

# Waterfront Plantation Condominium Association

## Rules pertaining to the Community Waterfront (dock, slips, watercrafts, and floats)

Access to and use of our waterfront is limited to WFP residents and their guests.

### 1. General Management of the Waterfront

The Board of Directors has overall responsibility for the management of the waterfront, including but not limited to maintenance, insurance coverage, and enforcement of all related rules and regulations.

The Board, at its discretion, may designate a specific volunteer homeowner as the WFP Dockmaster. This individual will serve as the first point of contact for residents regarding questions, suggestions, or problems related to the dock and overall waterfront. The Dockmaster will keep the Board apprised of any concerns that may arise and will assist the Board in finding solutions.

### 2. Dock Slips

The list of dock slip assignments is on file with the Property Manager. Residents have the exclusive right to use their assigned dock slip for as long as they own their WFP unit.

Residents are permitted to loan their unused slip to another WFP resident if they wish. If the lender sells their unit, the borrower is responsible for relocating their boat prior to the closing date. Residents may not loan, rent, sell or gift their slip to a non-WFP resident.

### 3. Watercraft Registration, Insurance, and General Stipulations

All residents mooring a boat and/or boat float (i.e., boat drive on) at the dock are required to complete a WFP Watercraft Registration and Specifications form to be held by the Property Manager and Dockmaster.

This form will record the make, model, year, and size of the boat, and the emergency contact information of the watercraft owner. Forms must be completed and returned prior to the boat or float being moored to the dock. Similar information is required for kayaks and paddle boards routinely stored on a kayak/paddle board rack. When a unit is sold or in some other way changes ownership, the WFP Watercraft Registration and Specifications form must be updated by the new owner within two weeks.

Boats requiring registration under South Carolina DHEC law must properly and clearly display the required tags, decals, or other evidence of registration. The boat must be owned by and properly registered to a WFP homeowner, resident spouse/partner or entity controlled by a homeowner or resident spouse/partner.

Boat owners are required to carry boat insurance with watercraft liability coverage, proof of which must be annually provided to the Property Manager. Those with an umbrella policy are required to have watercraft liability coverage of \$100,000, while those without an umbrella policy are required to have watercraft liability coverage of \$500,000.

Dock slips are designed for monohull boats. Residents wanting a non-monohull boat may submit a request to the WFP Board for consideration. Jet skis are not permitted.

A boat's beam (width) must not exceed that of its float. The beam of a boat moored without a float must not exceed 8.33'.

Space permitting, guests may tie up their boats in the dock areas specifically designated for guest boats for up to 24 hours. Permission from the Board is required for an extension of time. The WFP host is responsible for informing their guests of the dock rules and for their guests' compliance.

Guests should tie up in a guest space in a manner creating the least interference with the free and open use of the dock by WFP residents.

If a unit is sold and the purchaser does not want the seller's drive-on float, the seller is responsible for disposing of the float prior to the closing date.

#### 4. Proper Use of Boats and Drive-on Boat Floats

The Board has approved Dock Blocks drive-on floats for use at the dock. Floats must be front mounted with a maximum width of 8.33' and a maximum length of 20', excluding the front mount.

For safety purposes, people and supplies should not be loaded onto, or unloaded from, a boat on a float. An individual should launch the boat and bring it to the main dock to load, and then unload at the main dock before putting the boat back on the float.

Boat owners are solely responsible for the proper, secure mooring of their boat and their boat float (if applicable), and the connection between boat and float.

Mooring lines must be attached to the dock cleats adjacent to the boat, and not to a piling or another part of the dock. A boat cannot simply be tied to the boat float.

Mooring lines may not interfere with foot traffic on the dock.

Boat floats and slips are to be kept free of debris. Hoses, ropes, bait buckets, etc. should be properly stowed and not obstruct any walkway.

Boats, floats, and any other equipment must be kept in proper working condition and be properly maintained by the WFP owner.

In compliance with HOA insurance, vessels moored at the dock, whether in the water or on a float, must be moved and stored off site upon declaration of a named storm.

## 5. Miscellaneous

A dock curfew exists between the hours of 11 pm and 6 am.

Residents may only use the electrical outlets at the pierhead in cases of emergency.

The dock ladders must be returned to the upright position immediately after use.

The dock hoses must be placed in the hose boxes when not in use and the water turned off both at the dock spigot and next to the gazebo.

Residents and their guests must remove all trash and leave the dock area in the same condition as when their use began.

No resident or guest shall conduct unsafe or dangerous activity, or interfere with the use of the waterfront by other residents.

No resident or guest may discharge any fuel, oil, cleaning materials, waste, or any other substance into the water that is potentially harmful to marine life.

Dock storage boxes may not be affixed to the dock. No storage boxes, coolers, bait buckets, crab traps or any other equipment may be left on the dock. Clothing and towels may not be hung on the boats or left on the dock. No items may be left lying on the dock.

Kayaks and paddle boards weighing less than 80 pounds may be stored in the dock-attached kayak/paddle board racks. If the number of kayaks or paddle boards exceeds the capacity of the racks, those remaining must be stored in the respective owner's garage in such a way that the garage door is able to be completely closed. If the demand for storage in the racks exceeds supply and a resident is storing more than one kayak and/or paddle board, the Board may limit the number of kayaks and/or paddle boards the resident may store in the racks. The Board may create a waiting list or rotation system for on-dock kayak/paddle board storage if demand far exceeds supply.

Upon declaration of a named storm, kayaks and paddle boards must be removed from the dock-attached racks and stored in an enclosed space.

On-property storage of a boat is only permissible in the owner's assigned boat slip. The owner may store a boat trailer in their garage if it can be totally enclosed within the garage.

## 6. Other Waterfront Activities

The dock and pier-head may be used for crabbing, shrimping, and fishing by residents or their guests. However, no cleaning of fish, shrimp, or crabs is allowed on the dock.

Anyone fishing from the dock is required to have a fishing license, per SCDNR regulations.

Any refuse generated by crabbing, shrimping, or fishing must be cleaned up and removed upon leaving the dock.

## 7. Dock Safety

No child under the age of thirteen (13) shall be permitted on the dock unless they are wearing a Coast Guard approved personal flotation device and are supervised by a person over the age of eighteen (18). Parents or legal guardians are fully responsible for minor children in or about the dock area.

Two Coast Guard approved throwable flotation devices are available for emergencies, one on the pier-head railing and a second near the kayak/paddle board racks.

A fire extinguisher is located in the gazebo.

Warning signs regarding the surrounding dangerous currents and the danger inherent in swimming from the dock, as well as a 'No Trespassing' sign, are posted on dock pilings.

## 8. Legal

Residents are responsible for reimbursing the HOA for any damage that they or their guests may cause to the dock or other property by the mishandling of a boat or float.

Waterfront Plantation HOA will not be liable for any personal injury or property damage to a resident or guest that arises from the negligent use of the waterfront.

**ALL SWIMMERS MUST BE AWARE OF RISKS FROM STRONG CURRENTS IN THE ADJACENT WATERS AND SWIM AT THEIR OWN RISK!**

## 9. Fines

Any violation of the above-stated rules will be subject to the following:

1st occurrence - A warning letter will be provided to the resident by the Property Manager.

Subsequent occurrences - A fine in the amount of one hundred dollars (\$100.00) will be assessed against the resident for any second offense. The fine will be doubled, and continue to be doubled, for each subsequent occurrence.

(9.17.23)