

# **HIDDEN HARBOUR ESTATES MARINA RULES AND REGULATIONS**

## **I. OVERVIEW**

- A. The following rules and regulations are based upon the standards of the National Board of Fire Underwriters, the National Safety Council, and other well-established good practices for the purpose of protecting residents and their property from injury, damage and/or loss.
- B. All resident owners approved for slip assignment must follow these rules without deviation. Slip assignees must obey the laws of the State of Florida in all aspects related to boat ownership and moorage.

## **II. MARINA MANAGEMENT**

The Marina Committee Chairperson and the Dock Master are appointed by the Hidden Harbour Estates, Inc. Board of Directors (BOD) and shall have complete responsibility for the enforcement of all rules.

## **III. GENERAL RULES FOR ALL UNIT OWNERS**

- A. For everyone's welfare, any unsafe conditions, such as broken or loose planks, etc. must be reported to the Dock Master or the Office Immediately (772-287-6387).
- B. Children under the age of fifteen (15) are not allowed on the docks without adult supervision. Life jackets are recommended for children under the age of ten (10).
- C. No bicycles or electric scooters are permitted in the Marina.
- D. Swimming is not permitted in the Marina.
- E. Living aboard is not permitted in the Marina. (See HH Marina Map, page 10).
- F. No animals, except for Registered Service Animals and ESA (Emotional Support Animals) are permitted in the Marina area.

- G. No owner, resident or guest is permitted to conduct any commercial activity in the Marina or in connection with any vessel therein.
- H. Excessive noise, obscene behavior and/or language or any such activity that causes a disturbance in the Marina area will not be tolerated. Vessel owners are held responsible for the behavior of their guests. Violation of these rules can result in termination of their slip assignment.
- I. Residents fishing in the Marina must avoid interfering with boaters using the Marina. Crab traps, bait buckets, etc. must be kept clear of boats.
- J. Marina trash bins are for solid waste and paper only. No oil or other liquids may be placed in the Marina bins.

#### **IV. SLIP REQUEST AND REQUIREMENTS**

##### **A. Slip Agreement**

- 1. The “Marina Slip Assignment Agreement” must be accompanied by the following documentation in order to be placed on a waiting list or to achieve Marina Committee approval for placement.
- 2. Verification that the vessel is titled to a Hidden Harbour resident unit owner.
- 3. Verification that the applicant is a deed owner of a unit in Hidden Harbour Estates, Inc.
- 4. Verification of current registration/documentation and vessel length.
- 5. Verification that the vessel is currently insured, and that Hidden Harbour is listed as “additional insured” on the policy for a minimum of \$300,000 of liability insurance.
- 6. Verification, by signing the attached Applicant Affidavit, that the resident unit owner will reside in the community full time or seasonally (a minimum of sixty (60) continuous days). The Marina Committee will accept appeals under extenuating circumstances. Such appeals will need approval of the Marina Committee and the Board of Directors.

**B. Maintaining Slip Agreement**

1. To maintain a slip assignment agreement, vessels must be in good, running condition mechanically and be able to relocate within one hour of notice. Vessel exteriors must also be well-maintained.
2. If a vessel deteriorates to a point detrimental to the appearance of the Marina, the assignee will receive notification that improvement is needed.

**C. Slip Waiting List**

1. A waiting list for slips in the Marina will be maintained by the Dock Master and kept on record in the Hidden Harbour Office. As slips become available, assignment to resident unit owners will be made in the order of their place on the wait list and individual slip size requirements.
2. Assignees must agree to pay the monthly fee as determined by the BOD for the use of the slip for so long as the authorization and request remains in effect. Fees are based on the length of the vessel, as defined in #IV and confirmed by the Dock Master. Vessels greater than forty-two (42) feet in length are not permitted in the Marina. Fees may be changed by the BOD at any time.

**V. SLIP OCCUPANCY**

- A. Resident unit owners who qualify (as set forth in Rule #IV) will be limited to one slip in the marina.
- B. Assignment of a slip does not constitute permanent possession of that slip. Assignees may not sublet slips or allow other boats to use their assigned slip even if the vessel owner is on the deed. Only the vessel registered to the slip may use the slip.
- C. Assignees may not switch slips with another assignee without the approval of the Dock Master. Assignment of a slip in the Marina is not transferred through the purchase or inheritance of a unit or inheritance of a boat. All such new resident unit owners must apply for a slip as specified in Rule #IV.

