

# Mulberry Point Yacht Harbor

Stillwater, Minnesota



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*The MPYH's entire operation exists for one reason, our Members. The MPYH staff is here to help make the most of your river time in an enjoyable and safe marina. Please feel free to stop the Marina Manager during dock walks with any questions or concerns. We want to hear from our Members. Alternatively, contact leah@mpyh.com.*

## RULES AND CONDUCT

Slip owners must have a copy of these rules and adhere to them. The rules are part of the Occupancy Agreement (the "Agreement") between each Slip Owner and Mulberry Point Yacht Harbor Association (11. Quiet Enjoyment: Subordination (e)). A Member is required to inform all others for whom the Slip Owner is responsible for these rules. Members renting slips, without MPYH broker services, are responsible for informing renters of these rules.

### GENERAL

**Leasing/renting** - A Member may rent out their slip submitting an annual rental agreement and proof of insurance, with MPYH listed as an additional insured, to leah@mpyh.com. Members may not engage in short term (monthly, weekly, or daily). Persons renting the slip are subject to rules and regulations contained herein and on the rental agreement. The slip owner is not relieved of responsibility for the actions of the renter.

**Temporary Use** – Temporary use of a slip by parties authorized by the slip owner is allowed. The slip owner is required to submit insurance information to the MPYH Marina manager 48 hours before the temporary use commences. Please note, that temporary use of a specific slip is limited to ten days or less within a given season.

**Rule Violations** – Violation of these rules or provisions of the Occupancy Agreement should be reported to the Marina Manager and when feasible, in writing. Suggestions for the betterment of marina rules or management of facilities should be forwarded, in writing, to the Marina Manager or President of the MPYH Board.

### CONDUCT

**Member Conduct**-Members and their guests should conduct themselves with consideration for and courtesy toward other Members and guests and give their full cooperation to all security efforts of Mulberry Point Yacht Harbor Inc.

**Members are** responsible for the actions of their guests and for ensuring they observe all the rules and regulations contained in this document. Disorder, disruptive or ill-manner conduct by Members or their guests, which involves risk of harm to the marina, is prohibited.

**Noise** - Loud music or large parties are prohibited after 10:00 P.M. Except for entering or leaving slips, main engines, generators, and other noisy equipment may not be operated between 10:00 P.M. and 8:00 A.M.

**Noise** - Radios being played at the swimming pool or any outside area of the marina must be kept at a low volume so as not to disturb others.

**Anti-Harassment & Anti-Bullying Policy** - Verbal bullying: slander, ridiculing, or maligning a person or his or her family will not be tolerated. Mulberry Point Yacht Harbor strives to create and maintain a Marina environment in which people are treated with dignity, decency, and respect.

**Children** - Members are responsible for the behavior and actions of their children. Members are also responsible for any other children visiting them. The cost of any damage or destruction done by children of members or by children visiting members, to any buildings, landscaping, or any marina property will be charged to the person responsible for the child while he or she is on the premises.

**Pollution** - Members and their guests shall not throw cans, bottles, refuse, waste, oil, raw sewage, or any other inappropriate material in the marina waters. It is illegal for holding tanks to be pumped into the river. Please report any violations to your dock representative. Violations will be reported to the DNR.

## **RULES AND CONDUCT**

**Pollution** - Refuse may be deposited only in containers supplied for that purpose. Lavatories may not be used for the disposal of sewage from portable toilets. A pump-out station is provided for holding tanks and porta-potties.

**No Wake Zone** - Boats operated in or near the marina must be operated at speeds so as not to cause large wakes. No wake buoys are placed on the north and south ends of the marina and should be observed. Under Minnesota law, the damage your wake causes is treated the same as damage caused by an actual collision.

**Boat Operation** – Boats backing from slips have the right-of-way, and all other boats must yield that right-of-way. Boats leaving the Marina have the right-of-way over boats approaching or entering the marina. All boats under tow have the right-of-way.

