RULES AND REGULATIONS OF GRANDVIEW PALACE YACHT CLUB

In an effort to provide an inviting atmosphere for the Boat Owners and their guests docking at GrandView Palace Yacht Club, the following Rules and Regulations provided for your protection and constitute a part of and are deemed incorporated into the Dockage Agreement. Your compliance with the following Rules and Regulations is mandatory.

A. The Rules of the Road and the Navigation Law of the United States apply to all vessels in or approaching Marina

B. Offering vessels, including jet skis, for rent, or Airbnb of vessels within the Yacht Club is prohibited. Boarding rented and/ or chartered vessels within the Yacht Club is also prohibited.

C. In the event of any emergency during the owner's absence e.g. including but not limited to breakdown of bilge pump, leaks, broken lines, the Yacht Club is not responsible to secure, protect, or preserve the Vessel. It's the Vessel owner's responsibility to have a designated person check up on their vessel regularly and attend to any emergency. Furthermore, owners release the Yacht Club from any and all liability resulting from actions taken by the Yacht Club in good faith, if any; to protect or preserve the Vessel in such emergency.

D. Pets shall not be permitted within the confines of the Yacht Club piers.

E. Noise shall be kept to a minimum at all times. Owners and guests shall use discretion in operating engines, generators, radios and television sets, so as not create a nuisance or disturbance. The use of loud mechanical tools outside of the boat is prohibited. (Buffers, sanders, rug cleaners, compressors, etc.).

F. Modifications or alterations to docks, finger piers, davits or other Marina equipment is prohibited without advance written permission from the Yacht Club manager.

G. Refuse shall not be thrown overboard. Garbage is to be placed in the bins provided. Notify dock attendant if anything will not fit, but don't leave items on the piers. No person shall discharge oil, flammable liquid or bilges into the Marina. Disposal of Batteries and oil is not permitted on the premises.

H. Fires are not permitted on the docks.

I. Advertising or soliciting shall not be permitted within the Marina. Please advise the Dock Master or Yacht Club Manager of any soliciting on the docks.

J. Swimming in the marina is not permitted. Nor is diving or fishing from the piers.

K. Boat owner's shall not store boat supplies, materials for repairs, dinghies, kayaks, paddle board or inflatable yacht toys on the walkways, finger piers, or on the bay. Owners shall not construct or install any dock box, locker, chest, cabinet or similar structure on the dock without advanced written approval from the Yacht Club Manager.

Vessel Owner's Initials _____

Prior to purchasing a white fiberglass dock box, you must check with the Yacht Club Manager to verify the dock box size (7 feet or 28"H x 28"D x 84"W), and location that will be permitted.

L. No fueling is permitted on the docks at any time. Fueling is only to take place at the Fuel Pier. The use of fuel cans or containers is prohibited.

M. Laundry shall not be hung on boats or finger piers in the Marina.

N. All fenders must be installed with in such manner as not to interfere with other slips or vessels in the Marina. Written permission is required from the Yacht Club Manager before installing fenders.

O. No wakes shall be created by vessels entering or leaving the Marina.

P. The operation of motorcycles and bicycles are strictly prohibited on any dock or pier and such vehicle must be stored in a parking area approved by the Condominium Association.

Q. All lines, riggings and halyards will be secured by the vessel owners in order to eliminate noise. Masts must have noise protection devices. Boats must be maintained in good repair.

R. Owners are bound by the Rules and Regulations of the GrandView Palace Condominium Association when on the Premises of the Association. When using the Pool, Pool Deck and other facilities, owners use these facilities at their own risk. Guests or employees of owners and tenants of owners shall not be authorized to use the Association's pool or recreation room facilities.

S. Violations of any of the above Rules and Regulations as amended from time to time, disorderly or indecorous conduct by Owner, his crew, guest or invitees, that might in the sole opinion of the Marina, injure a person, cause damage to property or interfere with or harm the reputation of the Yacht Club, shall be cause for issuance of a violation notice and fine.

T. Yacht Club reserves the right to refuse any Vessel admittance to the Marina and to the Premises, as these are defined in the Dockage Agreement. The word "Vessel" as is used in this paragraph refers only to watercraft.

U. Maximum Vessel Length: The maximum vessel beam and length for each slip is identified in the Yacht Club's Official Records. No vessel may reside in a slip that has a beam that exceeds the maximum beam size identified in the official records, nor an overall length that exceeds the maximum boat size plus three feet. The additional three foot allowance is to accommodate bow pulpits, swim platforms and engines that can increase a vessel's length beyond the manufacturer's specified length.

Vessels with overall length as measured tip to tip that are more than 3 feet over the maximum slip length designated in the official records shall not be permitted.

Vessel Owner's Initials _____

V. No Live-A-Boards or gambling Vessels are permitted. A Live-a-board is defined as a vessel occupied by the owner more than 14 days per month or in excess of 10 consecutive days.

W. Only one boat (including dinghies, kayaks, or similar) may reside in each slip. Unauthorized or unregistered vessels are not allowed to stay in the Marina.

X. The Yacht Club Lounge must be locked after use, and must be left in clean and orderly condition. Furniture may not be removed from the Lounge. Personal belongings may not be left or stored in the Yacht Club Lounge.

Y. Smoking and over-night stay are prohibited in the Yacht Club Lounge.

Z. Parking cars in front of the B pier is prohibited. This are may be used for a maximum of 5 minutes and only for load and unloading. Yacht Club owners may purchase or lease a parking space or may park in the designated Marina Parking spaces on the lot immediately South of the GrandView Palace main tower.

AA. On site storage spaces and reserved parking are not included with the Marina Slips. They are available for purchase or lease separately from the Grand View Palace Marina. Call 305 861-6000. Storage and Parking spaces purchased by the Yacht Club members shall be considered Limited Common Elements of the Commercial Unit CU-12: Yacht Club Lounge.

BB. Boat trailers may not be stored on condominium property.

CC. Boat lifts may be installed in slips provided 1. The member acknowledge in writing that they shall be responsible for lift removal and re-installation if the Yacht Club, in their sole discretion, determines temporary removal of the lift is advantageous or necessary to make repairs to the piers and/or pilings. 2. The member is current on their assessment obligations to the Yacht Club. 3. The member obtains advance written approval from the Yacht Club, which requires that the lift and contractor proposed by the member meets the Yacht Club's then-current lift specifications and contractor qualification requirements. 4. All requisite permits are obtained at member's expense.

DD. Vessels will be in compliance with NFPA Section 32 including but not limited to: Smoke Detection: All vessels 26 feet or more in length with accommodation spaces intended for sleeping shall be equipped with a single station smoke alarm that is listed to UL217 for recreational vehicles and is installed and maintained according to the device manufacturer's instructions.

BOAT OWNER

By: _____ **Authorized Signature** James Edwards

Vessel Owner's Initials _____