



# MANATEE COVE MARINA AND YACHT CLUB RULES AND POLICIES

## INTRODUCTION:

The Manatee Cove Marina's Mission is to "Offer the best environmentally safe recreational boating facility on the Banana River Lagoon. Providing safe, well run programs and events that enhance the quality of life of our Manatee Cove Marina members and family members through social and nautical experiences." Please, take a few minutes to read this important information. The rules and policies contained herein apply to each member of the Manatee Cove Marina (MCM). It is expected that each member will abide by them as he/she agreed to upon becoming a member of MCM.

The following rules and policies are similar to those routinely enforced at other marina/yacht clubs. The Retiree Affairs Committee member as well as other members, leadership and supporting agencies contributed significantly to the development of these rules and policies; thoughts in mind were safety, environmental protection, and the best interest for all members, as well as being in concert with Air Force policies.

## SECTION I: GENERAL

- A. **Rules/Policy Changes.** MCM reserves the right to amend, add, or delete rules and or policies from time to time as needed. Notice of said changes will be posted in the clubhouse. In the event any portion of the rules outlined herein shall be declared illegal or invalid, said portion only shall be deemed null and void and the balance of the rules herein shall remain in full force and effect.
- B. **Conduct.** The Air Force standard rule of conduct applies. Additionally, members along with their family members and guests are expected to comply with all MCM rules while on MCM premises.
- C. **Commercial Work.** No commercial or private contractors, businesses or persons are permitted to perform work for hire or for free on any vessel in the MCM area including wet/dry storage or maintenance areas without first registering with MCM management and presenting proof of insurance of at least \$1 million liability insurance coverage. Violators of this policy will be denied future access to the marina area. Members are responsible for arranging Patrick Space Force Base access and are responsible for contractor(s) at all time.
- D. **Compliance with Laws.** The MCM member agrees to comply with all state, federal, and local laws pertaining to watercraft, marinas, and boating along with all rules & policies of the Air Force, 45th Space Wing and the MCM, including those outlined herein. Failure of the MCM management or staff to strictly enforce rules does not relieve MCM members and their guests of their responsibility to abide by them.
- E. **Clean Marina Program.** MCM has been designated a "Clean Marina" by the State of Florida. This designation lets boaters know we practice marina environmental measures that protect the environment. All members must abide by these rules and requirements, which are posted throughout the marina and are available in the office. All MCM members are required to maintain compliance with environmental procedures to include Hazardous Waste, Storm Water and Clean Marina practices as well as local, state and government procedures. If a member violates any environmental procedure, the member is responsible for reporting the incident to the appropriate authority and will be responsible for any and all assessed cleanup costs for the incident. If a second environmental procedure is violated by the same member, the member will again be responsible for reporting the incident and will be responsible for any and all assessed cleanup costs for the incident and will lose their MCM membership privileges and be required to remove their vessel if stored on MCM property within 48 hours of notification. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy. If a member, other than the owner, suspects an environmental violation the member is asked to contact MCM at 321-494-7455 to report the incident during operating hours. If the incident is outside of operating hours, members are asked to contact Civil Engineering at 321-494-2778. If any member suspects a fish, wildlife, boating, or environmental law violation, the member is asked to contact FWC's Wildlife Alert Reward Program at 888-404-3922 or via cell phone at \*FWC or #FWC depending on the member's service provider. Members may also report violations via text message to Tip@FWC.com.

