

**Appendix IV – Dock Usage Rules**

Under the Declaration of Condominium for Bella Costa Condominium II, the first floor unit owners in Buildings D and G have the responsibility for the use and maintenance of the boat basin docks corresponding to their respective units. Under the Declaration of Condominium for Bella Costa Condominium I, use of the dock to the north of Building B shall be limited to the owner of Unit 312, and expense and maintenance of the docks shall be the responsibility of the owner of Unit 312. These rules and regulations govern the mooring practices at all docks

1. Dock usage is supervised by a Boat Basin Committee named by the Board of Directors. The Chairman of the Boat Basin Committee is ex officio Dockmaster. The authority given the Board of Directors under the Declaration of Condominium to enter a unit to insure compliance with all rules and regulations is extended, under this document, to inspection of boats to assure compliance with all safety regulations and these Dock Usage Rules.

2. Only powerboats and sailboats are permitted at any Bella Costa docks. No canoes, kayaks, or any other types of personal watercraft are allowed. All boats must have on file with the Secretary, Bella Costa Board of Directors, both proof of ownership, in the form of a copy of the boat registration, and proof of liability insurance in the form of a copy of the insurance policy declaration page or a certificate of insurance. It is the boat owner's responsibility to make sure the information on file, regarding proof of liability insurance and ownership, is current.

3. Provided that no boat shall be moored to the detriment of other moorings, boats may have a maximum length overall (LOA) appropriate to, but no greater than, the length of the assigned slip (approximately 30 feet), unless written approval to extend beyond the assigned slip is obtained and placed on file with the Secretary, Bella Costa Board of Directors, from the adjacent unit owner and the Boat Basin Committee.

4. Maximum beam (width) of boat must be no greater than 10 feet. Beam restrictions do not apply to the dock assigned to Unit 312.

5. It is prohibited to store anything on the docks or make any alterations, or additions such as davits and boat lifts. Rafting up of boats is prohibited unless permission is obtained from the Board. One cleat (maximum 8"), one dock edge C-shaped bumper, one removable boat fender and one "Come on Board" handle is permitted per piling (remove handle if not using). No other permanent equipment or attachments are permitted without Board approval.

6. Recreational swimming in the boat basin is prohibited.

7. Boat owners should be considerate of the occupants of adjacent units, carefully observing all safety procedures and minimizing noise and exhaust fumes. Boats must be securely tied up and dinghies should be secured to the boat. Owners shall not leave boats unsupervised. Boat owners who are away for an extended period of time must make arrangements for care of the boat and advise the Boat Basin Committee in writing of the name of the person in charge while they are absent.

8. To avoid a safety hazard from having outside persons traveling through Bella Costa to reach the docks, the use of a slip by a non-Bella Costa resident is prohibited except for houseguests of Bella Costa residents, and then only for a total of 14 days mooring per year. A unit owner may permit the use of his or her slip by another Bella Costa resident. A form available from the Dock master must be completed and filed with the Secretary, Bella Costa Board of Directors. Agreements for mooring of houseguests' boats and for long term arrangements between residents require approval in writing by the Boat Basin committee