

Lyons Cove Condominium Association, Inc

101 Louella Lane Nokomis, Florida 34275

Dock Rules and Regulations as approved by the Board of Directors July 2021

The Lyons Cove Declaration of Condominium, Section (9m), directs the Association to promulgate rules and regulations concerning the use of common elements in areas. The following rules and regulations apply to the use of the dock and are the only ones in force.

The use of the dock is at the user's risk. The association takes no liability for any damage or injury as a result of owner and/or guest activity on the dock.

- 1) The dock is a limited common element and as such is available only to owners for access to their boats. A current registration certificate and proof of insurance must be presented when applying for dock space to ensure that the boat is the property of an owner of a unit at Lyons Cove Condominium. **Maximum length of any boat is 25' in accordance with the boat's registration.** There will be a \$200 annual fee (due December 15 each year) for boat slip owners. Monies will be set aside for docks maintenance.
- 2) **The December 15th date is a firm date for submission of all documents and fees. THERE WILL BE NO GRACE PERIOD.**
- 3) Board of Directors of the Lyons Cove Condominium Association will assign boat slips. Boat slips are not transferable by departing owners or by boat owners who dispose of their boat without acquiring another. **Boat slips do not automatically transfer to new owners when condo units are sold.**
- 4) **Any new owner of a Condominium unit can submit a request for dock space and will be awarded if space is available. A list has been created for slip requests.**
- 5) In the event that all boat slips are occupied requests for boat slips will be honored in the order of the date of their requests as space becomes available.
- 6) Unit owners who wish to keep a boat in the immediate condominium area have a priority on dock space and may be assigned a slip for up to one year with the right of yearly renewals. Specific slip assignments will be made annually on the basis of tenure at the dock.
- 7) There will be no temporary or sub-letting of dock slips. Slip owners may not allow slips to be used by boat visitors or friends. Any attempt would be considered trespassing on said slip.
- 8) Slips shall be occupied by "active" boats. A slip that has not had an assigned boat in it for one year will be considered vacant. Any boat moored at the dock not used for three months will be considered to be in "dead storage". The board will review any extenuating circumstances related to non-usage and the owner may be required to

vacate the slip. If an owner is not in residence for more than three months, the assigned boat must be put in off-site storage.

- 9) Only one (1) slip will be available to a boat owner. A second slip may be assigned, on a temporary basis, until the space is requested by another owner.
- 10) Dock users shall not clutter the dock except to perform maintenance, clean, load or unload a boat. No fishing gear shall be left unattended on the dock. The dock shall not be used to store private property. All trash from boating or fishing shall be placed in the trash bins when leaving the dock area.
- 11) Boat owners shall keep their boats securely fastened to the dock and pilings with lines of sufficient size and condition to prevent their boats from damaging the dock or other boats in the event of a storm
- 12) Water to wash down boats and the dock is available. Hoses should be properly stored when not in use.
- 13) Single phase, 110 Volt electricity is available on the dock for battery chargers, repairs, tools, etc. All electrical covers should be closed and extension cords removed when not in use.
- 14) No additions or alterations to the dock (braces, brackets, pilings, carpets, lights, etc.) shall be made without prior approval of the Board of Directors.
- 15) All boat owners shall observe the Coast Guard “no wake” and “safe boating rules” when approaching or leaving the dock.
- 16) Boarding any boat (without the owner’s permission), allowing friends or visitors to use LCC’s dock or any boat slip constitutes trespass and is punishable by law and up to a \$5,000 fine. Dock users should report any rules and regulations violation, trespass, needed maintenance, etc. to a member of the board.
- 17) Conducting a charter service or any commercial business activity from any boat at the dock is prohibited.
- 18) Neither houseboats nor vessels which are not navigable shall be permitted to use the dock.
- 19) Violation of the dock rules and regulations by any owner using the dock facilities shall be considered cause for termination of docking agreement and shall require removal of the boat from the dock.
- 20) Kayaks must be stored on kayak rack when not in use.
- 21) No smoking on the dock.
- 22) No maintenance or parking of boat or personal watercraft trailers anywhere on LCC's premises.

Any circumstances that arise which are not covered by the above rules and regulations, they will be taken under consideration by the Board of Directors.