

J. MARINA RULES, REGULATIONS & STANDARD OF CONDUCT

J.1. **Trash Disposal.** All trash must be deposited in the provided containers located throughout the Marina Premises. Large items must be removed and disposed of off the Marina Premises by Owner. All waste oil, chemicals, painting supplies, batteries etc. (any environmentally sensitive products) must be removed from the Marina Premises and disposed of properly. Please contact Marina Management for any clarifications on proper disposal methods.

J.2. **Piers & Walkway Impediment.** The main pier walkway and fingers must be kept free of all items. Shore power, other electrical cords or water hoses must not cross the walkway or fingers creating a trip hazard. The main pier walkway and fingers should be kept clear of other items such as: bicycles, motorcycles, scooters, skateboards, canoes, kayaks, dinghies, outboard engines, potted plants, decorations, flags, and non-approved lighting. These items must be stored aboard the Owner's Vessel.

J.3. **Utilities – Power & Water.** Power and water are provided free of charge to select wet slips and is available for responsible, short-term use only. Please turn off water at the pedestal spigot when your boat is unattended. Please use the utilities as if you must pay for them so we may continue to provide them free of charge.

J.4. **Signage & Advertising.** No commercial advertising or solicitation is permitted on the Marina property. Only "For Sale By Owner" signs which have been approved by management are allowed.

J.5. **Boarding other Vessels.** Tampering or boarding other vessels without permission is prohibited.

J.6. **Children.** Children under thirteen (13) years of age are not permitted on the piers at any time without immediate and constant supervision of parents or other responsible adults. Children under thirteen (13) years of age are required to wear a life jacket when on a boat, as required by Wisconsin State Law.

J.7. **Fuel Dock.** No smoking at any time, on or near the fuel dock. No docking at the fuel dock except for fueling or waste pump out. The Owner is responsible for the proper filling procedure of gasoline/diesel, oil/gasoline mixture, and use of proper deck fill.

J.8. **Swimming.** Swimming in any area of the Marina Harbor is always prohibited.

J.9. **Wildlife.** Our marine environment exposes us to multiple species, some of which may be dangerous and/or deadly. For this express reason: no swimming in the marina, avoid areas under the docks/gangways, and avoid areas near the shoreline. Above all, PLEASE DO NOT FEED ANY WILDLIFE!

J.10. **Rules of the Road & No Wake Zone.** Navigation laws of the United States of America and the State of Wisconsin apply to all boats in, approaching or leaving the marina. Understand the navigation and safety laws, please educate yourself at: <http://www.boat-ed.com/wisconsin>. The entire marina harbor is defined as a NO WAKE ZONE. The harbor begins/ends with the navigation buoys at the mouth of the harbor and extends its entire width and length. Boat wakes can cause damage to moored vessels, the shoreline and individuals on the docks. Owners are responsible for damage caused to the Marina and/or other Vessels by leaving a wake.

J.11. **Fireworks/Drones.** Fireworks are not permitted to be stored or used on the Marina Premises. Drones are not permitted to be used on the Marina Premises without approval from the Marina Office in each instance of use.

J.12. **Fishing.** Fishing is prohibited from any shoreline or pier/dock on the Marina Premises. Injuries can result from fishhooks caught on dock lines and damage to boats occurs from casting. There shall be no cleaning of fish on the Marina Premises.

J.13. **Vessel Aesthetics.** Vessels are to be always maintained in good mechanical and aesthetic condition. Vessels not in good condition, as determined at the sole discretion of the Marina, may not be admitted to or permitted to remain in the Marina. Vessels not in good aesthetic condition, may be washed by the Marina, at Owner expense. See Section I.1.

J.14. **Dock/Pier Alterations.** There shall be no alteration of any dock or pier or mechanical installation or fastening of any item to the dock or pier without approval from the Marina Office. Dock Boxes are the property of the Marina and shall not be altered or relocated by any Owner. Owners may padlock dock boxes during the term of this Agreement, but Marina reserves the right to remove padlocks and inspect, remove, or confiscate contents at any time. Costs related to the padlock, replacement of cut padlock by Marina, or keys is the sole responsibility of the Owner.

J.15. **Commercial Activities.** Commercial activities, vending, or otherwise collecting funds is not permitted. Commercial activities include but are not limited to rental or leasing of vessels, chartering of vessels or boarding paying passengers, use of the Marina address, telephone, or email in any advertising, brochure, letterhead, business card, or other commercial document.

J.16. **Quiet Hours.** The period between 11:00 p.m. and 8:00 a.m. are designated quiet hours in the Marina. Boaters will refrain from entertaining, using radios, loud conversations, revving engines, etc. above decks after 11:00 p.m. for the peace and comfort of all Marina tenants. Owners violating this rule will be subject to Agreement termination after receiving a warning.

J.17. **Liveaboards.** No Vessel shall be the permanent residence of any Owner or Guest. Staying aboard one's Vessel in a non-permanent fashion is welcome. The Marina does not warrant its premises, facilities, utilities, or amenities to be of such quality as to meet standards or regulations or laws pertaining to the use of a Vessel as a permanent or seasonal residence.

J.18. **Vessel Repair & Maintenance.** Repair and Maintenance, whether by Vessel Owner or contractor, shall be limited to normal preventive engine or aesthetic maintenance and light repair. This would include changing batteries, fluids, expendable parts (e.g. belts, filters, impellers), washing, and light polishing. Extensive repairs may require, at the sole discretion of the Marina, that the Vessel be removed from the Marina Premises prior to the work being done. Prohibited repairs would include, but is not limited to, sanding, painting by brush/roller/spray, grinding gelcoat or fiberglass, use of torches or welders (hot work), or odor or vapor producing activities. Please see the Marina Office with questions.

J.19. **Portable Gasoline/Diesel Containers.** Fueling of Vessel from a portable container is prohibited. Any portable container must not be stored on the docks or piers, or in any dock box.

J.20. **Pets.** Indoor household pets are permitted on the Marina Premises. Pets shall be under full control at all times and may not be left unattended on any Vessel. Pets are not permitted to run loose and must be kept on a leash at all times, no greater than six (6) feet. Pet owners must clean up all pet waste. Pets are not permitted in any Marina facility including but not limited to, bathrooms, showers, offices, swimming pool, 3rd party tenants of the Marina Premises. Pets making excessive noise may be banned from the Marina Premises. Pet owners must follow all City and State animal control laws.

J.21. **Swimming Pool.** Lifeguards are not on duty. Pool is provided for the use of Owner's and accompanying Guests only. Guests may not use pool without Owner present on Marina Premises. Children thirteen (13) and under must be accompanied by an adult. Pool hours & rules are posted poolside and must be adhered to at all times. Food/Snacks, alcoholic beverages, and other beverages in glass containers are prohibited. Smoking/vaping is not allowed. Pool is first-come, first-serve with no restriction on days/hours used, except pool open/close hours. Maximum occupancy limits do apply. The environment and conduct of patrons of the pool shall be kept "family friendly" at all times.