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- F. **Vessel Safety Check (VSC).** A Coast Guard VSC and certification decal is required for vessels moored, stored and/or using the MCM. The VSC is required annually. Noncompliance will result in revocation of MCM vessel mooring/storing agreements. A VSC must be completed and a copy provided to MCM to be placed in the vessel owner's file within 30 days of slip assignment.
- G. **Vessel Mobility.** MCM members warrant that their vessel and/or trailer is and shall be maintained operational and in a seaworthy/roadworthy condition, with the capability to be safely moved and maneuvered under the vessel's own power, and in full compliance with all governmental and regulatory requirements. Vessel seaworthiness/roadworthiness will be inspected annually prior to renewal of the MCM Boat Mooring and Storage Agreement. Members with vessels moored in wet storage are required to move their vessel, under the vessel's own power, to the main portion of A dock in the presence of the MCM Manager or Maintenance Supervisor to demonstrate seaworthiness. Members with vessels stored in dry storage are required to move their vessel and/or trailer to the MCM clubhouse in the presence of the MCM Manager or Maintenance Supervisor to demonstrate roadworthiness. MCM Boat Mooring and Storage Agreements will not be renewed if the vessel and/or trailer is/are not deemed seaworthy/roadworthy. The owner will have seven days to fix the deficiencies as long as the account is in good standing. If after seven days the vessel and/or trailer are still not seaworthy/roadworthy the vessel and/or trailer will be required to be removed from MCM property immediately until the deficiency is corrected. The Marina manager may approve emergency exceptions to this policy on a case-by-case basis. Once slips/storage spaces are vacated due to noncompliance those slips/storage spaces may be immediately leased to the next eligible MCM member.
- H. **Vessel Ownership and Insurance.** MCM members with vessels moored or stored at MCM must show proof of vessel ownership, current Florida registration, and current insurance with liability coverage at a minimum of \$100,000.00 before being permitted to keep their vessel at MCM. These will be revalidated annually. Copies of the above documents will be maintained in the MCM member's file. Failure to provide proof of insurance will result in immediate lease/agreement termination.
- I. **Telephone and Address.** MCM members are responsible for ensuring accurate phone numbers, address, and emergency contact information are current and in the MCM member's file. The MCM manager may periodically or randomly check on file numbers for accuracy. When a member (who moors a vessel at the marina) resides outside a 50 mile radius or is going to be out of the local area for an extended period of time (30 days or more), he/she must provide MCM with a power of attorney stating who has legal authority to act on behalf of the owner in the event of an emergency. This person will be responsible and called in the event of a problem or emergency concerning the member's boat during the member's absence.
- J. **Access Gate.** Entry to the MCM compound is controlled with an automated gate. Cards are issued to members to permit entrance. Cards are MCM property and therefore members must sign for and agree to pay a fee if a card is not returned. All cards must be returned when no longer needed or when membership is terminated. A fee will also be charged for broken, damaged, or lost cards.
- K. **Right to Board & Inspect Vessels.** The Manatee Cove Marina Manager or Marina staff may board a member's vessel at any time for inspection should there be a need for public safety or environmental compliance reasons. While the MCM will attempt to contact the member first to inform them of the decision to board, such notification is secondary to protecting public safety, MCM property, other members' assets or environmental compliance. If the member cannot be contacted prior to boarding, the MCM will notify the member of the boarding, reason for boarding and results of the inspection within 24 hours of boarding.

## SECTION II: DOCKAGE

- A. **Slip Assignment.** Slips (wet/dry) are assigned only to Patrick SFB Manatee Cove Marina members in good standing. Due to safety and emergency contact/response time, the assignment of slips is limited to members who permanently reside within a 50 mile radius of Patrick SFB. When all available slips are rented, additional assignments are made using a waiting list. Member's names are placed on this list, upon request, on a first-come, first-serve basis with the exception of active duty members. These members are placed at the top of the list in the number one position, or directly following other active duty members on the list. Dinghy rack spaces are assigned on a first-come, first serve basis to members who are renting a wet slip followed by others.
- B. **Slip Assignment Waiting List.** MCM members who are active duty military assigned to or supported by the 45th Space Wing have space priority over other members as indicated herein. If all slips are filled and a waiting list exists the active duty member will be inserted at the number one spot on the waiting list. Retired military will have secondary priority followed by all other eligible members (current DoD civilian employees, Contractors on base, retired DoD, etc).
- C. **Maintaining Membership Status.** In the event the MCM member who has a vessel moored/stored at MCM does not maintain current membership at MCM, comply with rules stated herein and pay all incurred charges IAW AF directives, MCM shall, at its sole discretion, have the right to change the rate fee to those charged to non-member transients and to take action to remove the vessel from MCM premises. Vessels must be removed within 48 hours from the date of termination of membership. All costs associated with removal of any vessel from the MCM will be the responsibility of the member.
- D. **Slip Occupancy.** Members occupy slips on a rental basis. Slips are not "owned". Rented slip spaces may only be used by the member who has been assigned to that space and he/she must own the vessel that occupies the slip.

