



**MORGAN CREEK HARBOR ASSOCIATION (MCHA)  
FLOATING BOAT STORAGE DEVICE REGULATIONS (FBSD)**

1. Purpose of Document
  - a. This document provides the Morgan Creek Harbor Association (MCHA) regulations for Floating Boat Storage Devices (FBSD).
  - b. A FBSD is a floating type device that allows for storing a vessel partially or totally out of the water at a dock/slip. Terminology commonly used for FBSD's are jet docks, floating docks or boat lifts. A FBSD is a floating device that supports itself and the vessel (Self-Support).
  
2. Slips Covered by these MCHA Regulations
  - a. Private Docks - docks located at Waterway Island (homes 1-57) and Morgan Place (homes 17-40)
  - b. Marina Docks – docks located at the following slips:
    - i. Wild Dunes Yacht Harbor (WDYH) A-E Docks,
    - ii. Yacht Club @ Morgan's Cove (YCMC) F&G Docks,
    - iii. Morgan's Cove H&J Docks, and
    - iv. Morgan Place Mediterranean Docks.
  
3. Authorizations and Information Required
  - a. No FBSD at a Private or Marina Dock shall be installed without written authorization from the MCHA Board.
  - b. All submissions for approval must be provided to the MCHA Board of Directors via the MCHA Manager, Laurie Schueler: [laurie@charlestonpms.com](mailto:laurie@charlestonpms.com) or 843-881-5459.
  - c. Information required for consideration by the MCHA Board shall include all owner/owners tenant full contact information (name, address, phone numbers and E-mail address), and for the FBSD:
    - i. MCHA FBSD Application Form,
    - ii. pictures,
    - iii. type/style,
    - iv. dimensions/design,
    - v. dock attachment configuration,
    - vi. power configuration, and
    - vii. color.
  
4. Permit from OCRM
  - a. Private Docks - if approval is granted by the MCHA, a Private Dock owner must next obtain a permit directly from Ocean Coastal Resource Management (OCRM).

- b. Marina Docks are subject to the MCHA permit previously obtained from OCRM and the Army Corp of Engineers (Permit 2016-00546). Therefore, no additional application is required to OCRM for the Marina Docks.

5. General Restrictions

- a. No FBSD shall be permitted that requires support from the bottom/ground or pilings.
- b. Docks and its fingers cannot be used to supply the buoyance for the FBSD to support its weight and/or the vessels weight.
- c. A FBSD should not raise any vessel beyond what is minimally required to lift the hull and drive train of the vessel out of the water. Sailboats with keels will be allowed to raise the main hull out of the water, but not the keel.
- d. The waterline clearance, boat hull to water, must remain constant and not change (increase and decrease) with tidal changes.
- e. No FBSD shall raise a vessel to a height so the entire structure (FBSD and Vessel) becomes unstable.
- f. Any pump used to inflate a FBSD chamber must be quiet and generally housed within the dock box unit with insulation to shield the sound.

6. Specific Restrictions -Docks A - J and Morgan Place Mediterranean Docks.

- a. If any FBSD requires power or any type of external device to operate, these devices including motors, solar panels etc., must be self-contained within the FBSD structure itself or the dock box unit for sound proofing (based on type), and cannot be mounted or overhang the main docks or the fingers.
- b. No FBSD can exceed the maximum allowable overhangs permitted by MCHA Documents or respective Marina Dock HOA's. In addition no vessel can exceed the maximum allowable overhangs when at rest on the FBSD as permitted by MCHA Documents or respective Marina Dock HOA's.
- c. FBSD's can be tied off to the finger or main docks. Fixed connections using bolts/pins etc. may only be used on the main platform or finger pier of the docks, subject to dock design and the individual Marina Dock HOA restrictions.
- d. No vessel longer than 24' may be stored on a FBSD that requires propulsion by the vessel to be stored for loading or unloading from the FBSD, no matter the style of connection to the docks and fingers.

7. Other Conditions

- a. No more than two FBSD's or boat vessels are allowed in a Marina Dock slip. A FBSD will not be permitted if it hinders ingress/egress to neighboring boat slips.
- b. Vessel access to and from the FBSD cannot be from an adjoining slips space or adjoining properties space.
- c. Current approved FBSD colors are Black, Grey, Blue, Tan and White. Any other colors must be approved by the MCHA Board.

