

## **BOAT DOCK RULES AND REGULATIONS** **FOR ALL TOWNHOUSE SUBDIVISIONS**

Article II, Section 2, "Exclusive Use Common Areas" subsection (b) of the first Restated Declaration of Covenants, Conditions, and Restrictions of TKPOA provide (CC&R's).

Each Townhouse Subdivision has community docks. These are gang docks referred to in the following policy.

(b) Boat Slips in Townhouse Subdivisions: Within each Townhouse Subdivision, each Owner shall be allocated the use and enjoyment of one dock mooring boat slip (one side of a finger pier) for each dwelling the Owner owns within the Subdivision. The slip shall be numbered to correspond to the Owner's Lot number or Unit # and located as near as reasonably possible to the Owner's dwelling.

Article III, Section 6 "Association Rules", subsection (a), (b), (I), provide for the Rule Making Power and the procedures for the adoption of "Rules of General Application.

Over the years, it has become apparent that it is necessary and desirable to put in place a set of reasonable rules governing the use of the docks in the Townhouse Subdivisions in addition to the general provision in the CC&R's contained in Article II, Section 2 (b).

Size of Boat: The maximum size of a boat that may be moored at a Townhouse boat slip, shall not exceed 8'6" in beam and shall not be more than 8' in excess of the length of the assigned dock appropriate to Subdivision dock configuration. For Tahoe Marina Shores and Townhouse Cove 3C subdivisions only, the maximum size of a boat is 30' length and 9' in beam.

Condition of the Boat: No boat shall be docked or moored at a Townhouse boat slip that is not in a good "seaworthy" condition, operable, with the appropriate Coast Guard approved safety equipment.

Insurance: No Townhouse "Sticker" authorizing the mooring of a boat at a Townhouse boat slip shall be issued unless the Owner provides proof of ownership of the boat by certificate of title and provides proof that the boat carries current public liability insurance in the name of the Owner. Photocopies of these records shall be kept by the TKPOA which shall be solely responsible for issuing passes.

Courtesy Operation: The use of the boat slips shall be done in a manner so as not to disturb the quiet enjoyment of the Subdivision. Boats shall be operated in a quiet manner at a "no wake" speed at all times. The docks are for mooring and docking of boats and are not places for social gatherings.

There shall be no "live-aboards", nor shall items be placed on the dock, which will block the free passage of other dock users.

Rentals: No Townhouse docks may be rented to anyone who is not an occupant of the Dwelling. In the event that an Owner rents the Dwelling, the following documentation must be presented to TKPOA: The rental agreement specifying the dates of rental, proof of insurance and certificate of title, and, in case of the long-term renter, a utility bill to show proof of residence.

Public Safety: In order to promote public safety, the Advisor of a Townhouse Subdivision may assign a vacant slip to a public safety watercraft. Violations: In addition to monetary fines imposed on property owners as provided in the CC&R's, any violation of these rules may result in the removal of the offending boat at the owner's expense.

Violations: In addition to monetary fines imposed on property owners as provided in the CC&R's, any violation of these rules may result in the removal of the offending boat at the owner's expense.

## **ADDITIONAL RESTRICTIONS APPLICABLE ONLY TO**

### **TAHOE MARINA SHORES**

**336 ALA WAI BLVD., UNITS 237 – 275**

The boat docks within **Tahoe Marina Shores** are for the exclusive use of **Tahoe Marina Shores Property Owners**. The docks cannot be rented, loaned or used by anyone other than the Owner, or their condominium short-term or long-term renter.

If your boat exceeds the size limitations stated above, the Owner is responsible for making alternative docking arrangements, e.g., Tahoe Keys Marina.

In the case of multiple Owners, ownership of the boat and ownership of the property have to be the same, as well as boat registration and proof in insurance.

The dock will be closed between December 1 and April 1 during snow season.

Accommodation of Owners that have boats that exceed the maximum length may be made on a rotating annual basis during the summer season for one of the two end slips. End slips are not available for use by short-term or long-term renters.

Each unit Owner is assigned one boat slip, and any permanent change in slip assignments within the subdivision must be approved by TKPOA management.

An exception to no loaning of boat docks would be that any **Tahoe Marina Shores Property Owner** may lend another Tahoe Marina Shores property Owner the use of his dock. The **Tahoe Marina Shores Owner** lending the dock must submit a letter to TKPOA authorizing the temporary use of his dock by the Owner loanee.