## **VI. Purchasing a New Vessel**

- A. When planning to buy a different boat, assignees should keep in mind the maximum width of the slips in our marina. If the newly purchased vessel will not fit in the currently assigned slip, the assignee may be put back on the waiting list until a larger slip is available.
- B. Assignees who have purchased a different vessel must submit a new application to the Dock Master for approval. The Dock Master reserves the right to re-assign slips from time to time in order to ensure the best use of all slips.
- C. In the case of new purchase or inheritance of a unit, the previously assigned slip is not transferred to the new owner. As there are many more units than slips, purchasers are not guaranteed a slip. Applicants are required to complete and submit a “Marina Slip Assignment Agreement” to the Dock Master for Marina Committee and BOD review as necessary.

## **VII. DUAL SLIP ASSIGNMENT AND TEMPORARY SLIP ASSIGNMENT**

- A. Any assigned slip may be held after disposing of a boat, subject to all other Marina Rules relating to boat size, for a period of up to a year, by continuing to pay the monthly fees with approval by the Marina Committee. If such approval is granted, the privilege of using that slip in the interim must be given to the first resident unit owner on the waiting list whose boat is the appropriate size to fit in the slip.
- B. In this case, the person temporarily assigned a slip shall retain his place on the waiting list and will be assigned a regular slip when one becomes available. In all cases of temporary assignment, the Marina shall collect both fees based on the length of the vessel as recorded on the registration/documentation.
- C. The overall length (defined as the combined measurement of the vessel and any bow or stern attachment, e.g., pulpit, dive platform, etc.) of the vessel may, however, need to be used to determine slip assignment.

## **VIII. UNIT OWNER SLIP RESPONSIBILITIES**

- A. Resident unit owner assignees are responsible for supplying verification of insurance and registration/documentation renewal to the office annually on their prescribed annual renewal dates. Additionally, lapse in insurance coverage may

result in termination of slip assignment. The Board of Directors will make the final decision on termination.

- B. Resident unit owner assignees are held responsible for their vessels and the general area they occupy. They are further responsible to secure their vessels in slips with adequate dock lines. Accessory vessels may not be stored in the slip or in the lesser pier.
- C. All excess lines, hoses, boxes, maintenance equipment and other paraphernalia incidental to the boat must be kept clear of walkways. No appurtenances may be added to the assigned slip without approval of the Dock Master, subject to the Marina Committee.
- D. Notwithstanding the foregoing, any boat slip assignees using a dock step previous to this rule revision will be “grandfathered in” for the specific dock step already in use for as long as the person continually is assigned the slip. However, upon permanently vacating the slip or until the dock step is at the end of its useful life, whichever occurs sooner, the dock step must be removed. Any such grandfathered persons will thereafter be subject to the Marina Rules and Regulations as revised from time to time.
- E. Engines may be run during daylight hours for limited periods (generally about half an hour) for maintenance with respect and concern for safety of divers, pedestrians or other welfare and safety. Professionally installed below deck generators may be run during daylight hours to operate high amperage appliances. All the foregoing is subject to being attended while running and no complaints.
- F. Slips are to be used for vessel dockage only and not for repairing or renovating vessels. Project boats or handyman specials are not permitted in the Hidden Harbour Marina. General maintenance activities (minor repairs, brush painting, brush varnishing, etc.) are permitted. Docks or Bulkhead cannot be used as a workspace.
- G. Fish shall be cleaned in the area provided only. Fish remains and bait must not be disposed of in Marina Trash bins. Fish bladders and eyes must be punctured before fish carcasses are thrown overboard. The fish cleaning area must be thoroughly cleaned after every use. Use of a Johnny Tube is required where fitted.

## **IX. ADVISING DOCK MASTER OF VESSEL OCCUPANCY STATUS**

- A. Resident unit owner assignees must advise the Dock Master and/or the office
  - 1. When they will be out of their assigned slip for any period exceeding two (2) weeks for repair, vacation, or seasonal storage.
  - 2. Provide seven (7) day notice of their return, so as to allow sufficient time for the temporary assignee to be relocated.
- B. To retain assignment of a slip continuously through an absence, assignees must continue to pay fees during their absence.

