



---

## 2018 RULES & REGULATIONS

---

The following Harbor & Yacht Club Rules and Regulations have been adopted in order to provide a safe and inviting premises for our patrons. These Rules, which are also posted on the Harbor & Yacht Club bulletin board and on the website, are expressly made part of the License Agreement. Boat Owner, any member of his family, any of his employees, licensees, agents, contractors, and guests (hereinafter individually referred to as "Boat Owner's Agent") expressly agree to comply with these Rules at all times. The Harbor & Yacht Club maintains the right from time to time to change or add Rules for the safety, care and cleanliness of the Harbor & Yacht Club or for the preservation of good order and, upon postings such amendments and additions in a conspicuous place in the Harbor & Yacht Club, they shall become part of the Lease Agreement and supersede all previous versions. Boat Owner agrees to comply, and to cause Boat Owner's Agent to comply, with all Harbor & Yacht Club Rules and Regulations.

1. Owners shall operate their boats, including PWC's, wet bikes and similar vessels, in a manner that will not create any wake in the Harbor & Yacht Club area. Owners shall be responsible for any damage caused to docks, other boats or any other property as a result of any wake created by owners, their guests or friends.
2. No maintenance on any boat shall be performed without the prior written approval of Harbor & Yacht Club except such minor maintenance as would be normally performed by a boat owner without the benefit of a boat mechanic or craftsman. If approval is granted, boat owner shall be liable for any and all damage to dock, other boats or any other property. There will be no major repair work done on boat while in slip or at dockside. Work includes sanding, painting, fiberglassing, woodwork, engine overhaul, carpet installation or any other such work. Fueling of boats is prohibited at the docks.
3. There shall be no swimming, air mattress, floats, or playing in water at mooring points, marina docks or any other area in the Harbor & Yacht Club area.
4. The disposal into the lake of garbage, sewage, oil, fuel or any other waste material is not permitted. The same holds true on land as well as the premises of the Harbor & Yacht Club. No private garbage or garbage cans are permitted on any docks or fingers. However, there are garbage receptacles on shore for your convenience. No oil, fuel or lubricants shall be disposed of in the receptacles on land.
5. Charcoal or wood fire grill are not to be used on docks or boats while docked in slips. Gas grills are allowed except under covered slips (the smoke leaves a deposit of grease and smoke under the roof which later drips on boats). Owner is responsible for keeping all walkways around boat clear of cooking grills, dock boxes, debris, trash, boats, water hoses or any other item that would hinder free access or walking on the dock. No boarding steps are allowed on the dock except those that come within the specifications that are approved by the marina. No storage lockers are allowed on any docks or fingers without written consent of the marina. No carpet will be allowed on any docks anywhere.

