

C.S.S. Yacht Basin

Dock, Dine, Explore

Basin Rules

EMERGENCIES: Emergencies or dangerous conditions should be reported to the proper authorities and the Dockmaster immediately by calling 911 and 850-819-0136 or 850-832-3636.

1. **INVITEES:** All owners, employees, crew, guest, and contractors must comply with Marina Rules at all times. The vessel owner shall be responsible for the actions of all invitees while on basin property.
2. **NO WAKE:** The Marina and surrounding areas shall be considered a NO WAKE zone.
3. **TRANSFERABILITY:** Slips are non-transferable and may not be loaned to others without prior written approval from the Dockmaster. The sale or transfer of title to a vessel must be reported to the Dockmaster within 24 hours of the occurrence. Slips may not be occupied by vessels not registered with the Dockmaster and properly insured.
4. **CONDITION OF VESSEL:** Vessels must be presentable and comply with all federal and state regulations at all times. Only vessels in good condition under their own power shall be permitted to dock within the basin. In the event of an emergency where Owner or Agent is not present, Dockmaster shall be permitted (but not required) to make repairs which will be billed back to Owner as additional rent.
5. **COMMON AREA:** All vessels, docks, and common areas shall remain neat and free of clutter at the discretion of the Dockmaster. Vessel Owners shall be allowed one dock box per slip provided it complies with all other regulations. The following shall not be allowed on docks in public view or in any position that may pose a hazard to marina image or integrity:
 - a. Trash on and Around the Dock or Vessel
 - b. Boat Parts and Supplies (batteries, pumps, filters, etc.)
 - c. Hazardous or Environmentally Hazardous Materials
 - d. Hoses or Lines that Cross the Dock
 - e. Open Fires
 - f. Laundry Drying
 - g. Items Non-Related to Marina Operations
6. **TRASH RECEPTACLES:** Vessel Owners shall be required to maintain dockside trash cans in a presentable condition. Trash cans should have lids that remain closed at all times and should be emptied regularly. Overflowing, unsightly, or uncovered cans may be removed by Dockmaster.
7. **CHILDREN:** Persons under the age of eighteen (18) may not be left unsupervised at any time on basin property.
8. **NUISANCE:** No nuisance shall be permitted that disturbs other tenants. Excessive noise levels including those emitting from radios, generators, TVs, etc. shall not be permitted at any time. Fish carcasses shall be properly disposed of and may not be left near the basin or thrown back in the water.

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9. **REPAIRS:** No repairs of any kind shall be permitted while docked at the basin without the specific written permission of the Dockmaster. Sanding, varnishing, fiberglass work, and major engine repair are strictly prohibited and should be conducted at a boatyard.
10. **DISCHARGE:** Discharge of trash, rubbish, grey or black water, washing machine discharge, oil, fuel, or refuse of any kind into the waters of the marina shall be strictly prohibited. Vessel Owners will be responsible for any spills including those that happen in their absence (leaking parts, overturned oil containers, etc.). All spills will be reported to the appropriate authorities and all fines and clean-up cost shall be the responsibility of the Vessel Owner. Owners understand that holding tank waste disposal is not offered at the Basin and must be held until appropriately disposed of at another location. **The Dockmaster has a ZERO DISCHARGE POLICY.**
11. **PETS:** Pets shall be leashed at all times while on the Property and will be permitted only if they do not disturb other tenant or guests. Pets shall be toileted in grassy areas only. All pet waste shall be immediately placed in trash bins by owner.
12. **TRANSIENT RENTALS:** Daily rental rates shall be for the period commencing 12:01 a.m. to 12:00 p.m. of each day or any fraction thereof. Daily rentals shall be subject to termination upon demand but not prior to the end of the day upon which demand is made. Weekly rentals shall run from 12:01 a.m. on the day rent commences to 12:00 p.m. on the seventh (7th) day thereafter. Weekly rental shall be subject to termination on forty-eight (48) hours' notice, which shall commence at the end of the day on which notice is given. Monthly rental shall be subject to termination upon ten (10) days' notice, commencing at the end of the day on which notice of termination is given.
13. **SIGNAGE:** Signs will not be displayed on piers or grounds without prior approval of the Dockmaster and completion of a commercial operations addendum. Soliciting business on basin property is strictly prohibited.
14. **SLIP USAGE RIGHTS:** Dockmaster reserves the right to use or rent any slip during the temporary absence of a vessel. Dockmaster may re-assign slips or move vessels at their discretion.
15. **SWIMMING:** No swimming shall be permitted within the basin at any time.
16. **CONDUCT:** Dockmaster strives to create a safe and friendly environment for families and children. Foul language, derogatory comments, or disorderly or offensive conduct shall not be permitted at any time on basin property. Any conduct that may damage the reputation of CSS, the Dockmaster, or the basin, shall not be permitted.
17. **ILLEGAL ACTIVITY:** Illegal activity shall not be permitted on the Property at any time. Reasonable suspicion of illegal activity by the Dockmaster shall be considered enough evidence to trigger a violation of this section.

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18. **ELECTRICITY:** Extreme care must be used when using electricity around water. All electrical cords not in immediate and constant use shall be disconnected from the power source and safely stowed. Extension cords, other than cords used to provide power to vessels, shall not be permitted without the express written permission of the Dockmaster.
19. **WATER HOSES:** Water hoses must be fitted with a restriction device (nozzle or valve) on the end at all times. Cut off hoses are not permissible. Water hoses must not be left on when unattended.
20. **UNSAFE CONDITONS:** Tenants shall not permit any conditions that are unsafe to other tenants or guests. Tenants are responsible for any accidents caused by their negligence.
21. **REPORTING:** Vessel Owners and/or invitees have a duty to report any unsafe or disruptive condition, damage to marina facilities, or violations of these Basin Rules to the Dockmaster immediately by calling the number listed below.
22. **TERMINATION:** Owners terminating their dockage agreement shall report to the Dockmaster's office and settle their accounts prior to leaving. It will be appreciated if all vessel owners will leave a forwarding address in order to permit proper handling in the event that telephone calls or mail are received for them after their departure. All personal property must be removed from the dock and locker when dockage is terminated. Mail service is not provided at the marina address.
23. **VIOLATIONS:** Violation of any of the above rules and regulations by any person shall, at Dockmaster's sole discretion, be cause for immediate removal of vessels or persons from the property, the issuance of citations for violations not to exceed \$200.00 per violation per occurrence, serving Vessel Owner with a notice to vacate without refund, or any combination thereof.
24. **AMMENDMENTS:** The Dockmaster reserves the right to change, add to, or amend these rules and regulations without notice at any time. Up-to-date Basin Rules can be found on our website anytime by visiting www.cssyacht.com/our-tenants/ and clicking "CSS Yacht Basin Rules."

I accept and agree to abide by these rules and regulations.

Vessel Owner

Date

Chris G. Clubbs, Dockmaster

Date

(850) 819-0136 / cclubbs@resourcerealtypc.com

Printed Name