



# MARINA MANAGEMENT

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RULE BOOK

**Welcome to Leschi and Lakecenter Marina.**

**We're glad to have you with us!**

**Our entire staff is here to serve you.**

**Please feel free to ask any staff member for assistance.**

**Each employee is dedicated and trained to respond to your boating needs.**

**These Rules and Regulations are designed to improve  
your boating experience at the Marina.**

**Please let us know if you have any questions or  
comments about these regulations.**

## MARINA RULES AND REGULATIONS

As a part of our effort to provide a safe and inviting facility for tenants and visitors of Leschi Lakecenter Marina, the following rules and regulations are provided and constitute a part of the License Agreement. Licensee understands and agrees to abide by these rules and regulations, and acknowledges that failure to comply may result in termination of Licensee's license to moor their vessel at the Marina. These rules and regulations may be amended from time to time by Marina Management, LLC ("MM") upon written notice to Licensee. Additional copies of these rules and regulations are available in the Marina office.

### 1. Compliance with Laws

Licensee shall comply with all applicable rules, regulations, and instructions of the United States Coast Guard and all laws, ordinances, rules and regulations of any federal, state, city, local or another governmental agency with jurisdiction regarding the vessel or berthing in the Marina. Anytime the vessel is moored at the Marina, the vessel shall be used solely for pleasure and shall not be used in any commercial activity or chartering.

### 2. Boat Condition

Only boats in good condition and under their own power shall be admitted to berthing areas. In the event of an emergency during the Owner's absence, e.g. breakdown of the bilge pump, leak or bad lines, MM is authorized to make necessary repairs which will be charged to the Owner.

### 3. Licensee Responsible for their Boat and Slip

Licensee agrees to maintain and assume full responsibility for keeping mooring lines in good repair, to prevent excessive wear and tear on the fendering material, and to ensure the boat is secured properly to its mooring space. Only one vessel may occupy a slip unless written authorization is granted by MM.

### 4. Disposal of Waste

Licensee shall not throw, discharge or deposit from any vessel or float any refuse matter, sewage, oily bilges, or inflammable liquid ("Waste Materials") into the water or upon the Marina. Vessels shall be equipped with Coast Guard approved sanitation devices. Vessels with automatic bilge pumps shall be maintained in a manner that will prevent waste materials from being pumped automatically into the water. All Waste Materials shall be deposited in the appropriate containers.

### 5. Attachments and Overhangs

Licensee shall not attach or install or have attached and installed, any objects or materials (roller, fenders, etc.) to docks or floats without written permission from MM. No portion of the vessel shall overhang the walkway at any time. (e.g bow sprit, plank, bow pulpit, swim step) nor extend into the waterway.

### 6. Electrical Connections and Water Hoses

In accordance with fire codes and regulations, all connections made to the Marina electrical receptacles shall be of the approved weatherproof, three wire, grounded type. Wiring must be of sufficient amperage as required by the National Electrical Code. Undersized and inadequate cords will be disconnected by Marina personnel. Cords and water hoses may not be affixed or secured to docks, nor wrapped around faucets. Any water hose left unattended shall be turned off and removed by Marina personnel.

## **7. Children and Life Jackets**

Children under twelve (12) years of age are not permitted on the docks at any time without parents or other responsible adult. Non-swimmers and toddlers must wear life jackets when on the docks and boat decks.

## **8. Operation of Engines**

Except for entering or leaving slips, main engines, power generating equipment and other noise making machinery may not be operated between the hours of 6:00pm and 8:00am. Engines shall not be operated in gear while the vessel is secured to the dock. Unnecessary operation of the engines in slips shall not be permitted. The speed limit within the Marina is wakeless speed.

## **9. Laundry**

Drying or airing of laundry or apparel on the docks or the riggings of vessels is prohibited.

## **10. Skateboards, Inline Skates, and Bicycles**

Skateboards, inline skates, bicycles or motorcycles and similar wheeled devices are not permitted on docks or walkways except by Marina staff.

## **11. Halyards and Dock Lines**

All efforts will be made to eliminate unnecessary noise, i.e. halyards shall be tied-off. Dock lines shall be maintained in a safe and non-chafed manner and be of adequate size for the vessel. All vessels shall be moored securely.

## **12. No Fishing or Swimming**

Fishing or swimming is prohibited within the Marina. Electric shock drowning in marinas is a real hazard and swimming is not allowed for your protection.