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Members are not authorized to "sub-let" or loan their slip space to another person. Members may not move their vessel or trailer from one slip to another without prior consent from the MCM management. Member's boat must occupy the slip within 60 days of slip assignment and are responsible for rent payment beginning the 1st day slip is accepted or assigned. The MCM reserves the right to consider exceptions on a case-by-case basis or reassign the slip to another member on the waiting list. Whenever the members' slip is going to be unoccupied for 60 days or longer for any reason, he/she must notify management. Management reserves the right to use any slip that is vacant or not occupied on an as needed basis.

- E. Initial Slip Assignment.** All slip assignments are for a minimum of three months. Before any member moves a boat/trailer into a newly assigned slip, the member must provide proof of current registration and current insurance and VSC. If the vessel doesn't already display a current VSC certificate, the safety inspection must be done within 30 days of assignment. (The VSC is free and we have a list of inspectors who are available to provide this service). In order to receive an initial slip assignment the member must also personally come to the Ship Store and sign the Boat Mooring and Storage Agreement as well as prove the vessel and/or trailer is seaworthy/roadworthy. Members wanting to moor their vessels in wet storage are required to move their vessel, under the vessel's own power, to the main portion of A dock in the presence of the MCM Manager or Maintenance Supervisor to demonstrate seaworthiness. Members wanting to store their vessel and/or trailer in dry storage are required to move their vessel and/or trailer to the MCM clubhouse in the presence of the MCM Manager or Maintenance Supervisor to demonstrate roadworthiness. If the vessel doesn't already display a current VSC certificate, the safety inspection must be done within 30 days of assignment. (The VSC is free and we have a list of inspectors who are available to provide this service).
- F. Wet/Dry Slip Rental Rates.** Slip rental rates are based on length of vessel. Length of vessel is length overall and is verified upon members presentation of vessel registration papers and if necessary boat size will be validated by visual observation and measurement. If a member changes vessels, he/she must immediately bring a copy of the new vessels registration papers to the MCM. This must be done before a replacement vessel is docked/stored at the MCM. Periodic checks are made on all boats in dry and wet slips to verify ownership, type, length, etc. If/when it is discovered that a boat greater in length than registered is occupying a slip the renter of that slip will be retroactively charged for the greater length. It is important that members review their billing statements each month to ensure they are being assessed the proper fees.
- G. Transfer Fee Billing.** Slips are not transferable from one member to another. Management makes slip assignments using the waiting list described herein. If a member, who is occupying a slip, disposes of his/her boat, he/she may retain the assigned slip for a period of up to sixty days when contemplating a new purchase. However, he/she must get prior approval and will be required to pay the current fee based on size of boat sold or otherwise disposed of.
- H. Dockage Fee Billing.** Wet/Dry dockage fees are charged by the month, on the day on the 1<sup>st</sup> day of each month for that month. Members must notify the MCM in writing 30 days in advance of vacating dockage. Final billing period includes the entire month in which the slip is vacated. Members planning to vacate slips should plan accordingly. The MCM manager will consider special circumstances. Failure to pay any and all dockage fees within 40 days of billing due date will result in termination of MCM agreement and membership and members will be required to remove vessels within 48 hours. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy.
- I. Physical Changes to Docks/Finger Piers.** Members are permitted to make limited physical changes to docks or finger piers within their assigned slip; however, proposed changes must be pre-approved in writing. Examples of changes that could be requested are installation of bumper or rub rail material. Self-help pier extensions, removal or installation of pilings, electrical or plumbing changes will not be approved and are prohibited. Remember that member-made physical changes become property of the MCM and do not result in slip ownership.
- J. Assignment Notification.** Slip assignment notification is made by telephone. Should the staff be unable to reach the member within one week by telephone due to no answer, answering machine messages not returned, incorrect numbers or disconnection the member will be moved to the bottom of the waiting list. If the member declines the slip offer, the member will be removed from the waiting list. Declining a slip offered merely because it is not on a particular dock is not an acceptable declination reason. The MCM manager will review special circumstances and render decisions.
- K. Wet Slip Sizing.** Wet slips are assigned using a right sizing rule. That is, each slip has been rated to adequately berth a minimum/maximum size boat based on length and width. Right sizing varies from dock to dock and slip to slip and the minimum/maximum size boat that can be berthed in that particular slip determines rates.
- L. Wet Slip Temporary Assignment.** A member on the waiting list, who is next in line for a slip, may be offered a temporary assignment to a slip only on the condition that he/she agrees that the assignment is temporary. When the appropriate size slip is available, the member agrees to move his/her vessel as notified.
- M. Relocating Boats.** MCM reserves the right within its sole discretion to determine the location of boats within the MCM docking facilities. That is, MCM may move or remove any vessel whenever the MCM staff deems it necessary for any reason, including but not limited to the following: protection of MCM property, protection of other boaters/vessel owners, abandonment of vessel, or non-payment of slip fees or storage rates. MCM will attempt to notify the vessel owner using the contact information provided in the MCM Boat Mooring and Storage Agreement prior to movement or removal of the vessel. In the event of an emergency or inability to contact the owner, the vessel will be moved/removed in the direction of the MCM manager and all expenses relating to the move and/or removal of the vessel will be at the vessel owner's expense.
- N. Bow in Docking.** Boats moored at A, B, C and F docks must be docked "bow in" to reduce seawall (bulkhead)