**Blowers** – Blowers must be operated for a reasonable time (at least 5 minutes is recommended) before starting main engines or other equipment in the hold.

**Coast Guard Safety Recommendations** – Boats shall be reasonably and properly equipped with fire extinguishers and other safety equipment (PFDs, lights, horns, or whistles, first aid kits, anchors, lines, bilge pumps, paddles, and flashlights) in good working order.

**Commercial Use** - No charters are to originate or terminate from the docks. Boat rental or commercial sales from dock areas are also prohibited.

## **SAFETY**

**Fueling** - All fueling must be done only at the gas dock. Fueling at any other location is strictly prohibited.

Contact the office, at [info@mpyh.com](mailto:info@mpyh.com), if you notice any burned-out lights, extensive weed growth, loose decking boards, or any other repair or maintenance

issues that could affect the safety of the marina. This information will be passed on to our maintenance personnel for repair.

**Repairs/Maintenance** - Normal repairs and maintenance on the boat may be done by the boat owner but must be done safely. No major overhauls or removal of engines will be permitted at the docks. Work done by outside contractors, etc. ***must be done only by a bonded and insured contractor. A certificate of appropriate insurance protecting adjacent boats and the marina must be available.*** You are responsible for the clean-up of toxic materials such as drain oil, anti-freeze, bottom paint scrapings, acid washes, and batteries. A fine of \$10,000.00 can be imposed for allowing these materials to enter the river. This includes run-off from under your boat while on land. Contact Washington County for a list of hazardous waste disposal sites. Unused equipment may not be left on the docks unless stored in an approved dock box.

**Shore Power Cords** - Must be an approved marina-type cord and must be kept out of contact with the water. Shore power cords deemed inadequate or unsafe by the Marina will be disconnected from service.

**Grilling** - The use of portable charcoal or wood-fired cooking equipment is not allowed on any docks or boats moored in the marina. Propane grills are allowed but only on boats, not on dock fingers or walkway areas.

**Fireworks** – Fireworks are not allowed to be set off anywhere in the marina facilities. This includes Stillwater Marina land-based property. The potential for fire from a firework landing on a slipcover or the canvas of a boat or accidentally causing a fire on a boat or a dock is far too dangerous to allow this activity. This includes the lighting of sparklers.

**Boat Condition** - All boats must meet minimum safety standards set up by the U.S. Coast Guard. Only boats in good condition and legally registered shall be admitted to berthing areas. Courtesy Coast Guard inspections are available at the marina.

**Paddle Boarding and Kayaks** - Paddleboards and kayaks may not be stored on dock walkways or fingers. Members who enjoy these activities should be aware of navigational channels and be courteous to those they share the Marina with. When launching a paddleboard or kayak it is recommended using the outer A Dock, the North end of D Dock, or the North end of E Dock.

**Swimming** - Swimming in the marina is strictly prohibited.

**Use of Wheeled Recreational Equipment Within the Marina Facilities** - For safety purposes, wheeled recreational equipment shall not be used on the docks. To include but not be limited to bikes, skateboards, rollerblades, scooters, one-wheel, or any other wheeled apparatus.

**Obstacles** - Common dock walkways shall be kept clear of obstructions and nuisances (water hoses, electrical cords, etc.). No boat appendage shall obstruct docks or waterways. This includes all items such as transoms, platforms, bow pulpits, or other projections.

**Animals** - While moored in the Marina, pet owners are responsible for all aspects of their animal's behavior. When off boats, animals must be leashed. Animals found roaming freely will be reported to Stillwater Animal Control. Droppings must be disposed of properly by the owner.

**Animal Accidents** - Dog accidents that may occur on the dock should be cleaned immediately with a non-harsh cleaner. Recommended cleaner, Simple Green Outdoor Odor Eliminator & Nature Miracle. Dog owners will be assessed a \$50.00 fee if droppings or urination are not immediately addressed and properly cleaned. Excessive dog barking will not be tolerated.

