

OTTER CREEK LANDING YACHT CLUB

(Hereinafter referred to as the Yacht Club)

**RULES AND REGULATIONS**

*Approved by the Board - August 2023*

**1. HURRICANE RULE:**

(a) **HURRICANE WARNING:** In the event of the issuance of a **HURRICANE WARNING** for the immediate area **ALL BOATS/VESSELS MUST BE REMOVED FROM ALL BOAT SLIPS WITHIN 24 HOURS FROM THE TIME THE WARNING IS FIRST ISSUED.**

(b) **FAILURE TO REMOVE** before the **24 hour** deadline will result in a fine of five hundred dollars (\$500) to the Member whose boat slip has not been vacated. In addition, the Member will be held responsible for any damages to the docks determined to have been caused by the boat/vessel that was left in the Member’s slip.

*Note (a) & (b) above were re-affirmed per majority vote of the Membership on July 10, 2013. They can be changed by majority approval VOTE (which is at least 50% + 1) of eligible Memberships*

(c) **BOAT LIFTS:**

- Must be removed and will be treated the same as boats/vessels with respect to the Hurricane Rule (e.g. removal, fining, damages, etc).

(d) **AFTER STORM:** No boat shall be put back into a slip until the YC gives permission to do so (even if the slip is OK). This is to give time to inspect the docks for damage, usability and repair access, if needed.

(e). **PROCEDURE FOR ANY MEMBER** who does **NOT** abide by the Hurricane Rule will be:

- First offense: \$500. Second offense: \$1000. \$2500 for each additional offense.
- Member is responsible for all fines and damage assessments.
- Tenant/authorized user will be denied any future usage of the docks, slips and Yacht Club properties.

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**THE FOLLOWING RULES & REGULATIONS ARE ALSO OCLYC DECLARATIONS**  
*(These Declarations can be amended by voted approval of not less than 2/3’s of the eligible memberships)*

**2. LIABILITY POLICY:**

(a) Any boat/vessel occupying a boat slip or on Yacht Club property must have (as a minimum) a current \$300,000 Liability Policy. *(Declarations, Article IX; Insurance; Section 3)*

(b) **A copy of the current proof of coverage and coverage dates (as shown on the Insurance Declarations page) MUST be provided to Yacht Club Office with each renewal, and must be on file in the Yacht Club Office BEFORE any boat/vessel can occupy a slip or be on Yacht Club property.**

**3. PAPERWORK FINE:**

**IF** a boat/vessel/trailer is brought onto the Yacht Club property or into any boat slip without supplying the Yacht Club Office with the required paperwork...

**OR IF** a boat/vessel/trailer remains in a boat slip or on Yacht Club property **AFTER the insurance liability policy expires...**

- **A fine of \$25.00 will be imposed and \$10.00 per day until the paperwork is received OR the boat/vessel is removed from the slip and YC property.**  
*(Declarations, Article VI; Use Restrictions; Section 1, Rules & Regulations)*
- Note: It is the responsibility of the member to notify the YC Office when a boat and/or trailer is removed from the property, so that the YC knows when the fines should cease.

**NOTE: “Authorized user” has a member’s written permission to use that member’s slip for mooring purposes AND has all required paperwork filed in the YC Office.**

**4. LEASING or AUTHORIZED USE OF A BOAT SLIP:**

**(a) No Member shall lease or allow another use of a slip unless the following conditions are met:**

- Leasing or authorized use of a slip is a privilege which the Board must approve. Approval may be revoked at any time for financial delinquency or for tenant/ authorized user/ or member’s violation of the Rules & Regulations. (*Declarations, Article III, Membership, Section 5 Lease*)

**(b) Use of a slip shall be for mooring purposes; for recreational/ non-commercial and non-live aboard use only.** (*See Rules & Regulations #17, 7 & 6, which will also have the Declarations details.*)

**(c) TEMPORARY USE OF BOAT SLIP:** see “Authorized Use” above.

**5. LIVE-ABOARD/STAY-ABOARD:** No boat/vessel in any boat slip may be used as a live-aboard or residence for more than forty-eight (48) hours without prior written approval from the Board of Directors.

(*Declarations, Article VI, section 4. Houseboats, and CAMA permits- dated 1985, 1987, 1988 and 2011, Plus CB Harbor and Marina Regulations; Chapter 10 “General Regulations”; Section 4 (11) Living Aboard a Boat*)

**6. COMMERCIAL PURPOSES:** No portion of the Yacht Club properties, common areas, or any boat slip can be used for commercial purposes. (*Declarations, Article VI; Use Restrictions; Section 2, Use of Properties*) (Examples: charters for fishing, sightseeing, rentals for overnight or longer stays by non boat owner, etc)

**7. DOCK APPEARANCE & DOCK BOX STORAGE** (*which is for outer docks only*)

**(a)** Areas surrounding a Member’s slip must be kept safe, neat and orderly

**(b) Nothing is to be stored on the docks with the exception of dock boxes on the outer docks.**

- Due to limited space the size, design and installation of future boxes **MUST** be approved by the Board.
- All dock boxes **MUST** be secured to the floating dock.
- All lids **MUST** be fastened/secured to the dock box; all hinges & latches must be in working order.
- Upon Request - Dock boxes **MUST** be moved when necessary for maintenance or repair work. (*Declarations, Article V; Maintenance, Section 2; Dock Boxes*)

