

Mulberry Point Yacht Harbor

Stillwater, Minnesota



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RULES AND REGULATIONS

APPLICABILITY

Slip Owners must keep a current copy of these Rules, which are part of the Occupancy Agreement and binding on Members, renters, guests, occupants, contractors, and invitees. They must ensure everyone using their slip or accessing the Marina complies with the Rules and are responsible for their conduct.

GENERAL

Leasing/Renting – Slip Owners may lease their slip only upon providing the Association with a written rental agreement and proof of insurance naming MPYH as an additional insured. Leasing does not relieve the Owner of liability.

Temporary Use – Temporary use requires a rental agreement and insurance documentation demonstrating the MPYH requirement, submitted at least forty-eight (48) hours in advance, and shall not exceed ten (10) days per season.

Reporting Violations – Observed violations must be reported in writing to the Marina Manager.

3' RULE, SECONDARY WATERCRAFTS & TIE-ALONG ACCESS

3' Rule – The primary watercraft shall not exceed the length of the slip by more than three feet (including all appendages, such as the bow pulpit and swim platform). The bow pulpit may not extend past the end of the slip finger. Boat owners are responsible for understanding their boat's LOA. Only direct measurements are used to determine LOA.

Secondary Watercraft – Members may have one primary vessel and up to two secondary vessels. Secondary watercraft must not exceed the slip width at the walkway, and all vessels combined cannot extend more than 3' past the end of the dock finger; all must be secured within the slip. Watercraft must be licensed, titled to the slip occupant, and display a 3" round MPYH sticker for identification.

Non-compliant watercraft — Noncompliant watercraft refers to dinghies, jet skis, or small fishing boats that do not satisfy the MPYH requirements for secondary watercraft. Specifically, the criteria outlined in the 3' Rule and the length of the secondary watercraft. As a result, these non-compliant watercrafts are not recognized as "secondary watercraft" and are prohibited from using tie-along spaces within the marina. MPYH and Stillwater Marina may remove these vessels and charge owners for haul-out costs.

Tie-Along Spots – Secondary watercraft may use the tie-along spots for up to 24 hours. After the 24-hour allowance, the secondary watercraft must be moored in the assigned slip. Misuse of this amenity may result in a notice of revocation from the Board of Directors.

CONDUCT

Members and guests shall behave lawfully, orderly, and courteously. Disorderly or disruptive conduct inconsistent with a family-friendly marina environment is prohibited.

Noise – Engines, generators, and amplified sound may not be operated between 10:00 P.M. and 8:00 A.M., except for ingress or egress.

Harassment Anti-Bullying – Harassment, intimidation, verbal bullying, or abusive conduct is prohibited.

Children – Members are responsible for supervision and any resulting damage.

Commercial Activity – Commercial operations from docks or slips are strictly prohibited.

SAFETY

Fueling – Fuel only at designated fuel docks.

Navigation – Departing vessels have right-of-way. Vessels backing from slips and vessels under tow have priority and the right-of-way.

No Wake – Vessels must operate at no-wake speeds. Operators are liable for wake damage.

Ventilation – Operate blowers for at least five (5) minutes before starting engines.

Vessel Condition – All vessels must comply with Federal, State, and local safety laws and be seaworthy.

Red Tag Authority – The Marina Manager or Board of Directors may restrict use of, relocate, or remove any vessel that presents a safety or property risk. Costs incurred shall be charged to the boat owner.

Repairs – Only routine maintenance is permitted. Major repairs are prohibited. Vessel owners are liable for resulting damage.

Hazardous Materials – Dispose properly to avoid fines.

Shore Power Cords – Only approved marina-grade shore power cords may be used. Shore power cords should be mounted to the skirt board; contact the office for assistance in routing. The Marina Staff or Board Member may disconnect unsafe equipment.

Connecting & Disconnecting Power – Before connecting or disconnecting shore power cords, a stanchion circuit breaker must be in the “OFF” position.

Use of Splitters – are prohibited. The Marina Staff or Board Member may disconnect unsafe equipment.

Fire Safety – Fireworks and charcoal or open-flame cooking devices are prohibited.

Swimming/Recreation – Swimming is strictly prohibited in the Marina/harbor. Wheeled devices are prohibited on docks.

Obstructions – Dock walkways must remain clear.

