notice shall be exhibited, described, painted or affixed on any boat and any Slip or other mooring space of the Marina except for a sign reasonable in size approved by the HOA Manager which may advertise the boat for sale or charter.

29. Pets

No pets will be permitted in any Slip or the Common Areas except subject to the following conditions:

(a) Only domestic pets shall be permitted.

(b) All pets shall be kept sufficiently under control at all times so that they will not become a nuisance to the owners or occupants of other slips.

(c) All pets must be licensed as may be required by law.

(d) No more than two domestic pets will be permitted for any Slip.

(e) All pet owners shall be responsible immediately to remove and clean up any mess created by their pet in any portion of the Common Areas.

30. Motorcycles and bicycles shall not be ridden on docks or piers and shall be parked in designated parking areas.

31. There shall be no boat trailers stored in the parking areas of Waterside.

32. The Waterside HOA Manager may at any time require the immediate removal from the Marina of any boat in violation (or whose owner, owner's guests, agents, employees or invitees are in violation) of these Rules and Regulations and may have any such offending boat (or boat of any offending owner, or such owner's guests, agents, employees or invitees) removed at Owners expense.

38. Waterside HOA Manager may enforce such reasonable system of fines for infractions of these Rules and Regulations as the Association may from time to time adopt subject to such procedures with respect to enforcement as the Association may from time to time adopt.

39. No overnight sleeping on-board any boat in the Waterside Marina.

40. Children under 12 years of age must wear a flotation device while in the Marina area or on docks.