**8. WATER QUALITY:** This is a closed head marina.

- No refuse, treated or untreated sewage, grey water (all water that is not sewage, i.e. dish, laundry, bathing, water, etc.), trash, oil, gasoline or other items can be released into the inner or outer dock waters. (*Declarations, Article VI; Use Restrictions; Section 5, Water Quality*); Plus *Carolina Beach Harbor and Marina Regulations; Chapter 10 “General Regulations”; Section 4 (10) Marine Debris/Waste*)

**9. SIGNS, ALTERATIONS, etc.:** Signs, structures, additions, deletions or modifications shall not be made to the Yacht Club property, common areas, or boat slips without written approval from the Board of Directors. (*Declarations, Article V, Maintenance, Section 1; Improvements & Alterations*)

**10. BEHAVIOR:** No horseplay on the docks. Obnoxious, offensive or unlawful activities are prohibited. Please be courteous to others around you. (*Declarations, Article VI, Use Restrictions, Section 3: Quiet Enjoyment*)

**11. DAMAGE:** Damage to the piers, docks, pilings, bulkhead, or any other ~~common~~ Yacht Club property by a Member, their tenant/user/guest and/or their boat/vessel/lift **shall become the financial responsibility of the Member.** (*Declarations, Article IV, Covenants for Maintenance Assessment; Section, Assessment for Repairs of Damage Caused By Fault.*)

**12. FINES:** will be imposed for violation of any Rules and Regulations. (*Declarations, Article V; Use Restrictions; Section 1; Rules and Regulations*)

**The following are RULES & REGULATIONS MADE BY THE BOARD**

*(These can be changed by Board approval)*

**13. MEMBER IS RESPONSIBLE FOR THE FOLLOWING:**

- (a) Keeping account current AND staying current (i.e. dues, assessments, fines, late fees, etc.).
- (b) Making sure Yacht Club Office receives –(1) “Tenant/Authorized User Information Form”, 2) copy of boat registration or documentation, (3) current copy of Liability Insurance Declarations AND (4) the Board of Directors approval **BEFORE the tenant or authorized user’s boat/vessel can occupy the slip**
- (c) Notifying ANYONE renting/using the slip about the current Rules and Regulations, Operations Information, and any additional applicable information concerning the Yacht Club
- (d) **Paying fines/reparations resulting from infractions and/or damage by member, tenant/authorized user.**

**14. BOAT REGISTRATION OR VESSEL DOCUMENTATION & SLIP SIZE:**

- (a) **A copy of the boat registration or vessel documentation MUST be on file in the Yacht Club Office BEFORE the boat/vessel can occupy a slip or be on Yacht Club property.**
- (b) **Registration numbers that are required and MUST be properly placed on the bow of the boat**
- (c) The size of the slip assigned to the Member is the maximum length of the boat/vessel (as listed on the boat/vessel registration/documentation) allowed in that slip.

**15. “NO WAKE” - slow speed is mandatory around and within the confines of the inner and outer marinas**

**16. ACCESS RESTRICTIONS:**

- (a) For safety, privacy, security, and **liability and insurance coverage reasons**, the inner and outer docks, piers/slips and YC property are for Members and Member’s tenants/ authorized users only.
  - Any guest on the YC property **MUST** be in the company of a Member, a tenant or authorized user.
  - All children **MUST** be accompanied by an adult.
  - **Anyone NOT in the company of a member/tenant/or authorized user will be considered trespassing**
- (b) The Yacht Club reserves the right to limit the number of guests.
  - Please use discretion concerning the number you invite.
  - If you are inviting guests, to watch the fireworks, flotilla or to fish, etc., you must be there.
- (c) **Use of any slip without that Member’s permission is prohibited.**
- (d) **Purchase, rental or use of a slip membership shall be for mooring purposes.**
- (e) Trailer storage is not permitted for tenants, authorized users or guests.

**17. PILINGS SECURING THE FINGER PIER AND FLOATING DOCK SYSTEM:**

- (a) No lines can be tied to any piling involved with the finger pier and floating dock system
- (b) No cleats or hooks can be installed on any piling involved with the finger pier and floating dock system.
- (c) Any lines/attachments to mooring pilings (which are not part of the dock system) must have Board approval

**18. BOATS OPERATIONAL:**

- ALL boats/vessels must be operational.
- Members/tenants must remove the boat/vessel from the slip when notified (1) for emergencies (such as a Hurricane Warning, fire aboard or sinking of a boat/vessel near your boat slip); (2) for dock maintenance, bulkhead repairs; (3) for the removal and/or installation of pilings, etc.

**19. BILGE PUMP/DRAINAGE SYSTEM:**

ALL boats/vessels must have an AUTOMATIC bailing system that is in WORKING condition.

