

**OCEANA MARINA ASSOCIATION, INC.**  
**RULES AND REGULATIONS GOVERNING FACILITIES AND VESSELS**

As used herein, the word "MEMBER", "LICENSEE", shall refer to any member of the Corporation or as the context may require, feminine, neuter, singular, or plural.

All members and invited guests, as well as any other person who might be lawfully entitled to the use of the facilities of the Corporation, in any manner, are subject to these Rules and Regulations of the Corporation. Each Member and/or Licensee shall be given a copy of these Rules and Regulations.

Each Member/Licensee is requested to report all violations of Rules and Regulations to the management agent or a member of the Board, giving specifics as to the nature of the violation, name of the individual, and the date and time of the occurrence. If the violation warrants, the member/licensee should call the police to restore order. Each member/licensee is authorized under these regulations and should warn any person who is observed violating the rules and call police to remove trespassers who do not identify themselves upon a polite request.

1. When a vessel enters the Oceana Marina Association facility, she and all her occupants are immediately under the jurisdiction of the Association and shall be bound by these Rules and Regulations.
2. Only PLEASURE vessels in good condition and under their own power shall be admitted to the berthing areas.
  - a. Vessels with a dirty and oily bilge must have the bilge cleaned immediately and the source of the dirt and oil determined and corrected. All vessels must fit into the design of the marina. In the slips, the length, beam and draft must conform to the slip design. A clearance of 12" on either side of the vessel between the pilings must be honored. No more than one vessel per wet slip shall be allowed for rented slips.
  - b. Any abuse of utility services (i.e., water or electricity) will be charged back to the owner of the slip in the form of a fine.
  - c. No rental shall be allowed to house, dock, berth or utilize personal watercraft, i.e., jet skis.
3. No commercial activities may be conducted from the premises and/or the dock facilities of the Oceana Marina Association. No charter or for-hire services may be conducted from the Oceana Marina Association premises.
4. No renters shall be allowed to stay on any boat overnight.

5. No visitors can use the marina unless accompanied by a homeowner. However, unaccompanied overnight guests may use the marina provided all other rules are followed. A house-sitter qualifies as an overnight guest.
6. Adult supervision of children under age 12 is mandatory.
7. Dockage of boats owned or operated by guests is limited to ten (10) days per year. Guest boats must also be insured and registered with numbers posted on the hull or documented. The slip owner is responsible for any damage done by their guest.
8. Hazardous items such as loose lines, rope, electrical wires, hoses, weights, boards, etc. are not to be left on the piers. If such items are not removed by owners, they will be disposed of at the Direction of the Board.
9. Make NO WAKE in the marina and waterway whether entering or leaving.
10. Owners Boats - All owner vessels in the marina shall be registered with the management agent for Oceana Marina Association. All owners shall furnish all boat information requested including but not limited to insurance certifications prior to placing any boats in slips. All vessels must have current State Registration stickers, and/or be documented with the US Coast Guard. All vessels must be operational (i.e., be able to move under engine).
11. Slip Rentals - Boat slips may only be rented to other Oceana owners or Spinnaker Point owners. All required insurance certificates must be submitted naming Oceana Marina Association as additional insured. Sub-leasing of any slip is prohibited.
12. An owner (lessor) will be held responsible for the conduct and/or damages caused by their lessee.
13. Parking is not allowed on the streets or on private lots. All vehicles including Golf Carts shall be parked in the designated marina parking lot or on the owner's lot. The cul-de-sac may be used only for loading or unloading only – it is a designated Fire Lane.
14. All Oceana Owners have the right to use their assigned slip as designated by the Oceana Marina Association Inc as recorded in the Master Dock Assignment List (held by the HOA and Management Company). Owners may, for any reason, agree to swap slip assignment with another Oceana Owner if they deem it mutually beneficial to do so. This decision/request must be approved by the HOA Board of Directors. In the event of approval, the Master List would be updated accordingly to reflect it.
15. Everyone is responsible for the removal of their own trash. Oceana Marina Association has no facility for disposal of waste, oil, gasoline, or other petroleum products.

