

MORGAN'S COVE GUIDELINES FOR DOCK OWNERS

1. Dock owners must provide the management office with the updated annual insurance coverage of their craft!
2. Dock owners and slip renters shall keep the dock spaces and boats moored therein in a neat, clean and orderly condition.
3. Lines, hoses and cords shall be kept clear of the main dock and stowed so as not to be a trip hazard.
4. The use of docks to perform maintenance activities or for storage of any article overnight is prohibited.
5. Slip occupants may use the pier adjacent to such slip for brief storage of items, provided that such storage does not deprive other slip occupants of the normal use of their slip or vessel.
6. Nothing may be stored or installed on the main stems or finger piers of the floating docks or outside the dock boxes at any time.
7. Old batteries should be exchanged at the time of purchase of replacement battery. They are not to be left on the dock or in the trash can area.
8. All docks shall be kept and maintained so that they are uniform in structure, form, appearance, and style with other private docks within the development. No changes, alterations, modifications or additions to any dock shall be permitted without approval in writing from the association. This is to include inflatable and dry dock installations.
9. Electrical and water capability is not to be modified on an individual slip basis. Request for modification should be submitted in writing with a description of the proposal to the Morgan's Cove Association Manager.
10. No commercial use can be made of any private dock. No commercial vessel can be moored in a private dock.
11. All Vessels berthing in the docks must be maintained in a seaworthy condition at all times.
12. A moored boat cannot exceed the length of the dock by more than 6 feet; this length is to include the swim platform and bowsprit. Request to exceed this length must be approved by the Morgan's Cove Association.
13. No parallel parking (rafting) of boats, crafts or vessels within the slip.
Two vessels may be moored alongside at the finger pier (fore and aft) as long as they don't exceed the length limit of the slip.
14. Private boat docks cannot be rented to boat owners who intend to live aboard. Owners of boat slips are not constrained by this provision and are required to follow the guidelines for maintaining their area.
15. All lights used aboard vessels and visible outside the vessel shall be of moderate intensity and shall be focused in such a fashion as to prevent appreciable glare in the harbor basin.
16. Use of spotlights is prohibited except for periods not to exceed five minutes while berthing. No spot light shall be directed into another vessel or at buildings ashore.
17. Private docks are attached and shall be conveyed with said lots and may not be severed, partitioned or in any manner divided or conveyed separately from said lot.
18. The owner of the dock may enter into a rental agreement with another vessel.
19. Renters are required to follow the guidelines. Responsibility for assuring compliance is with the owner of the dock.

20. The management company is to be provided a copy of the rental agreement, contact information of the rental guest and copy of the insurance for the craft.
21. Repairmen, contractors or others working on the boat owner's behalf shall be governed by all guidelines of the association.
22. No hanging of laundry or clothing of any type shall be allowed on the wharfs, dock facilities, boat slips, or boats.
23. No firearms or fireworks shall be discharged or used on the wharfs, docks boat slips or boats.
24. Parking of cars for boat owners and renters must comply with covenants. This means no street parking around easements. Owners who rent their slips are responsible for making arrangements with their rental owners for parking their cars.
25. Areas around docks are for parking golf carts, golf carts cannot be permanently left in these spaces. No charging of Golf carts should be done at the dock site.
26. No cleaning of golf carts or battery compartment should be done at the dock site.
27. Do not discharge sewage, petroleum based products or bilge water containing petroleum based products overboard. No trash or refuse shall be thrown overboard.
28. Trash bins at the entrance of the harbor are to be utilized by boat owners/and authorized guests only. Boaters are to comply with all pollution control matters.
29. Individuals fishing and crabbing from docks must comply with state laws licensure. No fishing crabbing equipment may remain on dock and obstruct traffic flow.
30. Swimming is not permitted around boats and boat docks.
31. No for sale signs can be posted on boats.
32. Dock owners must take full responsibility for their craft in the event of a storm.
 - You must adhere to the following:
 - Owners are responsible for their own craft and must have a full plan to secure craft.
 - Owners are responsible to contact renters regarding a plan to secure craft.
 - Items may not be left loose on docks that can become flying debris during storm winds.
33. Morgan Cove dock owners need to assume responsibility for their docks to avoid unnecessary damage. If you are out of town and need assistance with this, Property Management Services should be notified and will assist with providing necessary security measures that will be billed directly to the owner. The management company nor the HOA will take responsibility for the owners craft. The HOA voted to self-insure the docks and proper precautions must be taken to secure and protect our investment.

Should you have any questions, please contact:

Laurie Schueler, Association Manager
Property Management Services
(Office): 881-5459
(Facsimile): 881-5616
laurie@charlestonpms.com

We appreciate your attention to these details to help make our docks a secure and safe place for us all to enjoy.

Morgan's Cove Board of Directors