When parking boats in individual slips, all boat bows must be far enough back in the slip so as not to block the pedestrian walkway.

All Owners are responsible for any damage to the docks caused by themselves, their guests or their renters.

No personal property of any kind should be stored on the docks or left unattended.

No mooring of small vessels, such as jet skis, canoes, kayaks, paddle boats, and zodiac-type boats, is allowed in areas outside individual boat slips without prior and an appropriate TKPOA boat "sticker". At no time are these types of small vessels allowed ON the docks.

Any connection or use of the water or electrical outlets on the docks requires that someone be in attendance at all times. Such use is limited to a reasonable time period, i.e., one hour.

Guest boaters are the responsibility of the property Owner (s). Any guest boaters who park in the **Tahoe Marina Shores** Parking lot are required to park in guest-designated parking only. Violation of the parking policies will result in fines or loss of an Owner's dock privileges. The Owner/Renter must limit their use of parking for boat guests to one parking spot at any one time.

In reference to the Rentals section above: The definition of a short-term renter is an individual who will reside for a period of less than 30 days, and a long-term renter is an individual who will reside for a period of 30 days or longer.

Boat covers must be in a reasonable condition.

It is the responsibility of the **Tahoe Marina Shores Property Owners** to advise their guests, short-term renters and long-term renters of all dock rules.

# Sinking Boats and Fuel Leaks/Spills

If you see a sinking boat or fuel leak/spill please call the main office;  
or if after business hours call the Water Company emergency number.

The responsibilities of the TKPOA regarding Sinking Boats and Fuel Leaks/Spills are as follows.

1. Respond to the call to visually inspect the incident. Notify the TKPOA Water Department of the status. They will deploy containment supplies.
2. If there are signs of fuel or oil leaks, the following agencies should be notified immediately.
  - Police 530-542-6100
  - Fire Department 530-542-6163
  - Environmental Management 530-573-3450
  - Office of Emergency Services 530-621-5895
  - Water Quality Control 530-542-5400
3. Notify the owner of the situation if possible. If the boat is leaking fuel into the water, immediate extraction is required. If the owner cannot be reached, or are not taking quick action, the TKPOA staff will order the work to be done.

The following companies provide boat extraction services:

- Vessel Assist 775-832-0139
- Doug Gaynor 530-541-1111
- Tahoe Keys Marina 530-541-2155

# BOATS AND TRAILERS

Please note that the Tahoe Keys Marina is not affiliated with the Tahoe Keys Property Owners' Association, other than sharing the waterways of the East Channel. They do allow property owners, who are listed on the grant deed, to launch at no charge. To launch your boat at the Marina, you will need a current TKPOA boat sticker, your property owners' pass, and your current boat registration with you at the time of launch. This privilege is for the property owners only and not for other family members or friends. The boat registration must show the same name as that of the property owner.

All boats moored in a townhouse dock must have a TKPOA sticker. Townhouse boat slips may not be loaned or rented to any person, independent of the rental or usage of the townhouse. However, a townhouse owner may lend another townhouse owner the use of his dock if both owners are in the same subdivision. The owner lending the dock must submit a letter to TKPOA giving permission to the owner they are allowing to use their dock.

## TO OBTAIN A BOATSTICKER:

### Property Owners:

Fill out a small form and present your current boat registration; townhouse owners are required to also show current insurance, to obtain a boat sticker. The property owners name must be the same as the name on the registration to launch free at the Tahoe Keys Marina – there are no exceptions.

### Long-term renters:

Present your pass card or lease/rental agreement reflecting your Keys address, along with your current boat registration and vessel insurance to obtain a boat sticker. The name on the registration must be the same as that on the lease/rental agreement. The cost for the sticker is \$25 per year.

### Vacation renters:

For townhouse docks only: Present a copy of your rental/confirmation papers, a current boat registration, and a copy of your vessel insurance. The cost is \$15 for the length of stay.

## PLEASE NOTE:

The Association does not operate any facilities for boat trailer storage. There is rental space at the Keys Marina, or you may park on the street; or your driveway for up to 72 hours. It is strongly suggested that renters make arrangements for storage before their arrival.

**Boat trailers parked on Association property or in the townhouse parking lots will be towed at the owner's expense.**