## FACILITIES

**Slip modifications** - No modifications to slips are allowed.

**Secondary Watercraft**- A member is allowed 1 primary vessel and 2 secondary vessels. In the event, you own a second watercraft(s), the total length of your secondary watercraft(s) cannot exceed the width of your slip at the walkway. Your primary and secondary watercraft together cannot protrude more than 3 feet beyond the end of your dock finger and must be secure within your slip. Watercraft(s) must be licensed /titled to only the slip owner or renter.

**Secondary Watercrafts Accessing Tie-Along Spots:** Only Members having a second watercraft falling under the guidelines listed above are permitted to use the tie-along spaces. Members can access a tie-along spot for 24 hours.

**3' Rule**- A boat shall not exceed the length of the slip by more than three feet in length (including all appendages such as bow pulpit and swim platform).

**Dock boxes** - Must be white or off-white marine-grade units. Dock boxes are not allowed on common walkways. Absolutely no holes of any kind can be made in the decking material by anyone other than MPYH employees.

**Dock Boxes** - No screws, nails, or anything else that could damage the surface of the docks can be installed by anyone other than MPYH employees.

**Courtesy Dock Carts** - Carts are provided to the Marina's customers as a courtesy, and a prompt return to the appropriate area is expected. For safety reasons, the Marina prohibits any person from riding in a cart.

**Moving Dock Boxes**- \$50.00 charge for relocating a dock box due to slip changes. There is no charge to secure a dock box to the slip finger. Members are required to remove personal property items from the dock box.

**Slip Modifications**- Renters must receive permission from the Slip owner before installing a dock box, dock wheel brackets, and dock wheels.

**Stairs** - Stairs MUST be installed by MPYH maintenance. Stairs must be approved by MPYH maintenance and be of a uniform design, made of fiberglass or aluminum only. No homemade, wood, or stairs designed for any other purpose will be allowed. Stairs must be installed on your "half" of the finger.

**Movement of Cleats**- Due to the shortage of Ipe decking, the movement of cleats will not be permitted.

**Power Washing**- Please do not use pressure washers on or around the Ipe decking, it will strip the oil from the wood.

**Shore Power Cords**- Must be an approved marina-type cord and must be kept out of contact with the water. Shore power cords may not lay on any portion of the docks. The skirt board is the only acceptable place to mount anything to help with cord management. MPYH maintenance will also help with the routing of

cords. Shore power cords deemed inadequate or unsafe by the Marina will be disconnected from service.

**Splitters**-The use of splitters is not allowed. This is to limit electrical leakage. Per NFPA 70- National Electric Code (Article 240.20B) splitters provide improper circuit breaker protection. Splitter draws electricity in a manner potentially causing overheating to a boat which is a fire hazard. \*\* Some personal insurance providers list the use of splitters under “exclusions”.

**Shore Power Connecting & Disconnecting:** A stanchion circuit breaker must be in the “OFF” position before connecting or disconnecting shore power cords.

**Dock Walkways and Fingers**- Keeping dock walkways clean and clear is required by the fire code and should be observed as a matter of courtesy. Please route power cords neatly, keep water hoses off the dock walkways, and personal property items should be kept on boats.

**Fenders** - Additional fenders can only be attached to the skirt boards. Absolutely nothing can be attached that will compromise the rub rail in any way. No screws or nails are allowed to penetrate the rub rail.

**Appearance** - Laundry shall not be hung on boats or docks at any time. No rugs, carpets, bike racks, kayak mounts, etc. can be installed on the docks.

**Covered Slips** – Slips with slipcover framing are required to have a slipcover. Slipcovers and framing are considered personal property items and the responsibility of the slip owner. If the slip owner does not want to install a slipcover, the framing must be removed. See the full covered slip policy listed on the website.

**Slipcover Condition** – Members are responsible for maintaining Slipcovers in satisfactory condition, free of tears and holes. MPYH Board has the right to assess any slipcover in poor condition with visual damage. A slip owner has the option to repair, replace, or remove the slipcover. See full slipcover policy listed on the website or request a copy, [info@mpyh.com](mailto:info@mpyh.com).

