

Rules and Regulations for Copa Palms Vessel Docks

1. Copa Palms Condominium Association assumes no responsibility for the safety of any person or of any vehicle or vessel parked or docked on its property and will not be liable for the theft or damage to any vessel or vehicle.
2. The cost to repair or replace any dock material or sea wall, as a result of any actions, or act of negligence, will be charged to the responsible party, including dock assignee, lessee or family members and guests of these individuals.
3. No unlicensed or abandoned vessels/vehicles will be permitted on the property and removal will be at the assignee's expense.
4. All vessels docked at Copa Palms shall be maintained in a good and operational condition in compliance with all State and Federal safety regulations. All vehicles docked at Copa Palms Vessel dock must be capable of becoming sea-bound within one-month notice. No vessel shall be kept in any dock slip that is unsightly and/or in such a state of disrepair as to distract from the high esthetic standards of Copa Palms Condominium Association. Similarly, no extended or major overhaul of any vessel may be undertaken in any dock slip so as to create a defacto dry-dock/maintenance yard semblance. While routine maintenance is not only permitted but encouraged, the tools, cleaning materials, paint, debris and other items associated with such activity shall be kept safely stored and out of view when not in use, and all activity shall be carried out expeditiously.
5. All motorized vessels docked at Copa Palms Vessel Dock shall carry and maintain in full force and effect, liability insurance against damage to persons or property with such limits as the Board of Directors may from time to time establish.
6. No vessel assignee or lessee shall make changes, additions or modifications to any portion of their dock without prior written consent for the Copa Palms Condo Association (further addressed as CPCA).
7. All vessel assignees and lessees will keep all areas, as well as personal dock area, clean and free of any impediment (boxes, lockers, ice chests and any personal property). Dock assignees are to also keep all walkways clear. No lines, hoses or other objects are to be left on dock walkways in such a way as to create a hazard.
8. No vessel assignee or lessee shall install or cause to be installed any locker or storage on any dock without written permission from the CPCA.
9. No vessel assignee or lessee is allowed to store any flammable fuels, oils, or chemicals in or around the dock area

10. Absolutely no fuel is to be carried onto the docks or used on the docks at any time.
11. The disposal of batteries, oil, fuel, transmission fluid and air conditioning chemicals and other such waste material in the dumpster is illegal. Please abide by State and local laws in regard to disposal of such materials.
12. No refuse shall be thrown overboard. All garbage shall be securely wrapped, tied in plastic trash bags and deposited in the dumpster at the parking lot area of the complex.
13. Vessel slip assignees and lessees are to use their slip and other areas of the dock only for the purpose intended and only for the size and character of the vessel suited to the slip. Any violations or fines associated with this rule shall be the financial responsibility of the violator.
14. Vessel slip assignees and lessees shall use the highest standards of boating safety, courtesy and cleanliness and shall fully comply with all applicable state and local laws.
15. Vessel slip assignees and lessees shall not install or caused to be installed any vessel lift, hoist or device to secure vessel to slip without prior approval from the CPCA.
16. No action by any vessel slip assignee or lessee interfering with the "quiet enjoyment" of surrounding residences is allowed. All persons shall reduce noise levels and cease all maintenance and the use of on board generators between the hours of 10:00 p.m. and 8:00 a.m. so occupants of other vessels and units will not be disturbed.
17. Vessel slip assignees and lessees shall not advertise any property, service, or leasehold for sale, use, or rent, on or near the vessel docks.
18. There is no swimming, diving or jumping by persons or pets allowed from any dock owned by Copa Palms Condominium Association.
19. Fishing, subject to applicable state and municipal regulations, is permitted; however, such activity, particularly the casting of hooked lines, must be done only with due regard for the safety of other persons and property. Children must be closely supervised at all times when fishing. No debris (dead fish, bait, containers, etc.) is to be left on the docks.
20. CPCA, after reasonable attempts to cure any violation of any provision of the CPCA's rules and regulations, will levy a fine on the vessel dock assignee or lessee for causing said violation. After two written notices within a 30 day period,

a lien will be imposed and violator will be responsible for all associated legal fees. Fines may be up to \$10.00 per day, a singular fine of \$500.00, or both.

21. Running on docks or ramps is prohibited. Roller-blades, skateboards, bicycles, etc. are not allowed on the vessel docks.
22. Dock fingers and walkways must be cleared of all obstacles, including all personal watercrafts. After two written notices within a 30 day period, a lien will be imposed and violator will be responsible for all associated legal fees. Fines may be up to \$10.00 per day, a singular fine of \$500.00, or both.
23. Cleaning of fish on docks and common areas is prohibited.
24. Portable toilets and boat heads may not be emptied or discharged anywhere on Copa Palms Condo Association property. Everyone is required to abide by all Federal, State and local laws relating to the discharge of any materials in the waterways and on land.
25. A no wake speed is mandatory within 100 feet of docks and/or other watercraft adjacent to docks.
26. Caution all guests with visiting vessels that vacant slips are private property.
27. There will be no cooking, sleeping or living on a watercraft docked at Copa Palms Condo Association.
28. Open fires or open fire cooking is strictly prohibited on the vessel docks. Fire cooking is to only occur on common area in an approved grill.
29. No overnight docking is permitted on the outside of any dock.
30. Tarps, curtains, or any other materials are not to be used for wind or sun barricades on docks or slips.
31. No overhead storage of equipment is permitted.
32. Electrical service is not available at the docks. No assignee or lessee is to have land based electrical lines brought to dock areas and no special electrical wiring is to be installed at the dock without prior permission for the CPCA.
33. Vessels must be secured properly with lines of adequate length and strength to cope with storms and high winds. Violations will be corrected by a professional service and all associated costs charged to the vessel operator, assignee or lessee.

34. The sub-leasing or use of dock slips by non-assignees or persons not residing or leasing on the premises is prohibited. Condo assignees that sub-lease or allow use of dock slips by non-assignees or non-lessees may be fined. After two written notices within a 30 day period, a lien will be imposed and violator will be responsible for all associated legal fees. Fines may be up to \$10.00 per day, a singular fine of \$500.00, or both.
35. Any child on or near the dock, under the age of 7, must wear a personal flotation device at all times. All children are to be accompanied by a responsible adult at all times when in the dock areas.
36. All pets are to be leashed while on docks. Pet assignees shall walk their pets away from normal trafficked areas used by vessel slip assignees. Pet assignees shall clean up and remove any pet feces left by their pets.
37. No trash containers, other than those provided by the association, shall be located on any dock.
38. Pyrotechnics (fireworks) are prohibited from being set off in or near the Copa Palms Condominium or Vessel docks.