## **X. SLIP REVOCATION**

- A. Fueling of boats and motors or exchange of fuel from one container to another is not permitted in the Marina area. No fuels, oils, or strong pollutants should be discharged into the water in the vicinity of the Marina. These substances can create a serious fire hazard on the water and can damage hulls. Violation of this rule will be cause for termination of the slip assignment.
- B. All dockage fees are payable in advance monthly, no refunds will be made for partial month usage.
- C. Every effort must be made to keep the roadway along the seawall clear for automobile and pedestrian traffic. Boat owners must observe posted fifteen (15) minute time limits for loading and unloading gear along the Marina roadway so as not to obstruct the area. After receiving five written notices of infractions of this rule, an assignee can have their Marina rights revoked.
- D. Vessels must be brought up to an acceptable condition in a reasonable time, as determined by the Marina Committee or the Dock Master, or use of the slip will be terminated.

## **XI. USING SLIP ELECTRICITY**

### **A. Temporary Use of Electric**

1. Daylight Hours: Electricity is available for usage during daylight hours without charge. All electric tools and equipment must be grounded. All electric cords and battery chargers must be marine grade and designed for boat usage. Vessel owners need not be aboard while plugged in.
2. Overnight or multiple day use of electricity for up to 48 hours will be allowed without charge for boat owners preparing for a trip with prior permission from the Dock Master.

### **B. Continuous Use of Electric**

Those requesting continuous electrical plug-in will be charged a monthly rate. An approved shore power hook-up is required. High amperage appliances such as water heaters, de-humidifiers, air conditioners, or cabin heaters may not be run on shore power due to the limited amperage available.

## **XII. SLIP WATER CONSUMPTION**

Water is available to all assignees at hose bibs scattered throughout the Marina. All vessel owners must take care to secure the hoses and turn off all water when finished. Freshwater is expensive and wasting it could result in an increase in dock fees.

## **XIII. DOCK BOXES REQUIREMENTS**

### **A. Dock Box Size and Location**

1. Dock boxes may be placed according to the following criteria with approval of the Dock Master and permission by the Marina Committee before placement.
2. Dock boxes must not exceed 6 feet in length and 24 inches in width and be constructed from white fiberglass or white plastic composite.

### **B. Dock Box Requirements**

1. All boxes must have the name of the slip assignee and the slip number prominently displayed.

2. When leaving for the summer, during King Tides or when a hurricane threatens, dock boxes must be removed from the seawall.
3. Dock boxes must not be left in the roadway.
4. All boxes must have the owner's unit number prominently displayed on the box lid.