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undermining or erosion. Boats in slips at these docks may be manually (no motorized power) turned stern-in for loading, off loading or authorized maintenance.

- O. **Mooring of Tender/Dinghy.** Any tender or dinghy moored with another boat in a wet slip shall not protrude past the bow or stern of the boat in a slip. The tender or dinghy must be within the rented slip area and must not be in adjacent slip area or interfere with the safe passage of other vessels. Do not tie, hang or suspend tenders/dinghies beneath, on or at the end of finger piers/docks. A MCM dinghy storage rack is available in the maintenance area. Dinghies stored on this rack must be registered with the MCM and are available to members with a boat stored/docked at this marina on a first come-first served basis.

### SECTION III: MISCELLANEOUS

- A. **Damage and/or Theft or Property/Suspicious Activity.** Contact Security Forces immediately at 321-494-2008 to report any suspected theft or damage to property and any suspicious activity.
- B. **Transient Dockage.** The main section of A dock (from the South end of the new deck to the North end of the Tiki bar) is not authorized to be utilized for long term (exceeding more than 4 hours) transient dockage.
- C. **Fishing.** Fishing is not permitted from the docks at any time. Members who have their boats moored at the MCM are allowed to fish only while physically on their boat. Drift fishing between, in or around docks is not permitted.
- D. **Storage.** Boat owners may not store supplies, materials, accessories, equipment, or debris on walkways, docks, or finger piers unless in a MCM-approved dock box. Fuel containers or propane tanks cannot be stored in or around the docks. Items are not permitted to be tied to the fence in dry storage area. Items, such as tenders/dinghies or boat hoists, shall not be suspended beneath docks/piers.
- E. **Dock Boxes.** MCM provided dock boxes are permitted to be used by members with wet slip assignments. Only one dock box per slip is permitted.
- F. **Pets.** Pets shall remain on a leash and in owner's control at all times. Barking dogs must be controlled. Members must not let their pets roam freely in the MCM area and are required to pick up after their pets. Owners may walk pets in the open field east of A dock between the MCM and golf course parking lots. Pets are not permitted in the clubhouse, or upper area of Tiki bar. Pets will be allowed to be with their owners on the deck area providing the area is not being utilized for MCM function and the owner must keep control of pet at all times. The only exception is as permitted by law or on official government business.
- G. **Service Animals.** A Service animal is defined as any assistance dog or other animal individually trained to do work or perform tasks for the benefit of an individual with a disability. These service animals are nationally or state registered and are authorized to accompany the individual whom the animal is registered on behalf of in all areas open to the general public per the Americans With Disabilities Act. Pets (those animals not registered as Service Animals) are not authorized in the Marina Clubhouse but may remain outside on a leash under the owner's control at all times.
- H. **Garbage.** All garbage shall be disposed in dumpsters or collection containers located throughout the MCM area or removed from the MCM premises. Please do not leave trash bags, etc. on docks or on the ground areas by trashcans. Containers are not to be used for disposal of boat projects discarded materials (boards, paneling, screens, canvas, sail cloth, etc.) Dockside containers are intended to be used for household type effuse incidental to recreational boating.
- I. **Discharge.** It is prohibited to discharge any material that violates state and federal water quality standards. It is illegal to discharge oil/fuel substance into US waters. In the event of discharge of oil/fuel in MCM waters, MCM has provided signs with appropriate phone numbers and spill kits at each dock. The Ship Store also has complimentary pads and booms in an effort to further prevent discharge of oil/fuel. Vessel owners are required to minimize the discharge of graywater to the greatest extent possible by utilizing shore facilities. The law defines graywater from boats as "galley (kitchen), bath, and shower water. Graywater is not considered "sewage" in the law, therefore, the discharge of graywater from boats into the sea around Florida is currently not prohibited by law. The discharge of graywater must be minimized to the maximum extent possible based on the marina basin being deemed a Critical Habitat for Manatees. In an effort to further protect our environment we recommend that everyone use biodegradable, phosphate-free detergents and soaps on vessels which are sold in the Ship Store. If the owner or another member suspects an environmental violation the owner/member is asked to contact MCM at 321-494-7455 to report the incident during operating hours. If the incident is outside of operating hours, members are asked to contact Civil Engineering at 321-494-2778. If the member suspects a fish, wildlife, boating, or environmental law violation, the member is asked to contact FWC's Wildlife Alert Reward Program at 888-404-3922 or via cell phone at \*FWC or #FWC depending on the member's service provider. Members may also report violations via text message to [Tip@FWC.com](mailto:Tip@FWC.com). If a member violates any environmental procedure, the member is responsible for reporting the incident to the appropriate authority and will be responsible for any and all assessed cleanup costs for the incident. If a second environmental procedure is violated by the same member, the member will again be responsible for reporting the incident and will be responsible for any and all assessed cleanup costs for the incident and will lose their MCM membership privileges and be required to remove their vessel if stored on MCM property within 48 hours of notification. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy.
- J. **Hazardous Materials.** Products such as pesticides, oil, paint, batteries, and petroleum products are hazardous materials that become known as "hazardous wastes" upon disposal. These materials must not be stored openly on the MCM premises. Hazardous wastes are subject to strict regulation by federal, state, and local agencies. These products must be used and/or otherwise disposed of IAW hazardous waste disposal regulations. The MCM does not