8. FBSD's Not Permitted in the Marina and Private Docks

- a. The following are a few examples of FBSD's not permitted in the Marina and Private Dock Slips (MCHA is not promoting boat lift types or companies):
  - i. Piling Lifts (Marina and Private Docks, with the exception of Private Docks 1-31 Waterway Island)
  - ii. Float Lifts, Metal or PVC , Float Air Lifts (Marina Docks)
  - iii. V Lifts (Marina Docks, based on perspective dock association rules)
  - iv. Sun Lifts (Marina Docks, based on perspective dock association rules)
  - v. Bladder Docks (Marina and Private Docks)
  - vi. Scissor Lift Docks (Marina Docks, based on perspective dock association rules)
  - vii. Pontoon Trailer Lifts (Marina and Private Docks)

9. Owners Responsibilities and Obligations

- a. Owners are responsible for maintaining FBSD's in good working order and appearance.
- b. Owners who fail to maintain FBSD's will be notified by the MCHA of the deficiency and given a 60 day timeframe to cure prior to further action.
- c. Owners may be required to reimburse MCHA for any maintenance work required to correct the situation.
- d. FBSD's are not for storage of any kind other than functioning vessels and external devices to operate FBSD's that are not required to be housed inside the dock box for sound proofing.
- e. Owners hold harmless MCHA from any claims of injury to person(s), no matter the severity, by the owner or any third party, through the operation of a vessel on the FBSD.
- f. Owners assume all responsibility for any repair or damage to the main docks, finger piers, dock boxes, electrical meters/pedestals, neighboring vessels, bulkhead, pilings, etc., caused by the FBSD attachment and/or subsequent use of the FBSD with the vessel.
- g. Owner agrees to reimburse MCHA and prospective Marina Dock HOA's for damage to any association property caused by FBSD or its operation.
- h. Owners are not relieved of these regulations through actions of any party who may install and operate a FBSD without approval of the MCHA.
- i. All MCHA members who currently have FBSD's at their dock slips (Private Docks and Marina Docks) who are not in compliance with these regulations should submit its request within 60 days from the date of the approved FBSD Guidelines, to the MCHA Manager seeking any exceptions to these regulations. All FBSD's not conforming to these regulations and not receiving permission allowing the FBSD by the MCHA will have thirty days upon notice written notice (mail or E-mail) from MCHA to remove the non-conforming FBSD.

*Note:*

- *Sub-Associations for the Marina Docks (WDYH A-E, Yacht Club @ Morgan's Cove F&G Docks, Morgan's Cove H&J Docks and Morgan Place Med-Docks) may have additional restrictions that must be adhered to.*
- *The MCHA Board, and if applicable a Sub Association, would have two weeks to respond to an application for an FBSD. No FBSD can be installed unless written permission is obtained from the Morgan Creek Harbor Association.*

Morgan Creek Harbor Association Board of Directors

Date Approved: October 1, 2017

Remainder of page intentionally left blank.

**MCHA Floating Boat Storage Device "FBSD" Application Form**

Please complete information below in order to expedite your request!

Name of Slip Owner \_\_\_\_\_ Date of Request \_\_\_\_\_

Slip/Home Address \_\_\_\_\_

Home Telephone \_\_\_\_\_ Cell Phone \_\_\_\_\_

Description of FBSD:

Manufacturer/Model \_\_\_\_\_

Color \_\_\_\_\_, Exact Dimensions \_\_\_\_\_

How FBSD is attached \_\_\_\_\_

Requested start date \_\_\_\_\_

Completion date \_\_\_\_\_

\*\*\*\*The review process generally takes 14 working days for the MCHA Board to respond. However, the more information you include in your request may expedite the review of your request. We encourage you to be specific in your information such as pictures, links to a website, etc.

**PLEASE ALLOW 14 WORKING DAYS FOR PROCESSING THIS REQUEST  
TO BE COMPLETED BY MANAGEMENT**

Date Management received request \_\_\_\_\_ Via: Mail, Facsimile, E-mail

Approved by MCHA Board without conditions \_\_\_\_\_

Approved with the following conditions \_\_\_\_\_

Additional information required \_\_\_\_\_

Not approved for the following reason \_\_\_\_\_

Date Slip/Homeowner Notified \_\_\_\_\_

\_\_\_\_ Marina Dock: WDYH A-E, Morgan's Cove Yacht Club F&G, Morgan's Cove H&J, Morgan Place Med-Dock

\_\_\_\_ Private Docks: Waterway Island, Morgan Place

Submit completed form to: MCHA HOA  
C/O Laurie Schueler  
laurie@charlestonpms.com 1340 G Ben Sawyer Blvd., Mt. Pleasant, SC 29464  
Office: 881-5459 \* Fax: 881-5616