#### **XIV. HURRICANE REQUIREMENTS AND KING TIDES**

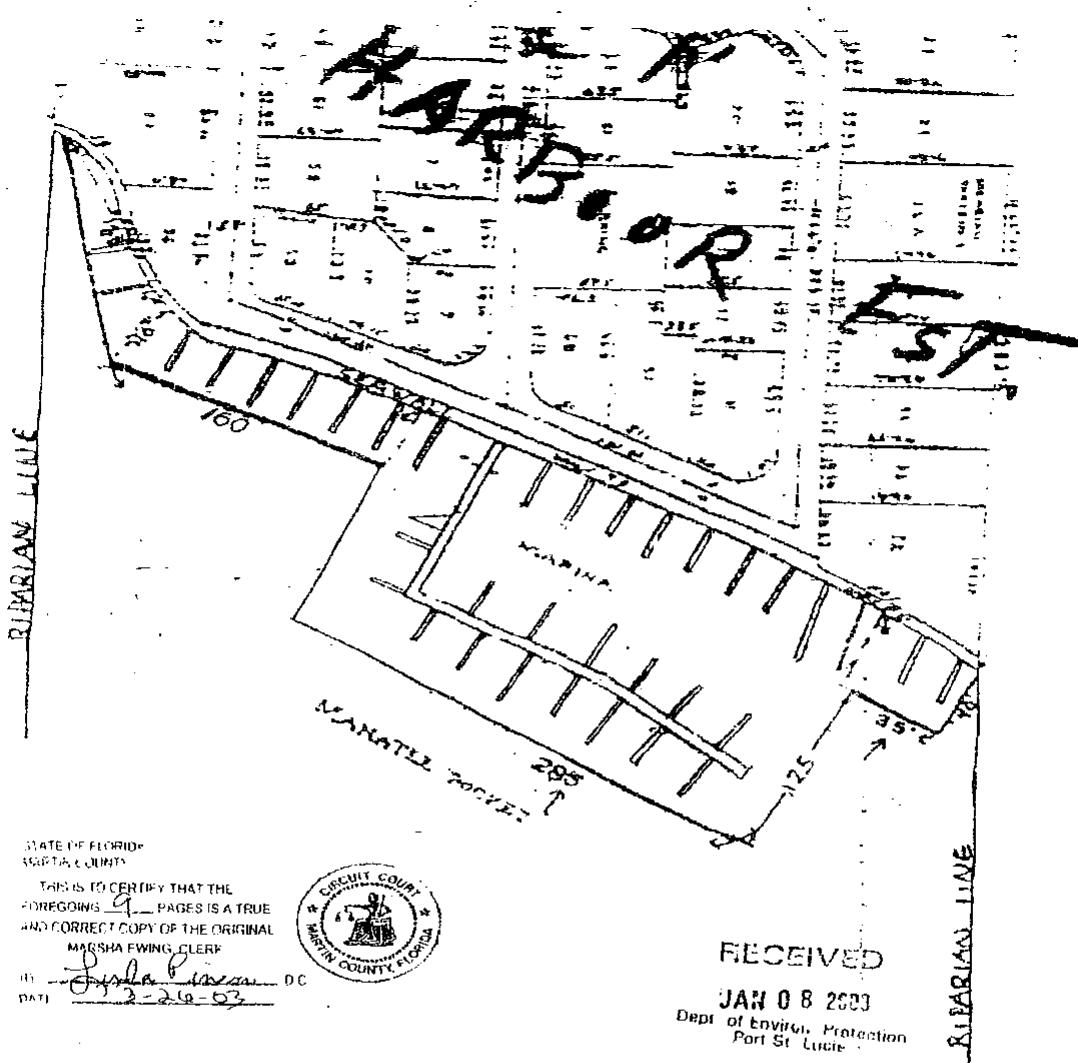
- A. All slip assignees whose boats cannot be removed from the Marina when a named storm system approaches will be held responsible for damage to the main dock, pilings, finger piers, water, electrical, seawall or any other appurtenance of the Marina area. Whenever possible, vessels should be moved, as assigned, to inside slips in advance of storm warnings. Damages may or may not be covered by insurance. The assignee is responsible in either case.
- B. When leaving for the summer, during King Tides or when a hurricane threatens, dock boxes must be removed from the seawall. Dock boxes must not be left in the roadway.

#### **XV. EXCEPTIONS TO MARINA RULES**

- A. Any resident owner may request, in writing, a special exception to any of the above rules and submit it to the Dock Master.
- B. The Marina Committee and the Hidden Harbour Board of Directors have the authority to take these requests under consideration and will decide in the best interest of the Marina and the community in general.
- C. An assignee may appeal Marina Committee decisions to the BOD. Appeals must be made in writing and include a full description of the issue including the Marina Committee's decision. The Board of Directors has fully authority to act upon appeals.
- D. The BOD additionally reserves the right to revise rules from time to time in cooperation with the Marina Committees and be enforced by the Dock Master.



Rule changes will be distributed to all members of the Hidden Harbour Community for inclusion in the Hidden Harbour Estates, Inc. Official Documents Binder.



STATE OF FLORIDA  
SANTA CLAY COUNTY

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JAN 08 2003  
Dept. of Environ. Protection  
Port St. Lucie

12/2/97



10 N/C

MHWL @ SEAWALL  
SCALE: 1" = APPROX 125'  
LINEAR FEET OF SHORELINE = 675' APPR  
LEASE AREA:  
 $285 \times 125 = 35,625$   
 $160 \times 40 = 6,400$   
 $35 \times 40 = 1,400$   
 $40 \times 125 \div 2 = 2,500$

REVISED 2/10/2003

45,925

TOTAL PREEMPTED AREA

ATTACHMENT A  
PAGE 10 OF 10 PAGES  
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