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have hazardous material waste disposal, therefore, the burden of responsibility of proper disposal becomes the member, who may be subject to criminal and civil liability for any wrongful acts. Under no circumstances will oil, fuel, fuel/oil filters, or other contaminants be placed in garbage cans, containers, dumpsters, or left in/at any other place on the MCM premises. If a member violates any environmental procedure, the member is responsible for reporting the incident to the appropriate authority and will be responsible for any and all assessed cleanup costs for the incident. If a second environmental procedure is violated by the same member, the member will again be responsible for reporting the incident and will be responsible for any and all assessed cleanup costs for the incident and will lose their MCM membership privileges and be required to remove their vessel if stored on MCM property within 48 hours of notification. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy.

- K. **Disposal of Sanitary (Sewage) Waste.** Many of our boating members have built-in heads (toilets) with holding/disposal sanitary waste systems on their vessels. Other members use portable sanitary waste systems, commonly referred to as "porta-potties". Regardless of the type of system used, federal and state law require proper disposal of waste. MCM policy and law requires no discharge of sanitary waste within the marina basin or Banana River. Member boaters may use the MCM provided waste pump-out station located at the MCM fuel dock to pump out on board waste holding systems tanks. This pump out is not to be used to empty "porta-potties". Portable waste containers must be taken off site to be emptied. Members are not authorized to dump or empty porta potties into the disposal system in the MCM restrooms or shower facilities. Discharge of sewage in the MCM waters is strictly prohibited. If a member violates these environmental procedures, the member is responsible for reporting the incident to the appropriate authority and the assessed cleanup cost for the incident. . If the member suspects a fish, wildlife, boating, or environmental law violation, the member is asked to contact FWC's Wildlife Alert Reward Program at 888-404-3922 or via cell phone at \*FWC or #FWC depending on the member's service provider. Members may also report violations via text message to [Tip@FWC.com](mailto:Tip@FWC.com). If a member violates any environmental procedure, the member is responsible for reporting the incident to the appropriate authority and will be responsible for any and all assessed cleanup costs for the incident. If a second environmental procedure is violated by the same member, the member will again be responsible for reporting the incident and will be responsible for any and all assessed cleanup costs for the incident and will lose their MCM membership privileges and be required to remove their vessel if stored on MCM property within 48 hours of notification. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy.
- L. **Maintenance (wet slip).** Only ordinary, light maintenance shall be permitted on a members' boat in the wet slips. Other work may require that the boat be moved to a different location on the MCM compound or entirely away from the marina. Spray painting, welding, and burning are strictly prohibited. Members must check with management to determine what other maintenance is permitted and where.
- M. **Maintenance (dry storage).** Several spaces are available in the boat ramp parking lot area for members to perform routine boat maintenance. Members must register with the office prior to parking or performing any maintenance – fees may be charged for extended stays.
- N. **Navigation Laws.** Navigation laws of the United States, State of Florida, and Brevard County apply to all vessels at and approaching the marina and must be complied with at all times. Boat operators are liable for any damage caused by failure to obey posted idle speed, no wake and manatee warning signs. The entire marina basin is an idle speed – no wake zone.
- O. **Safe Mooring.** The member acknowledges that they have inspected and accepted assigned dockage space and is satisfied that the slip is adequate for safe mooring of their boat. The MCM staff will make a reasonable effort to contact the member to notify him/her of dangerous conditions requiring his/her attention, but the MCM assumes no responsibility for attending mooring lines, storage or personal property, or moving of boats from the slip to which they are assigned. Members must ensure the vessels are properly and adequately secured to the docks at all times. Members must personally check their vessels in preparation of adverse weather conditions, hurricane season, and/or at any other time deemed necessary to appropriate or when informed to do so by the marina staff.
- P. **Noise.** Noise shall be kept to a minimum at all times. Members and their guests must use discretion in the operation of generating plants, main engines and other power equipment so as not to create exceptional noise. The operation of sound amplifying equipment, radios and similar devices, construction and/or repair activity which is audible off the boat and its immediate area is prohibited between the hours of 2000 –0800. MCM management on a case-by-case basis must approve any exceptions for special functions.
- Q. **Severe Weather/Emergency Conditions.** Members agree to either secure or remove their vessel from the MCM on or before issuance of a hurricane warning by the National Hurricane Center and/or Patrick SFB officials and/or in any emergency declared by or directed by the Patrick SFB Installation Commander or designated representative. It shall be the members' responsibility to be aware of such warnings. Unattended vessels may be secured and or towed to another safe location at the members expense and risk, but the MCM makes no representation that such action will be taken.
- R. **Live-Aboard.** The MCM allows for a limited number of live-aboard vessels moored at the marina which are approved on a first come, first served basis. A monthly all-inclusive fee applies (dock fee, utilities, etc). Non live-aboard members are permitted to stay aboard their vessels no more than two nights per week. Violators of this policy will be assessed live-aboard fees. Transient visitors are permitted to stay at the visitors dock for periods up to 14 days and must pay appropriate live-aboard fees. Live-aboard vessels are required to renew their application annually.

