

**HARBOREDGE CONDOMINIUM ASSOCIATION
DOCK REGULATIONS**

I. GENERAL PROVISIONS

1. For purposes of these Regulations a Boat Slip Unit owner (hereinafter, "Owner") is defined as the individual or entity owning a Boat Slip Unit at the Harboredge Condominium, 4 Northwest Street, Stonington CT, (hereinafter, "Harboredge") as registered in the land records of the Town of Stonington, Connecticut; and further, Harboredge Property means Common Elements and Limited Common Elements at Harboredge including but not limited to the Marine Services Building (MSB), parking lot, docks, finger piers, lawns and all other land and structures owned by Harboredge.
2. Owners, renters and their guests shall comply with these Regulations, the Harboredge Amended Declaration and Bylaws and any other rules adopted by Harboredge.
3. Owners, renters and guests shall comply with any and all government rules, regulations, ordinances, statutes and other laws affecting Harboredge.
4. Owners may rent their Boat Slip Unit with the prior approval of Harboredge for a period not less than one month. Such arrangement must be evidenced by a properly executed Rental Agreement in the form provided by Harboredge. Owners and renters may not "loan" their Boat Slip Units without prior notification to Harboredge.
5. The Boating Season is from April 15 through October 15 each year during which time docks, facilities and services at Harboredge will be available to Owners and renters. All boats shall be cleared from Boat Slip Units from November 1 to April 1.
6. Owners, renters and guests are responsible to Harboredge for the prudent operation of their boats. Owners will be held financially responsible for any damage they, their guests or renters cause by neglect, misuse or negligence to other boats at Harboredge, Boat Slip Units or Harboredge Property.
7. Owners, renters and guests shall conduct themselves at all times when at Harboredge in a manner that does not cause annoyance, hazard or nuisance to others.
8. No "liveaboards" are permitted on boats. A "liveaboard" is defined as significant occupancy during "a continuous period of two weeks, or totaling more than two months during any calendar year." (Stonington Borough Zoning Regulations)
9. Dogs must be carried or on a leash when on Harboredge Property. The pet's owner shall clean up any pet waste.

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10. Owners and renters shall maintain marine insurance coverage, including liability, and provide Harboredge with evidence of such coverage upon request.
11. Harboredge Property shall be used for private, noncommercial dockage only.
 - a. A Boat Slip Unit shall not be used for commercial venture or enterprise, such as charters, boat rides, commercial fishing operations, etc.
 - b. Fuel, oil or supplies shall not be stored on Harboredge Property.
 - c. Boats shall not be stored on Harboredge Property

II. DOCKING AND SEAMANSHIP

1. Only one boat that does not exceed the Maximum Boat Length designated for that Boat Slip Unit and its dinghy may be docked in any Boat Slip Unit.
2. Owners and renters shall use only the utilities provided at their Boat Slip Unit.
3. No boats of any kind shall be docked on the "T" at the end of the dock or on the wave attenuator except on the "T" for short term (5 minutes or less) disembarking of passengers and/or getting assistance for the purpose of docking in a Boat Slip Unit.
4. Owners and renters shall secure their boats in the Boat Slip Unit in a seamen-like manner with lines of sufficient strength and number so the boat does not damage the dock, finger piers or pilings of Harboredge. Lines should be a minimum of 1/2 inch diameter for boats under 30 feet in length; 5/8 inch for boats between 30-40 feet: and 3/4 inch for boats over 40 feet. A size larger line should be used for heavier than average boats. Owners and renters shall provide appropriate chafe protection.
5. Owners and renters shall secure their boat with lines to pilings adjacent to their Boat Slip Unit. Lines may not extend across the dock, finger piers or Boat Slip Unit of another Owner. Mooring lines, electrical cables, etc. shall be coiled so that the lines will not create a tripping hazard on the dock and finger piers. Electrical cables shall not touch the water at any time.
6. Harboredge pilings and docks are designed to dock a boat safely under average summer conditions prevailing at Stonington. During heavy weather Owners and renters shall provide additional dock and spring lines and chafing gear, or remove their boat from the Boat Slip Unit. The boat owner is solely responsible for any damage to property or persons caused by a boat not properly secured.
7. Owners and renters shall not discharge from heads or holding tanks or pump contaminated bilge water into Stonington Harbor.
8. Owners and renters shall secure halyards away from the mast before leaving their boat.

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9. Owners and renters shall remove all dock lines and gear from the dock and finger piers when removing their boat from Harboredge for the season.

III. CLEANLINESS AND MAINTENANCE

1. Owners and renters shall promptly report any damage or existing hazard on the docks, finger piers or other Harboredge Property.
2. All refuse, waste, garbage, etc. shall be placed in designated waste receptacles. The designated waste receptacle for trash and refuse is the dumpster located at west end of garages. The designated waste receptacles for recyclables are the blue bins located in the MSB.
3. Fish may be cleaned at the cutting station on the "T" dock which shall be cleaned after each use. Fish shall not be cleaned anywhere else on Harboredge Property.
4. Owners and renters shall not store boating or other equipment on Harboredge Property, except in designated storage lockers in the MSB or in approved dock boxes.
5. Outside contractors and service organizations may perform repairs and maintenance on a boat at Harboredge if they carry liability and workmen's compensation insurance. Owners and renters are responsible for determining such coverage.
6. Owners and renters shall not make any changes, modifications or improvements to a Boat Slip Unit or Harboredge Property without authorization of the Board of Directors.