

WALDO POINT HARBOR

RULES AND REGULATIONS

1. **FLOATS**. No new floats will be allowed at any time without the appropriate permits or written permission of Marin County, BCDC and WALDO POINT HARBOR. Floats existing as of April 15, 1985 shall be allowed to remain only if the Leaseholder signs an agreement to remove said float upon notification of any governmental agency and to hold harmless the Harbor from any action of any governmental agency regarding the float. Upon sale or transfer of the owner's berth, any existing float shall be removed unless the new owner signs the agreement stated above. Existing floats may be used in computing the new berth rate upon sale or transfer of the berth.
2. **SAILBOATS AND MOTORIZED VESSELS**. No additional oversized boats of any kind shall be allowed at any time. Oversized shall be defined as any boat over 16 feet in length or larger than the width of the Leased berth, whichever length is less. Oversized boats existing as of April 15, 1985 shall be allowed to remain only if the Leaseholder signs an agreement to remove said boat upon notification of any governmental agency to hold harmless the Harbor from any action of any governmental agency regarding the boat. Upon sale or transfer of the owner's berth, any existing oversized boat shall be removed unless the new leaseholder obtains written permission from the Harbor. Only one boat of any kind or size may be tied alongside any berth.
3. **FLOATING HOMES**. All floating homes must be moored within the confines of their assigned mooring locations. No floating home shall be moved out of such confines and/or away from the adjacent dock and mooring pilings without the prior written consent of the Harbor. Appropriate forms for notification/consent are available from the Harbor Office. No floating home subject to a lease from the Harbor shall be replaced and no additions or modifications involving the height, width or length of any floating home or vessel shall be made without the Harbor's prior written consent, which shall not be unreasonably withheld.
4. **FINES FOR VIOLATION OF FLOAT, BOAT AND MOORING RULES**. Violation of the float, boat and mooring rules constitutes breach of your lease with Waldo Point Harbor. Upon five (5) days notification to remove the float and/or boat or to comply with the assigned mooring location, a fine of Ten Dollars (\$10.00) per day shall be levied until the default is cured and may be increased to Twenty Dollars (\$20.00) per day after the fifth (5th) day of violation. Continued refusal to comply with such rules will be grounds for termination of the berth lease and unlawful detainer action may be commenced.

5. **UTILITIES AND CONNECTIONS.** Tenants must maintain and be solely responsible for all water service lines and connections and shall further maintain and keep in proper working order all other utility lines and connections necessary to supply service from Harbor docks to their vessels. In the event of emergency or if repairs are not made upon reasonable notice to tenant, the Harbor shall make the necessary repairs and will charge the tenant for related costs.

6. **TRASH.** Trash receptacles are provided for household garbage only. Oversized items like mattresses, etc., may not be left at the trash enclosures. Residents leaving such items will be charged the cost of their disposal and a service fee.

7. **STORAGE.** Piers, docks and all other Harbor property, including gas meter cabinets, shall not be used for storage of personal items of any kind except approved bicycles and plants. Gangways and access floats may not be used for storage that would be unsightly or impede emergency response. Obstruction or objectionable items must be removed immediately upon notice from Harbor Management.

8. **BICYCLES AND SKATEBOARDS.** No "dead" bicycles (rusted, flat tires, missing parts, etc.) are to be stored on the dock. Bicycles and skateboards may not be ridden on the docks at any time.

9. **MOTORCYCLES.** Motorcycles or other powered vehicles may not be ridden or stored on the docks at any time without prior written permission by Management.

10. **PLANTS AND PLANTER BOXES.** Harbor Management will allow plants and shrubs on the docks if Harbor rules are complied with. The Harbor reserves the right to withdraw such permission at any time in its sole discretion when it is determined that the plant and/or planter boxes are creating a nuisance or hazard. The following rules apply to all plants and containers:
 - (a) **PLANTS.** Plants at all times must be neatly pruned, healthy and well maintained. They may not cover dock lights or impede movement along the dock.

 - (b) **PLANTER BOXES.** All planter boxes for shrubs and flowers must be within the following parameters:
 - Maximum height - 24 inches
 - Maximum width - 24 inches
 - Maximum length - 60 inches

 - (c) **CONTAINERS.** Plant containers must be sitting on runners to allow air circulation underneath. The following containers are unacceptable: nursery pots made of plastic/paper/metal, crates, rusted metal barrels and/or tubs.

