



DryBarn Rules and Regulations

The Boat House/Coral Lagoon facilities are provided for the use and enjoyment of all slip owners and lessees, their crews, and guests. For the safety and enjoyment of all, it is required that boat owners, their crews, and guests abide by the following rules and regulations.

The Boathouse facilities are owned by The Boathouse Condominium Association, Inc. (the “Boathouse”) a not-for-profit Florida corporation. Common facilities are owned by Boat House Coral Lagoon Master association, Inc. (the “Master”) a not-for-profit Florida Corporation. Property management services are provided by the employees of Koby Associates, Inc. Site services are provided by employees of Boat House Coral Lagoon Operations, LLC (“OpCo”).

1. **Hours of operations:** 8:00am to 5:00pm, 7 Days a week except for Thanksgiving and Christmas Day
2. **Insurance:** Boat owners insurance company must provide certificate listing “The Boathouse Marina Condominium Association Inc” as additional insured on each vessel showing current effective dates and minimum liability limits of \$300,000. OpCo must be notified of any policy changes.
3. **Boat Hauling Services:**
 - a. For boats stored in the Boathouse we request a minimum 8-hour notice for launches or hauling by calling 305-481-0653 or stopping by the Dockmaster’s office during business hours. We will do our best to accommodate your requested time slot recognizing that we can only move one boat at a time. In the event your requested time slot has already been scheduled, we will do our best to get your boat in or out of the water as close to your requested time as possible. Launching and hauling is scheduled on a first come first serve basis.
 - b. 1st splash or haul is at 8:30am, last haul or splash is at 4:00pm.
 - c. Boat owner **MUST RAISE TRIM TABS** – The Boathouse is not responsible for broken trim tabs.
 - d. Boat owner must lower and retract all tops, antennas, outriggers, and other projections to meet the requirements in Exhibit E to the Declaration of Condominium for their particular slip.
 - e. When hauling a boat, the Boathouse is not responsible for damage to trim tabs, thru-hull fittings, or other appurtenances that are not visible when the boat is in the water.
 - f. Hauling service consists of splash and haul for normal use. Hauling service includes the draining of bilge, the flushing of outboard motors, and freshwater hull rinse. Inboards can be put on a maintenance rack at owner’s request for owners to flush before boat is stored in DryBarn. OpCo personnel will not install covers or other canvas or perform other maintenance services such as charging batteries.
 - g. No hauling service will be performed on any boat with barnacles or other hard marine growth on the bottom.
 - h. The Boathouse owns two courtesy slips that are intended for staging, launching, and hauling as well as loading and unloading boats. Courtesy slips are available on a first come first serve basis. Prior check in with the Dockmaster is required. Additionally, boats should not purposely be moored in courtesy slips for two or more consecutive nights.
4. **Fueling of Vessels:**
 - a. Boat owners must stay aboard their vessel while fueling. OpCo personnel will turn the pump on and hand the nozzle to the boat owner. OpCo personnel are not permitted to fuel boats directly.
 - b. Outside fuel vendors are not permitted on the Boathouse/Coral Lagoon property.
 - c. **Do not top off fuel tanks prior to being hauled to the barn. The fuel expands and spills out the vent. Boat owners are responsible for damage to other vessels or Boathouse facilities due to leaking fuel.**
5. **Parking:** Parking is first come first serve. Park at your own risk. The Boathouse is not responsible for theft or damage to vehicles. If a vehicle is left overnight in the parking lot without notice to OpCo, the vehicle may be towed at the owner’s expense.