## 2018 RULES & REGULATIONS | CONTINUED

6. Owner should be aware of the danger of the use of electricity around the Harbor & Yacht Club and should take all possible precautions to avoid any potentially dangerous situation. Alteration of any outlet, circuit breaker or electric wiring must be performed by Harbor & Yacht Club personnel only. All connections to the Harbor & Yacht Club receptacles must be grounded and all wiring and connections must be UL approved and be of adequate size for power provided. No water will be provided on docks from the 15th of November through the 15th of March, unless weather conditions warrant otherwise, to prevent freeze damage to water lines. No permanent hard line or water hose hook-up is allowed.
7. Noise shall be kept to a minimum at all times. Owners shall use discretion when starting and running engines or using radios, and TV, tape players and other amplified equipment so as to not disturb others. The entertainment is for your pleasure only, not that of your neighbor and fellow boatman. Loud partying or any loud noises will not be permitted after 11:00 p.m. Any dock party and other events must request permission in writing at least (2) weeks before scheduled date of event. Boat owners who sign request will be held responsible for any damage to area and conduct all parties involved
8. Boat trailers are not to be parked in the parking area. Any trailer parked unhooked from a tow vehicle will be towed at owner's expense. This also applies to guest's and friend's trailers. Small boats may be tied behind approved vessel but must be tied on both ends not blocking slip next to your boat or floating partially free that would restrict any other boat going in and out of the Harbor & Yacht Club.
9. Pets are permitted only if they are controlled and do not disturb other boaters. All pets must be kept aboard the owner's boat, not the dock. Pets should be toileted only on the grass area within the Harbor & Yacht Club. Owner will be responsible for cleaning up any waste left by the pet. Owners will also comply with the local leash laws.
10. Individual boat sales are allowed. However, in the event of a sale the slip lease will automatically return to the Harbor & Yacht Club and not the new boat owner, unless written consent of the Harbor & Yacht Club.
11. Neither guests nor any non-owners will be permitted on the docks in the absence of the owner. Children under the age of 18 years are not permitted on the docks after midnight unless accompanied by their parents. Children under 12 years must be accompanied by an adult at all times. It is advisable that non-swimmers and toddlers wear life jackets when on boat docks or boats.
12. Harbor & Yacht Club will not be held responsible for fire, theft, loss of electricity, high or low water levels, storm damage, or sinking of any craft for any reason. Owner has the absolute continuing duty to inspect its boat for hazardous materials, combustibles, adequate engine compartment ventilation, and all other dangerous conditions. Any condition aboard any boat which, in the sole discretion of the Harbor & Yacht Club, constitutes a fire hazard or danger to safety shall be corrected immediately by owner. All drain plugs shall be secure at all times. Owner shall remove all personal items from the boat while the boat is in storage. Harbor & Yacht Club is not responsible for any personal items left in boats, on the dock or in the Harbor & Yacht Club premises.
13. There will be no disorderly conduct, vulgar language or obscene action. The Harbor & Yacht Club will not permit any public drunkenness, the use, selling or possession of drugs. This includes boat owners, friends or guests. The Harbor & Yacht Club will hold boat owners responsible for all parties involved. On minor

2018 RULES & REGULATIONS | CONTINUED

violation boat owner may be warned verbally but will receive one (1) notice by certified mail of violation and will be kept with your license agreement. The second notice will be a thirty (30) day termination of the license agreement. Any major offense, especially the use and possession of drugs will mean immediate eviction.

14. All gates must be kept closed and locked. It is the boat owner's responsibility to see that his guests, friends and children close the gate. No boat is to be anchored in the Harbor & Yacht Club waters except in berth. Boat owner is to fasten boat in berth so as to avoid damage to dock or other property. Boat owner is to make no alteration to dock or berthing space without written permission of the Harbor & Yacht Club.
15. Boat owner must comply with all laws, regulations, and ordinances governing operating or berthing of boat. Boat must be maintained in safe, seaworthy, clean and sanitary condition with no accumulation of materials detrimental to safety or public health. Storing of property on docks is not allowed except for short period of loading and unloading boat without permission of the Harbor & Yacht Club.
16. There will be no permanent living on any boat in the Harbor & Yacht Club unless first approved by management. Restriction will be from the 1st of December until the last of February. Weekend use will be allowed. This is done for safety reasons. Most boats are not designated for winter living and require excessive amounts of heat which can overload the electric system. Substitute heat will be required which creates an extreme overload of the Harbor & Yacht Club electrical system which creates a fire hazard. Also, when the boat owner goes to work, the boat is left unattended. There is no fresh water supply on the docks during this time. Violation of this rule will result in immediate termination of the boat owner's license agreement and the owner will immediately vacate the premises.
17. There shall be no parking on walkways or grassy areas in front of the docks except as may be temporarily necessary for the loading and unloading of heavy items.

The above rules will be strictly enforced. Upon the third (3rd) violation, Owner will be given a thirty (30) day notice of the termination of owner's license agreement after which the owner shall immediately vacate the premises.

Exception – The first (1st) violation of Rule Numbers 2, 4, 14, 15, or 17 may result in immediate termination of license agreement and owner shall thereafter vacate the premises immediately.

Received, read and understood by:  \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

WindRiver Harbor & Yacht Club  
Mailing Address: 350 Lighthouse Pointe Dr.  
Physical Address: 500 Marina Way  
Lenoir City, TN 37772  
865-988-1864 | marina@WindRiverLiving.com  
Dockmaster: Mark Fronczek