**Debris** - Members shall not permit accumulations of debris, refuse, or unsightly material on their slips or common walkways. In the spring we experience a great deal of floating debris in the harbor including logs, trash, dead fish, and items washed into the river from yards and picnic areas. Trash such as cans, bottles, plastic, etc. should be put into the dumpster. Logs, branches, dead fish, etc. are part of nature's debris and may be moved out of the slips to continue their migration south.

**Signs** - Signs, other than slip number signs provided by the Association, are prohibited from being displayed.

**Mooring** - All boats shall be secured in their berths in an acceptable manner. For safety reasons, a vessel's bow pulpit may not hang over the dock for any reason. The owner is responsible for any damage to dock facilities caused by improper mooring. Mulberry Point Yacht Harbor has the right to adequately secure a boat and assess any costs involved in doing so.

**Parking**- Parking is available to members on a first come first- serve basis. Under no conditions shall the parking lot be used for trailer storage, campers, or RVs.

**How do I get cable TV/Internet service on my boat?**

Comcast is available throughout the Marina. Members should contact Comcast directly for pricing and package information. MPYH charges a one-time \$35.00 fee to prepare the stanchion for the Comcast tech, contact info@mpyh.com. Several alternatives also exist for internet TV services, the most popular include Roku, Sling TV, and Hulu.

**UTILITIES**

**Utility Outages** - The Marina shall not be responsible for utility interruptions or outages, or the results or damages caused by such events. Utilities include but are not limited to electricity, water, and Wi-Fi. Generally, water utilities are supplied from mid-May to mid-October.

**Air conditioners** - No air conditioner shall be operated in the absence of the owner for safety and electricity cost reasons. Please comply with this to help us keep the costs down.

**Heaters** - No heaters shall be operated in the absence of the owner for safety and electricity cost reasons.

**ACCESS CARDS**

**Access Cards**- Slip owners may receive a maximum of two access cards and two mobile credentials per slip. If an access card is lost, the replacement cost is \$75.00 per access card. Slip owners who rent their slips may request (1) non occupant owner card or (1) a mobile credential with a refundable deposit of \$150.00.

**SECURITY**

**Security Gates**- An electronic locked gate access system has been installed for your security. The Stillwater police have recommended that we call 911 to report any incidents in progress. They have committed to providing a timely response.

**INSURANCE**

Members must always maintain insurance on all watercraft at MPYH as well as provide proof of insurance to the MPYH Secretary. Insurance Certificates should list MPYH as an additional insurer. Members must demonstrate \$1 Million in liability coverage. Insurance information must be mailed, emailed, or faxed to the Secretary annually before the expiration of your current policy. If the new insurance certificate has not been received by the expiration date of the current policy, the slip will be cabled.

- \$150.00 fee: cabling & de-activation of access cards.
- \$150.00 fee: cable removal & reactivation of the access cards.

The fees must be paid before the cable is removed. Secondary watercraft must also be insured and proof of insurance on file.

### **NON- COMPLIANCE OF RULES AND REGULATIONS: 7/7/Grievance**

1. Members in non-compliance will receive written notification with a 7-day timeframe to correct the issue.
2. If the notification is ignored or disregarded, a second notice will be sent with the Grievance Policy information.
3. If the member does not achieve compliance within 7 days of the second notice, a formal Grievance will be filed. If a grievance is filed against a slip renter, the slip owner will be notified and required to attend a Board Meeting.

**Conclusion** – Depending on the seriousness of the infraction, a member who violates the rules may be warned or even terminated under the Occupancy Agreement and Rental Contracts. Persistent violation of the rules must be dealt with firmly to protect everyone’s right to the safe and orderly use of the Marina. Please keep the rules in mind and encourage others to do likewise.  
“Do unto others...”

The Mulberry Point Yacht Harbor Board of Directors reserves the right to add or amend the Rules and Regulations of the Marina by posting the updated version on the website and notifying members by email.