## **13. Spotlights and Horns**

Spotlights, mast or rigging lights, horns, sirens, and hailers must be turned off while moored.

## **14. Construction and Repairs**

Spray guns shall not be used topside or above decks. Licensee shall not engage in major construction or repair at the Marina. MM shall be the sole judges as to what constitutes "major construction or repair". Licensee shall be responsible for any oil, paint, or other materials spilled, dripped, or otherwise applied to the walkways, docks or in the water. No heavy sanding is permitted. Should it become necessary for MM to clean the area, it will be done at Licensee's expense.

## **15. Pets**

Animals and pets are not allowed in the Marina unless on a leash. Failure to obey leash and popper-scooper laws shall be a violation of these rules and regulations and is subject to termination of this agreement. Licensees shall be responsible for their guests' pet.

## **16. Registration of Contractors and Vendors**

Contractors or persons working on any vessel must register with the Marina Manager prior to admittance to the docks. All contractors must produce evidence of insurance satisfactory to MM. Businesses and/or individuals performing activities for boaters on Marina property for fees are required to provide MM with a Certificate of Insurance showing General Liability

Insurance in an amount not less than \$1,000,000 per occurrence. Insurance certificate shall list MM as additional insured. Insurance shall be provided by an insurance company with an A.M. Best rating of A- or better. Insurance shall be maintained, and documentation shall be provided to MM annually. Vendors must maintain the appropriate City Business License and follow all local, county, state and federal requirements appropriate to their business of maritime boat repair and maintenance.

#### **17. Dinghies/Tenders**

Dinghies must be stored aboard the vessel and will not be allowed anywhere except in designated storage areas.

#### **18. Fueling**

Fueling or transferring of fuel from the docks is prohibited.

#### **19. Living Aboard**

No person may live-aboard the vessel when moored at the slip without the prior written consent of MM, which MM may withhold and rescind at its sole discretion. Persons authorized to live-aboard a vessel must execute a separate Live-Aboard Agreement with MM. A person shall be deemed living aboard the vessel if such person occupies the vessel more than 4 nights over any consecutive 2-week period.

#### **20. Notice of Dangerous Conditions and Conduct**

Licensee shall notify MM of any unsafe or hazardous conditions that come to Licensee's attention. Disorderly or indecorous conduct by any Licensee or Licensee's visitors shall not be tolerated. Furthermore licensee and other visitors shall not cause harm to the reputation of the Marina. Parties of any kind between the hours of 12am and 7am are prohibited.

#### **21. Barbeques**

Charcoal or gas fires are not permitted on the docks; however, gas fires are allowed on boats, wind permitting.

#### **22. Moorage Fee**

The moorage fee is based on the overall length of the boat, including bow sprit, swim step, dinghy davits, etc., or the length of the slip, whichever is greater. In the case of an extra wide boat the beam may dictate the slip size.

#### **23. Slips and Sold Boats**

License Agreements do not transfer with boat. When a boat is sold, the new owner does not retain the license by must apply for moorage with no priority on the waitlist.

#### **24. Termination**

The license established under the Moorage License Agreement shall continue for its term, unless earlier terminated upon ten (10) days prior written notice in the event Licensee breaches the License. The Licensee may terminate the License with minimum thirty (30) day written notice prior to the end of the term. The moorage space shall be left in good condition. MM may make any required repairs and deduct such expenses from the security deposit. Expenses for required repairs which exceed the security deposit will be charged to tenant.

#### **25. Dock Steps**

Dock steps are allowed but must not be used as storage space. Dock steps shall not be attached to the dock or finger pier, Owners are encouraged to remove steps when not in use. Dock steps shall not impede access to neighboring vessels.

## **CLEAN ENVIRONMENT STATEMENT**

There is nothing better for recreational boating and the marine business than clean water and a clean environment. Everyone on a boat is so close to the water, any floating litter or pollution can quickly spoil the fun. Each one of us must take a stand for clean water! Leshi Lakecenter is committed to being a good steward of the environment while provided high quality facilities and customer satisfaction; it is the foundation our business is built on. Protecting our waters, marine life, and waterfowl from boat and/or marina pollutants is a major goal.

Every boater and every employee needs to work together to keep our environment clean.

Pollution control is everybody's business. Please help us be proud of what we can accomplish.

## **CONTACT INFORMATION**

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