ANIMALS

Animals must be leashed, and waste must be removed immediately.

FACILITIES

Maintenance Reporting–Members shall report unsafe or damaged conditions to the Marina office at info@mpyh.com.

Mooring – All boats shall be secured in the berths in an acceptable manner. Bow pulpits may not hang over the dock walkway. The boat owner is responsible for damage to dock facilities caused by improper mooring. MPYH Staff and Board of Directors have the right to adequately secure a boat.

Slip Modifications – require prior approval. This includes installing a dock box, dock wheels, or dock stairs.

Dock Boxes – must be marine grade, white or off-white, meeting Marina standards, and be installed by MPYH personnel. Dock boxes should be clean of debris, mold, and mildew.

Moving Dock Boxes – There is a \$50.00 charge to relocate a dock box due to a slip change. Members must remove personal property from the dock box.

Stairs – Fiberglass or aluminum, marine grade, 24” wide max. Stairs should be Board-approved, and MPYH Maintenance must install.

Movement of Cleats – Movement of dock cleats must be approved by the Marina Staff.

Power Washing – Pressure washing the Ipe decking is prohibited; this activity will strip the wood of its natural oil. Contact the office for alternative cleaning suggestions.

Shore Power Cords – MPYH Maintenance will assist with cord routing at no charge.

Dock Carts – Courtesy dock carts are available at the entrances to dock gates BCD, E, and F. Please return carts to the appropriate area promptly.

Fenders – Additional fenders can only be attached to the skirt boards.

Appearance – Laundry may not be hung on boats or docks at any time. Rugs, carpets, bike racks, and kayaks may not be on the slip fingers or main walkways.

Covered Slips – Slips with slipcover framing must be covered. The MPYH Board has the right to assess any slipcover in poor condition with visual damage. See the full slipcover policy on the website, www.mpyh.com.

Trash and Discharge – Discharge of refuse, sewage, oil, or hazardous materials into Marina waters is prohibited.

Debris – Members shall not permit accumulations of debris, refuse, or unsightly materials on their slips or common walkways. Accumulation of floating debris, logs, or dead fish should be reported to the office, info@mpyh.com. Members are responsible for removing light debris and trash from inside their slips.

Signs – Boat broker and personal “for sale” signs are allowed on a watercraft. Signs must be clearly legible, in good condition, and no larger than 12” x 18”. Signs should be removed as soon as the boat is sold or if the sale is no longer pending.

Flags – Flags, pennants, and burgees should be maintained in good condition and displayed in a tasteful manner. Profanity and obscene or graphic imagery are prohibited.

Parking – is first-come, first-served; trailer or RV storage is prohibited. Parking areas are subject to surveillance.

UTILITIES

Electricity – MPYH is not liable for utility interruptions.

Water service is seasonal from May 15 to October 15.

Air Conditioners – must not be operated in the owner’s extended absence.

Heaters – must not be operated unless the owner is present on the vessel.

ACCESS & SECURITY

Security – Common areas (docks, parking areas, and other communal facilities) are subject to video surveillance. These areas are monitored and may be recorded continuously. *Entry constitutes consent.* There is no expectation of privacy in common areas.

Marina Access – Gate credentials may be issued, suspended, or revoked at MPYH’s discretion.

Emergency/Assistance – Stillwater Police recommend calling 911. If applicable, reference a non-emergency situation.

INSURANCE

Requirements – All vessels must maintain insurance with at least \$1,000,000 liability coverage and list MPYH as an additional insured.

Contractors – Contractors must be insured, bonded, and pre-approved with \$1,000,000 liability coverage.

ENFORCEMENT

Non-compliance may result in a notice to cure, fines, suspension of privileges, or termination of occupancy rights. MPYH reserves all rights and remedies available under the governing documents.

Non-Compliance Remedies

- Slip Cable – \$300 fee for cabling and cable removal.
- Gate Credentials – Deactivation of all gate credentials.
- Grievance – Written notice of non-compliance and a requirement to attend a Board meeting for resolution. See the Marina website, www.mpyh.com, to review the full Grievance Policy.

CONCLUSION – The Rules and Regulations, once provided to the slip occupant at MPYH, become binding under the Occupancy and Rental Agreement. The Mulberry Point Yacht

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