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- S. **Live-Aboard Background Checks:** All members, with the exception of active duty personnel, desiring to become a live-aboard must satisfactorily complete a background investigation prior to living on their vessel(s). In addition, all applicants requesting live-aboard approval must complete an AF Form 4422, Sex Offender Disclosure and Acknowledgement.
- T. **Use of Utilities.** Available utilities (i.e. water and power) are limited and may be inadequate at some dock slips for vessels requiring more than 30 or 50 amp power. Therefore, members must exercise prudent use of on-board items that require electrical power. Do not leave equipment, such as air conditioning, operation when the vessel is not occupied. Water bibs shall not be left in the on position when the vessel is not occupied. Dockage rates are not established at a level to permit around the clock unlimited use of utilities. It is recognized and permitted that some constant use of electricity is required to operate on board equipment such as refrigerators, chargers, and bilge pumps. Water heaters do not fall in this category; activate these units only while on-board. Each occupied slip is authorized use of one dockside electrical power card to be plugged into one power outlet for that slip. Use of more than one dockside power and/or any outlet other than the one assigned to that particular slip is not authorized. MCM maintains the pedestal and electrical service to the slips outlets. The vessel owner is responsible for the operation and maintenance of electrical cords and equipment beyond the outlet. Improperly installed adapters, corrosion on plugs, improperly attached cords and unapproved cords can cause fire or electrocution. All power cords must be manufactured marine power cords of the appropriate size. Homemade cords are not permitted. MCM is not responsible for damage to a boat's electrical equipment or damage caused by a vessel's faulty electrical equipment, including cords. All power cords and dock lines must be coiled on the vessel, not on the docks or finger piers. Unauthorized power cord hook-ups will be unplugged.
- U. **Boat Owners Liability/Indemnity of MCM.** The member (boat owner) will exercise due care and all safety rules while occupying a wet/dry/maintenance slip. The member shall indemnify and hold harmless the MCM against all claims, actions proceeding damages and liabilities arising from or connected with his/her possession and use of his/her boat. The MCM is not liable, nor responsible for loss or damage to boats moored in the MCM facilities including but not limited to damage arising out of flood, wind, rain, theft, vandalism, or any other cause. All boat owners are required to obtain and maintain liability insurance and will sign the lease agreement. The minimum liability insurance required for vessels moored and/or stored at MCM is \$100,000.00. Failure to maintain required liability insurance will result in immediate termination of agreement and membership and members will be required to remove their vessels within 48 hours. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy.
- V. **Personal Water Craft (PWC).** Members are permitted to launch and operate their personally owned and properly registered PWC within the marina basin. PWC operators must meet federal, state, and local requirements and must obey navigational rules, as well as posted signage (i.e. manatee area, idle speed, and no wake zones). Violators will be ticketed or barred from using marina facilities.
- W. **Vessel Operation within the Marina Basin.** Members are responsible for ensuring their vessels are safely and properly operated and controlled at all times within the marina basin, including the marina channel out to day markers #5 and #6. Members must be aware of and comply with Navigational Rules, Idle/Slow Speed/No Wake and Manatee zone restrictions.