**20. VEHICLE PARKING:**

- (a) Parking for YC Members, tenants and their guests is to be in the Yacht Club parking lots at 212 Lewis Drive by the inner marina (which has 17 spaces for 71 boats slips) or at 0 Teakwood Drive adjacent to trash containers in the cul-de-sac (at the outer docks, which has 12 ½ spaces for 29 slips).
  - Parking in these lots is temporary and parking spaces are limited. **Please car pool whenever possible.**
- (b) **No overnight or continuous parking unless you are out on your boat.**
  - If staying over-night on your boat put a note on the dash of your vehicle or the driver’s side window showing only your slip #. **This will prevent your vehicle from being towed.**

**21. BOAT TRAILERS:**

- (a) Boat trailer parking lots are located at 305 Lewis Dr. and 120 Teakwood Dr.
- (b) **BOAT TRAILER PARKING IS A PRIVILEGE FOR MEMBERS ONLY.**
  - Tenants or authorized users can **NOT** keep their trailer on Yacht Club Property
  - Members can store only one (1) boat trailer per Membership
  - Since spaces are limited, boat trailer parking is on a first-come-first- served basis
- (c) **Trailer must have the Member's slip number displayed in a prominent location on the trailer tongue;**
  - **License plate # of trailer must be on file in the YC Office;**
- (d) Any boat in a trailer lot **MUST** be on the trailer
  - **Chains/wires MUST be secured to prevent interference with weed eating/mowing around trailers**
- (e) If requested, Member must move trailer for maintenance/emergency purposes (tree trimming, mowing, etc.).
- (f) **TRAILER WILL BE TOWED IF:**
  - (1) it lacks required slip # identification; (2) it is not a Member's trailer; (3) it is not operational

**22. BOAT & JET SKI LIFTS:**

- (a) **All lifts must be approved by the Board prior to installation**
- (b) All lifts must be floating lifts with NO permanent attachment to the floating dock/finger pier system/pilings.
  - Floating lift **MUST** be removed from the slip (just as boats) when a Hurricane Warning is issued.
  - Members can only store ONE item in a trailer lot (a boat or lift on a trailer, OR a boat trailer.)

**23. KAYAKS, PADDLEBOARDS and CANOES:**

- (a) **Launching/retrieval of kayaks/paddleboards/canoes is for YC Members/tenants/authorized users only.**
- (b) **Guest(s) MUST be with a Member/tenant/ authorized user during both launch & retrieval**
- (c) **NO boat slip may be used for launch or retrieval without PRIOR permission of the slip member**
- (d) **NO kayak, paddleboard or canoe can be stored on any floating dock, finger pier or walkway**
- (e) **Designated launch/retrieval locations are:**
  - Inner Docks - southwest corner by ramp (between slip #32 and the west bulkhead);
  - Inner Docks – slip #00 on the northeast side of the floating docks east of the fish station;
  - Outer Docks – at bottom of ramp on the LEFT (north side) - just short of slip #96;
  - **NO kayaks/paddleboards are to be tied up or left unattended at these launch locations.**
- (f) **CAMA allows only ONE registered boat/vessel to occupy a slip.** (Since, a kayak/paddleboard/canoe are not registered, one of these could also be moored **WITHIN the confines** of a slip along with another boat/vessel).

**24. FISHING, CRABBING, BAIT NET CASTING PRIVILEGES:**

- (a) Are for Yacht Club Members, their tenants/authorized users and guests **ONLY**
- (b) Any guest **MUST** be in the company of a Member, tenant or authorized user.
- (c) Member/tenant/authorized user is responsible for cleanup of area after use.

**25. CRAB POTS, BAIT TRAPS, BAIT POTS AND/OR BUCKETS:**

- (a) Should be placed where they do NOT interfere with the use of another slip, or with ingress and egress of the waters surrounding the inner and outer docks and the canal entrance to the inner docks.
- (b) Placement in any slip must be with that Member's permission.
- (c) Nothing can be tied and left overnight at the outer dock boardwalk pier.

**26. DOCK CARTS: are for Yacht Club related use only?"**

- **Maximum load for a cart is 200 pounds. Be careful of carts when vehicle is backing up.**
- Return cart to parking lot area when boat is loaded. Cart should not remain at the slip while boat is gone.

**26. SWIMMING: No swimming, jumping or diving from the docks, piers or boats within the marinas**

**27. DOGS: MUST be on leash on YC property (parking lots, docks, piers & walkways). *Clean up after your pet!***

**28. FIREWORKS & OPEN FLAMES:**

- (a) The use of fireworks is prohibited on any portion of the Yacht Club properties, or at any boat slip.
- (b) Open flames and grilling are prohibited on the pier, gazebo, all boardwalks and floating docks/finger piers

<b>Yacht Club: Office Manager:</b> Jeff Plautz <b>Office &amp; Text:</b> 910-541-3431 <b>Website:</b> ww.ottercreekyachtclub.com <b>E-mail:</b> ottercreekyachtclub@yahoo.com <b>Office Address:</b> P.O. Box 1355, Carolina Beach, NC 28428
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