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6. **Vehicles:** Rollerblading, skating, bicycles, motorcycles, mopeds, skateboards, or other riding vehicles are prohibited and not to be used on dock, piers, walkways, or sea wall.
7. **Signs, Advertising and Address:** No “For Sale” signs or other signs shall be placed on vessel or vessel slip. The Boathouse reserves the right to remove any sign from the vessel or slip without notice to owner. The Boathouse address may not be used for business purposes.
8. **Smoking:** Smoking is NOT permitted in the fueling area and inside of the DryBarn.
9. **Inside the DryBarn building:**
 - a. No work or repairs of any kind may be performed inside the building.
 - b. At no time will boats be connected to any electrical current inside the building.
 - c. No person is permitted inside unless accompanied by OpCo personnel.
10. **Boat size and weight resting in DryBarn rack airspace:**
 - a. As defined in Exhibits B and E to the Declaration of Condominium – “Site Plan, Unit Layouts, Front Elevation Views and Side Elevation Views” and “Limitations for Sizes and Weights for Stored Vessels” respectively
 - i. When the vessel is resting on the bunks, the bow (including anchor) shall be 6 “or more from the nearest interference. The stern (including engines and platform) shall not protrude past the I-beam more than 3 ft. in the small barn and 4 ft 6 in. in the large barn.
 - ii. Vessels located in slips adjacent to a vertical support beam shall have a width from rub rail to rub rail no greater than the Exhibit B width of the Unit less 4 ½ inches such that when the vessel is located on the bunks there is 3 inches minimum clearance to the vertical beam and 1 ½ inches clearance to the vertical plane forming the boundary of the Unit. Vessels located in slips not adjacent to a vertical support beam shall have a width from rub rail to rub rail no greater than the Exhibit B width of the Unit less 3 inches such that when the vessel is located on the bunks there is 1 ½ inches clearance to the vertical planes forming the boundaries of the Unit.
 - iii. The vessel’s highest point (including rigging, antenna’s, etc.) shall be 3 “or more from the nearest interference at all times. The vessel’s hull (including transducer’s, deep V keel, etc.) shall be 3 “or more from the nearest interference at all times. The lowest point of the keel shall have 3 “or more clearance with the vessel resting on the bunks.
 - b. On request, OpCo Staff has additional literature on weight and size of vessels allowed in the DryBarn.
11. **Boat Yard Repairs:**
 - a. For boats stored in the Boathouse please have your service vendor contact the office 24 hours prior to the scheduled service date such that we can place your boat on the appropriate maintenance rack.
 - b. Due to limitations contained in the site environmental permits some services are not allowed to be performed onsite. Discuss your service requirements with the Dockmaster prior to making arrangements with a service vendor.
 - c. To the extent of boat repairs and maintenance is permitted, projects must be authorized before work is to take place.
 - d. No person, owner, or crew member of any boat on The Boat House grounds may hire or cause to be hired, any contractor to perform maintenance, repair, or perform any other type of work upon a vessel without specific permission from the Dockmaster. **Contractor personnel are required to sign in and sign out at the Dockmaster office each workday.**
 - e. Prior to providing services at the Boathouse/Coral lagoon facility contractors must have on file with the Dockmaster applicable insurance and licensing documents. Contractors should work through the Dockmaster to obtain applicable documentation.
 - f. The Dockmaster maintains a list of contractors approved to provide a variety of services at the facility.



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- 12. Garbage, Sewage and Waste:** Garbage, refuse or waste shall not be thrown or otherwise disposed of into the Marina waters. All garbage and waste shall be placed in containers supplied for that purpose. No person shall discharge oil, fuel, solvents, or inflammable liquids into the Marina waters nor shall contaminated bilges be pumped while within Marina property. Direct discharge of marina heads without USCG approved treatment facilities shall not be allowed within the Marina waters. Direct discharge of sewage of any kind into Marina waters is prohibited.
- 13. Pollution or Stains:** No vessel oil changes, discharge or disposal of oil, paint, chemicals, or solvents shall be permitted at berths, on docks, piers, walkways, or sea walls.
- 14. Fish Cleaning Tables:** Fish cleaning tables are provided under the tiki hut by the fuel dock. No cleaning of fish is allowed on boats or in the canal area of Resort. Bait is not to be stored in the "carcass freezer." Fish carcasses are to be placed in the trash can provided with bag, then bag placed in "carcass freezer."
- 15. Fishing:** No fishing of any kind is allowed in the Marina or adjoining canal behind units. No cast netting will be permitted within the boundaries of the boathouse marina.
- 16. Swimming:** Swimming is prohibited in Marina or adjacent waters including the canal area behind Resort.
- 17. Feeding of Birds/Feed or Watering of Manatees:** Feeding of birds is prohibited in the Marina. Feeding or watering of manatees is illegal.
- 18. Named Storm Preparation:** All boat owners and their lessees should be prepared to follow the requirements of the site Named Storm Preparedness Plan in the event a named storm approaches.
- 19. Security Personnel:** The Boathouse may employ security personnel for the protection of Boathouse property. Security personnel are not responsible for property of owners/renters/guests. Our marina staff (OpCo) are not security personnel.
- 20. Violations:** Violations of the above Rules and Regulations, disorder, depredations or indecorous conduct by an owner, his crew, agents or rental guests that might injure or annoy other persons, harm the reputation of the Boathouse, or cause damage to property shall be cause for immediate termination of rental agreements and removal of the vessel in question or referral of the slip owner to the fines committee at the discretion of the Boathouse. Violation of any City or County Ordinance, State or Federal Laws, rules of the road including Navigation Laws of the United States, violation of regulation of City, County, State or Federal agencies shall be treated similarly at Boathouse management's discretion.
- 21. Changes of Rules and Regulations:** The Boathouse reserves the right to amend or make additions to or deletions from the Rules and Regulations from time to time. Sufficient notice of said changes shall constitute mailing of one copy to the slip owner at the address on file with the condominium association and to any slip renter at the address provided on the lease agreement and posting the revised list at the facility.