 - (d) A minimum walkway width of 5' must be maintained, according to County of Marin Fire Department regulations.

11. **PETS.** Pet owners are responsible for the control of and clean-up after their pets. Dogs should not be unattended on the docks; rather, pet owners should be present with their dogs on the docks. If a pet is reported to the Harbor as a nuisance, in accordance with Item 5, Paragraph 3 of the Lease Agreement, the pet owner will have ten (10) days in which to remove the pet from the Marina or demonstrate to Management by clear and convincing evidence that the problem has been solved and will not occur again.

If these conditions are not met, the following procedure will be instituted:

FIRST COMPLAINT - Verbal and/or written warning.

SECOND COMPLAINT – A Fifty Dollar (\$50.00) fine will be assessed as additional rent hereunder.

FURTHER COMPLAINT(S) – a Fifty Dollar (\$50.00) fine will be assessed as additional rent hereunder. If complaints continue and the situation is not resolved, Harbor Management will contact the SPCA for the removal of the animal from Harbor property.

12. **MISCELLANEOUS.**

- (a) Water hoses may not be coiled or laid on the dock. They must be coiled and hung on the outside of the dock railings.
- (b) In compliance with California waterway law, the speed limit for all boats in the waterways of Waldo Point is limited to 5 MPH.
- (c) Residents may not make or cause to be made repairs, alterations or additions to gangways, equipment, utility boxes or other property of the Harbor without permission of Harbor Management.
- (d) County zoning codes do not permit vessels moored at the Harbor to be rented for transient or hotel purposes for a period of less than thirty (30) days or where occupants of the vessel are provided customary hotel services. Waldo Point Harbor prohibits the use of vessels for this purpose under the lease.
- (e) A service charge of Twenty-Five Dollars (\$25.00) shall be levied against a tenant's account for each returned check presented to the Harbor. The amount of the charge is subject to change upon reasonable notice by the Harbor.

WALDO POINT HARBOR PARKING RULES AND REGULATIONS

1. **Permanent Parking Stickers.**

- (a) Up to two permanent parking stickers (maximum) may be issued for each mooring space. The only exception is when a space is occupied by a vessel containing more than one dwelling unit (duplex, triplex), and additional two stickers per each additional dwelling may be issued.
- (b) Permanent stickers may be issued upon receipt of:
 - (i) A copy of the current vehicle registration
 - (ii) Year, make, model and license number of vehicle to which sticker will be attached.
 - (iii) Current telephone contact information.
- (c) The WPH permit number must appear on the sticker or the sticker will not be valid. If you obtain a sticker for a new car, please return the old sticker and a new pre-numbered permit will be issued to you.
- (d) The sticker must be placed on the rear bumper of your vehicle or the sticker will not be valid.
- (e) Stickers are color-coded and parking is restricted between docks. You must park in your own dock lot or the sticker will not be valid. However, the overflow for the A dock lot will be permitted to park in the Issaquah lot only.

2. **Guest Passes.**

- (a) Guest passes are to be used for guests only and may not be used to park additional cars of residents.
- (b) Passes will be valid for one overnight use only.
- (c) Passes must be requested from the Harbor office and may not be altered in any way or the pass will not be valid.
- (d) Passes are color-coded and parking is restricted between the docks. Your guest must park in your dock lot or the pass will not be valid. However, the overflow for the A dock lot will be permitted to park in the Issaquah lot only.

3. **General Rules.**

- (a) Cars parked in violation of these rules may be towed at any time, day or night, seven days per week.
- (b) A fifteen-minute grace period will be allowed before removing the vehicle from the lot.
- (c) Vehicles parked in areas marked "NO PARKING, TOWAWAY" are subject to towing at any time with no grace period.
- (d) Abandoned, stored or inoperable vehicles are prohibited. Any vehicle that has not moved in ten days will be posted and towed.
- (e) Residents going on vacation must notify the WPH Office to avoid being towed.
- (f) Vehicles must not be repaired or dismantled on the WPH lots.
- (g) No buses, campers, trailers or live-in vehicles are permitted without prior consent from the WPH Office.
- (h) Vehicles parked on WPH property are parked at the owner's risk. The Harbor takes no responsibility for any damaged, lost or stolen vehicles or property.
- (i) Vehicles towed from Waldo Point Harbor may be retrieved from Redhill Towing (456-8943) or from other towing companies that WPH may designate from time to time.