

**HARRIS CHELAN MARINA
CONDOMINIUM ASSOCIATION
P.O. Box 2737
Chelan, WA 98816 - 2737**

Basic House Rules 2018

1. **PARKING:** One vehicle in the parking lot per slip owner. **PARKING PASS or PARKING DECAL DISPLAYED IN FRONT WINDOW REQUIRED.**
2. **OWNERS:** Owners please park in gated parking lot and leave the 3 guest parking spots for guests and visitors to the marina.
3. **PARKING LOT:** No trailers allowed in the parking lot.
4. **DOCK CART:** Please return dock cart after using it.
5. **BATHHOUSE:** Please close bathhouse doors after use.
6. **PETS:** Pets are to be under owner's control at all times. Please clean up after your pets.
7. **PICNIC AREA:** Please clean up after using picnic area.
8. **MAIN DOCKS:** Keep all personal items off of the main dock.
9. **OUTBOARD MOTORS:** All outboard motors are to be left in the down position.
10. **WATERCRAFT:** Only one watercraft allowed per boat slip.
11. **BOAT LENGTH AND SLIP LENGTH:** No watercraft shall be moored or permitted to be moored by an Owner (or Renter) in his moorage slip if such watercraft extends more than two (2) feet beyond his Moorage Slip. (Harris Marina CC&R's 9.1). Moorage slip length is determined by the Recorded Plat of the Marina.
12. **SNUBBERS:** Snubbers are to be used on all mooring lines. A fore and aft spring line must also be used on all boats equipped with a center cleat to minimize stress to the fingers and main docks.
13. **DOCK BOXES:** Dock boxes may be installed. Owners must notify the Board of their intent to install the Dock Box and have the installation approved. Boxes must be of a style approved by the Board. Guidelines for proper installation will be provided. Non-conforming boxes or boxes in disrepair may be removed at the owner's expense if not removed by owner when requested by the Board.
14. **OVERNIGHT STAYS:** Overnight stays allowed on your watercraft only.
15. **LIVE ABOARDS:** Per the terms of the DNR Lease, no slip will be used for residential purposes (live aboards) or short term boat rental.
16. **PUMP OUT STATION:** Flush the pump out station with water for a few minutes prior to and after use.
17. **PEDESTAL USE:** Use of one power outlet per slip owner allowed. (added August, 2011)

18. **RENTALS:** All slip rentals require use of the approved Harris Marina Slip Rental Agreement. Slip rentals are for a minimum of 30 days. A copy of signed (by owner and renter) Harris Marina Slip Rental Agreement must be on file with Board Secretary. (Amended July 2012)
19. **LIABILITY INSURANCE:** All owners/tenants must carry liability insurance with limits of \$300,000 per occurrence and property damage insurance. All owners/tenants must supply Harris Marina Secretary with a current Certificate of Insurance that shows Harris Marina as “additional insured or willing to notify”. All boats must be insured as provided in these Rules and Regulations. In addition, after thirty (30) days of non-compliance with this provision, the Owner/Tenant will be subject to a fine as determined by the Board of Directors. (Added October, 2011)
20. **MOORAGE:** The Owner/Tenant shall dock only those vessels owned by Owner/Tenant in their assigned slip. Owner/Tenant shall not allow a vessel owned by anyone other than themselves to be moored in their assigned slip, except as may be allowed by Section 16 Rentals or Section 19 Friends and Family Use of Slip. (Amended July 2012)
21. **FRIENDS AND FAMILY USE OF MOORING SLIP:** Friends or family may use owner’s slip for a maximum of 14 days. The boat owner using the slip must provide to board secretary Proof of Liability Insurance coverage and Contact Information including email address and cell phone number prior to placing boat in slip. (Added July 2012)

22. NON COMPLIANCE AND LATE FEES:

Quarterly Assessments

- Delinquent last day of month due / Late fee charged 3 business days after delinquent
- \$30 first month late fee
- \$60 second month late fee
- \$90 third month late fee
- \$90/ month thereafter late fee
- 1% interest per month (CCR 16.1)
- 60 days place lien - all costs paid by owner (CCR 16.1)

Special Assessments

- 5% late fee charged 7 days after due date
- 5% second month late fee
- 5% each month thereafter
- 1% interest per month (CCR 16.1)
- 60 days lien - all costs paid by owner (CCR 16.1)

House Rules, By Laws, CCR's, and Addendum's

- Late fee charged 7 days after notice
- \$10/day first week late fee
- \$20/day second week late fee
- \$30/day third week late fee
- \$50/day fourth week late fee
- \$75/day there on late fee
- 1% interest per month (CCR 16.1)
- 60 days Lien - all costs paid by owner (CCR 16.1)