

BELLE MAER HARBOR
BELLE MAER HARBOR CONDOMINIUM ASSOCIATION
GENERAL RULES

1. Do not interfere with your neighbors' enjoyment of the Marina/Condominium by partying or playing your sound equipment at a level that disturbs them. Your neighbors shall also not unreasonably complain. QUIET TIME IS FROM 11 PM TO 7 AM NIGHTLY.
2. All Lessees and Condo Owners are responsible for the actions of their guests and shall be held accountable accordingly. Guest lists are restricted to a maximum of ten names. Larger gatherings are considered a party and must be approved in advance by the Marina office.
3. Swimming in the Marina/Condominium canals by people or pets is strictly prohibited.
4. No fishing from any of the catwalks.
5. Do not drive any vehicle in excess of 10 MPH inside of the Marina/Condominium. All operators must have a valid driver's license in order to operate motorized vehicles of any kind on the Marina/Condominium premises.
6. Parking is allowed only in the area directly in front of your own Well/Unit or in the space designated for your Well/Unit. Any other car, whether visitor or family member, shall be parked in one of the designated guest parking areas. Cars found in violation will be towed away to an impound facility at the vehicle owner's expense and/or be subject to fines levied by the Condo Association.
7. No empty Wells/Units or the grass area (limited common elements) in front of empty Wells/Units may be used for any purpose whatsoever without the written permission from the Unit Owner or the Marina office. Transient wells are available for your boating guests through the Marina office. The sidewalk and grass areas in front of your Well/Unit must be maintained free of clutter.
8. All golf carts (and any similar four-wheel vehicles such as mules) must be registered with the Marina office. An ID decal shall be issued that must be displayed on front driver's side of the vehicle. Any golf cart or other motorized vehicle operated by a driver without a valid driver's license will be subject to removal from the Marina/Condominium. All golf carts are restricted to the roadways (no sidewalk operation). Golf carts shall not be parked or stored in any of the Marina buildings. Golf carts must be parked in the Lessee/Owner assigned parking space when the Lessee/Owner is absent from the Marina/Condominium. Golf carts must not be operated with a number of occupants in excess of the manufacturer's occupant capacity limit.
9. Except for golf carts, all other unlicensed motorized vehicles (scooters, pocket rockets, go-carts, motorized coolers, etc.) are not permitted for use or storage at the Marina/Condominium.
10. All watercraft and land vehicles must have sufficient noise limiting mufflers so as not to create a disturbance to others.
11. No step vans (or other large box trucks) will be allowed inside of the Marina/Condominium except for commercial deliveries or contractors who have complied with all of the outside labor conditions as stated in Rule #34.
12. No tents, enclosures or motor homes will be allowed inside of the Marina/Condominium. No trailers are allowed entry on weekends during the summer season. Weekday entry of customer trailers to deliver or pick up personal property must be authorized in advance by Marina management. Trailers shall not be parked inside of the Marina/Condominium. If approved in advance by Marina management, temporary (less than a day) weekday parking may be available in the front visitor lot.
13. Do not empty a porta-potty in the bath houses. Porta-potties may be emptied at the pump-out facility operated by the gas dock at their normal pump-out charges. Failure to comply may result in eviction from the Marina/Condominium.
14. Place your trash or garbage in a plastic bag and dispose of the bag in one of the Marina dumpsters.
15. For everyone's health, safety and comfort, dogs must be kept on a leash at all times that the dog is off of your boat. In addition, dogs also may not be left unattended and or restrained to any Marina/Condominium property such as trees, pedestals, pilings, etc. It is the responsibility of the dog owner to clean up after their dog. Pet Stations with plastic bags have been installed throughout the Marina for your convenience. None of our boaters should have to tolerate stepping in dog droppings or deal with a dog not on a leash approaching them or their pets, regardless of how small, cute or well behaved you believe your dog to be!

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Upon execution of this document, the Lessee/Owner acknowledges that the general rules as printed on the front and back of this document have been read and understood. Lessee/Owner further acknowledges that he/she has received a copy of these rules and agrees to abide by these rules as a condition of keeping his/her Boat at the Marina/Condominium.