- X. **Restrooms/Showers/Laundry Facility.** This facility is provided for marina members and their bona fide guests along with transient boaters registered at the MCM. The MCM will ensure facility is cleaned daily, however, members are asked to clean up after themselves for the next member. Any problems with machines should be reported to staff as soon as possible.
- Y. **On-Board BBQ or Open Fire Cooking.** Open flame cooking (charcoal or gas) is not permitted on vessels within marina basin. The MCM has designated locations where grilling can be done safely. Picnic areas are provided with grills, and tables as well as some grill located at the end of various docks.
- Z. **Fueling Operation.** Safety rules require that all boat fueling operations shall be carefully accomplished at an approved fueling station or other specifically designated remote location. The only authorized fuel dispensing location for boats in the water is at the marina fuel dock by the clubhouse. Regardless of where you buy your fuel, in order to pour it into the fuel tank aboard your boat the boat must be at the MCM fuel dock. This is true whether you are using portable fuel tanks to carry your fuel or having dockside delivery made by a commercial vendor. Exceptions will be considered and approved by management. When fueling, remember to **(1)** Always monitor your fueling operation. **(2)** Block spill access to water with buckets, sorbent pads, and rings. **(3)** Clean up your spill immediately with sorbent materials. **(4)** Do not top off your tank; only fill to 90% capacity. **(5)** Equip your vessel with fuel/air separators and whistling vents. Remember, it is illegal to discharge oil/fuel substances into US waters. Members could incur substantial civil penalty for each incident, regardless of the amount spilled. If a member violates any environmental procedure, the member is responsible for reporting the incident to the appropriate authority and will be responsible for any and all assessed cleanup costs for the incident. If a second environmental procedure is violated by the same member, the member will again be responsible for reporting the incident and will be responsible for any and all assessed cleanup costs for the incident and will lose their MCM membership privileges and be required to remove their vessel if stored on MCM property within 48 hours of notification. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy.
- AA. **Dissipating Oil/Fuel Spills.** The use of soaps or other dispersing agents to dissipate oil/fuel is more harmful to the marine environment than if the oil had been left alone. Use of these agents without permission is against the law. You may be penalized up to \$25,000 dollars for each incident from the United States Coast Guard. If a member violates

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any environmental procedure, the member is responsible for reporting the incident to the appropriate authority and will be responsible for any and all assessed cleanup costs for the incident. If a second environmental procedure is violated by the same member, the member will again be responsible for reporting the incident and will be responsible for any and all assessed cleanup costs for the incident and will lose their MCM membership privileges and be required to remove their vessel if stored on MCM property within 48 hours of notification. Vessels not removed within 48 hours will be considered abandoned and processed in accordance with established policy.

AA. **Radio Monitoring.** The MCM monitors VHF radio channel 71 during most operating hours. Feel free to contact the MCM should you need assistance or information.

BB. **Boat Washing.** Washing of trailered boats is permitted in wash ramp only it is not authorized anywhere in dry storage. Mild phosphorus free soaps may be used above water line for boats in the water (these are available in Ship Store). No power washing will be permitted on MCM property.

Member Initials: \_\_\_\_\_