16. No spray painting or sand blasting shall be allowed in the marina.
17. No garbage, other solid waste, petroleum products, liquor, flammable liquid, or other substance prohibited by the Federal Water Pollution Control Act of 1971 as amended, shall be discharged into the Intracoastal Waterway.
18. Members and Licensees should be able to enjoy the Oceans Marina Association facilities without loud and raucous noise. Loud and/or offensive noise, whether vocally, electronically or mechanically produced, is prohibited.
19. Oceana Marina Association is a quiet family-oriented marina. No offensive or lewd conduct, including but not limited to verbal or obnoxious behavior, will be tolerated. Respectful behavior will be expected at all times.
20. Swimming, diving, crabbing shall not be permitted from any part of the Oceana Marina Association facility.
21. Members have the right to free and unimpeded access to their vessels while berthed at the marina. No one shall place, or permit to be placed, any supplies, materials, accessories, crab traps, coolers, outdoor cookers, or debris on any of the walkways or dock facilities of the marina.
22. All dock boxes, chests, lockers, cabinets or similar containers for storage shall be subject to approval of the Board of Directors before being placed on the docks. It is the policy of the Oceana Marina Association to create uniformity on the docks. Esthetic reasons require that laundry not be hung on vessels, docks or any other part of the Marina.
23. All contractors and service companies doing work on any vessel at Oceana Marina Association shall present certificates of insurance to the management agent prior to commencing any work. Insurance shall be for limits of not less than \$500,000 combined limits for bodily injury and property damage. Oceana Marina Association, Inc. and Oceana Owners Association, Inc. shall be listed as additional insured.
24. No repairs other than minor repair and cleaning shall be done at the berthing dock. No one may paint, scrape, sand or repair any part of a vessel or her gear on the piers. These are rules imposed by the North Carolina Department of Environmental Management.
25. The Oceana Marina Association is not responsible for checking, maintaining, or protecting vessels. Periodic checks of the facility are made, but no responsibility for vessels is assumed.

26. It is important to know the owner and location of each vessel in the Marina. Vessels shall not be moved from slip to slip without prior approval of the Board of Directors. The Oceana Marina may, in the event of an emergency, move any vessel from place to place and the Oceana Marina shall not be legally liable for any damage, except that damage caused by gross misconduct while moving a vessel as a result of any emergency.
27. Memberships are used at the sole risk of the owner, and Oceana Marina Association or Oceana Owners Association shall not be liable for any loss or damage of any kind or nature to vessel, contents gear and/or equipment.
28. Each Member/Licensee or agent shall indemnify and hold harmless Oceana Marina Association and Oceana Owners Association for all such losses and/or damage which is caused in whole or in part by said Member/Licensee or his agents, or arising out of said Member/Licensee's Membership and/or use of the facility and services.
29. No construction, modification, renovation or repair may be made to any part of the docks or other facilities of the marina without the specific prior approval of the Board of Directors.
30. Fish cleaning should be done only at the designated stations. They must be washed down after each use.
31. All electrical cords used must be marine approved. Mooring lines must be of adequate size and in good condition.
32. Bicycles, motor bikes, or motorcycles shall not be ridden, stored or left on piers or around the marina areas.
33. No skateboarding, rollerblading or roller skating shall be allowed on the piers, or in the marina area.
34. All pets shall be on leash in the hand of a responsible adult owner while in the marina. Owners are responsible for any damage caused by their pets and waste cleanup.
35. Absolutely no firearms, fireworks, incendiary devices or explosives of any type may be discharged at the marina. Violators will be reported to the Sheriff's Department.
36. Members/Licensees shall be required to carry hull and liability insurance on their boats.
37. Any oil or other spills must be reported to the appropriate authorities immediately.
38. Any environmental damage or fines will be paid by the slip owner or renter (lessee).

These Rules have been adopted by the Board of Directors for the quiet enjoyment of the Member/Licensees, and all Member/Licensees are to abide by the Rules. The adoption of these Rules revokes and rescinds any and all Rules and Regulations previously adopted by the Board.

**VIOLATIONS:**

Violations and/or disagreements arising from the Rules and Regulations shall be referred to the Board of Directors for appropriate action and resolution.

Decisions made by the Board of Directors shall be final.

These Rules and Regulations shall be reviewed by the Board periodically and appropriate changes and/or additions shall be made. Any Member/Licensee having questions and/or suggestions should refer them to the Board in writing.

By-laws of the Corporation provide for special assessments for the violation by any member, tenant, occupant or his guests of any Rules and Regulations adopted by the Board and gives the Board of Directors the power to suspend the rights of any Member/Licensee for non-compliance.

Dated this 27th day of April, 1996. OCEANA MARINA BOARD OF DIRECTORS  
Revised this 4th day of December, 2000, Oceana Marina Board of Directors  
**Revised this 1st day of July, 2024, Oceana Marina Board of Directors**