Agreed and Accepted

Lessee/Owner Signature

Date

Printed Name

16. Do not dispose of motor oil or any other lubricating, cooling or fluid substances in Marina dumpsters, waters or grounds whether or not in containers. Used engine oil and oil filters must be removed from the Marina or taken to the oil pick-up point in the Marina (located at the service building next to the hoist area).
17. The Harrison Township Fire Department under NFTA 303 Section 6.3.2 requires that all fueling be performed at the gas dock. There shall be no refueling from portable containers or from refueling vehicles anywhere else in the Marina/Condominium. Refueling at a Well/Unit is a serious fire hazard that can result in loss of life and property. Failure to comply may result in eviction.
18. No heavy mechanical work such as the pulling of engines shall be performed at the well.
19. Automobile or auto repair will not be allowed in the Marina/Condominium.
20. No electrical appliances such as refrigerators, freezers or lamps may be placed in front of wells.
21. Dock boxes are requested to fall within the following dimensions: length 72", width 36", height 36" and be made of a fiberglass material or the equivalent thereof. Management will allow some discretion, but retains final approval. Only boxes specifically manufactured for use as Marina dock boxes shall be allowed. No sheds, freezers, toolboxes, etc. shall be allowed.
22. Nothing shall be nailed or otherwise attached to the docks, pilings, seawalls or sidewalks without written approval from Marina management. Satellite dish installation will be allowed subject to written approval of installation location and method by Marina management.
23. Power cords, dock lines or other items shall not be wrapped around electrical pedestals.
24. Personal watercraft shall not be stored on the grass or sidewalk.
25. Marina management must approve picnic tables. Glass top tables are prohibited because of the danger of broken glass if the tables are damaged during storms with high winds.
26. Chimineas (outdoor fireplaces or any fire pits) shall not be stored or used on the premises. Any open flame is a danger with all the gasoline, canvas, wood and fiberglass present within the Marina. The only exception is the traditional charcoal or gas grills used for cooking food.
27. Do not operate your boat in excess of 4 MPH on the Marina/Condominium waterways or in any case cause excessive wake. No person or persons shall be allowed to operate any watercraft (especially personal watercraft) on the Marina/Condominium waterways in such a manner as to interfere with the normal navigation of another watercraft.
28. No boats shall be berthed in such a manner as to have the bow pulpit extended over the sidewalk.
29. Boats stored on land for winter storage must have the batteries and electric cords disconnected while the boats are left unattended. Anchors that extend past the bow pulpit must be removed. All boats stored for the winter must be removed from parking areas within the Marina/Condominium property by the Friday preceding Memorial Day weekend. Boats not launched by that date will incur fines and additional boat move and storage costs.
30. "For Sale" signs may be posted on boats but not on any Marina/Condominium property.
31. Charter operations are not permitted within the Condominium.
32. Sailboats are not permitted to operate under sail within the Marina/Condominium waterways. Halyards on sailboats must be tied in such a manner as to prevent clanging.
33. Outside labor is allowed access into the Marina/Condominium based upon the following conditions:
 - A. The contractor must furnish the Marina office with a certificate of insurance showing \$1,000,000/\$1,000,000 liability coverage.
 - B. Lessee or Owner must supply the Marina office with an authorization requesting entry into the Marina/Condominium for the contractor.
 - C. Each employee of the contractor arriving at the Marina must register at the Marina office and sign a vehicle inspection authorization form as a condition of entry.
 - D. The contractor must comply with all the Marina environmental rules and regulations and pay any environmental fees which may be assessed by Marina management.
 - E. All outside contractors must pay the daily or annual facilities fee as established by Marina management.
 - F. Outside contractors who desire to work at the Marina outside of the scheduled Marina office hours may do so only if the times are arranged and approved in advance with the Marina office during normal business hours.
34. All persons entering into the Marina, whether they be Co-owners, tenants, family members, guests or contractors, shall also comply with the Security Rules, Environmental Rules, Swimming Pool Rules, and restrictions of Belle Maer Harbor Condominium.
35. All Rules and Regulations are subject to change at any time by Marina management.
36. Any suggestions, service requests or complaints must be made in writing. Suggestion/Service Request forms are available from the Marina office or in the Marina office side foyer. Completed forms can be turned in to the Marina office or placed in the locked suggestion box also in the foyer.