

# NORTHPORT CONDOMINIUM MARINA RULES

## for Co-Owners, Tenants and Guests

Northport Condominium Marina Association is governed by documents filed with the State of Michigan. As a result it is regulated by Federal, State and Township Laws as well as the covenants of the association. The covenants include the Master Deed, Bylaws, Disclosure Statement, and other documents you were required by law to be furnished with when you purchased your unit.

Many purchaser are only interested in the cost of the unit, and only become aware of the restrictions imposed by the Bylaws after purchase. By buying a dock you agree to abide by the rules whether you like them or not. Of course this feature is in the documents which many people overlook until they have been notified of a violation by the board. Renters are also covered by these restrictions.

The purpose of this page is to give you a place to be informed of the restrictions imposed by the by-laws. The by-laws can be changed by a vote of 2/3 of the membership however most people purchase their unit because of the restrictions rather than in spite of them.

To read the **BY-LAW RESTRICTIONS** [click here](#). Other rules that have been adopted or clarified are shown below. Many of these were directives from state authorities or marina members who complained to the board and subsequently adopted at board or annual meetings and have been in force for some time.

### PARKING:

Please note the board has designated an area, on a trial basis, to allow for boat trailer parking in the parking area by the dumpster and fence, prior to Memorial Day weekend and after Labor Day weekend, as well as for trailers carrying personal watercraft and other small trailerable boats on a temporary short-term parking basis. The board does not allow for extended parking beyond 3 days in this area and does not allow trailer storage.

Parking is not allowed in front of the pier entrances. (loading zone) (Bd. of Dir. mtg. 1/22/91)

Extended parking is not allowed in the front row of parking lots; any extended period (exceeding 24 hrs.) of parking is to be in a remote area of the parking lot. (Bd. of Dir. 1/22/91)

Parking of motorized vehicles or trailers is not allowed on grass areas of the Marina. (Bd. of Dir. 2001)

### BOAT LENGTH:

Boat Length and beam width are limited by the Master Deed to the size of your unit (boat slip) and certain accommodations made by the developer to original purchasers during the developmental phase. Boats may not extend beyond the designated slip size limits onto the limited commons or general commons area without written permission of the Marina Board. See Boat Length Regs. for more details.

The "No wake area" consists of the water areas of the marina basin and extends through the entrance (outermost) buoys. (Spring mtg. 4/28/90)

Boat washing on trailers is prohibited on Marina property except in the area by the dumpster, located in the northern parking lot. (Bd. of Dir. 2001/ref. DEQ)

#### CHARTERS:

Captains doing business out of the Northport Condominium Marina Association are subject to special additional requirements for liability and activities for, but not limited to, clients (non co-owners) who use the parking facilities, bathhouse, fish cleaning station, and other limited and general common areas. All Captains must contact the Marina Association Board and provide a yearly contract which covers the above concerns, beginning in the year 2001. (Bd. of Dir.)

#### GENERAL:

All refuse, trash and garbage, except drain oil and fish remains are to be disposed of in the dumpster. Fish remains are to be double wrapped and placed in the freezer in the fish cleaning station. Oil is to be disposed of at oil reclamation centers. (Bd. of Dir./ref. DEQ)

The transferring of fuel from personal containers or commercial carriers is prohibited within the marina except at the gas dock, which is privately owned. (Bd. of Dir./ref. State Fire Marshal)

No open fires are permitted on floating docks or boats. Cooking with grills is not allowed upon docks or boats within the marina area. (Bd. of Dir. Mtg. 1/22/91)

Engines are not to be idled for excessive periods of time within the Marina. (Bd of Dir. 2001)

Sailboat owners are required to tie all halyards in a manner to avoid banging or clanging. (Bd. of Dir. 2001)

Sewage waste shall be disposed of at pumpout stations only and NEVER in the waters of the marina or bathhouse facilities. (Bd. of Dir 2001./ ref DEQ)

Each owner shall keep his boat in a good state of repair and maintenance. (Bd. of Dir. 2001)

No paint or carpet is to be attached temporarily or permanently to a dock (Annual meeting 4/4/87)

#### FISHING:

Fishing is prohibited on main piers and finger piers except to co-owners who have access rights to the limited commons of that main pier or finger pier. Problems arising from damages done by misguided lures will be resolved by the owners. (Bd. of Dir. 2001)

#### SWIMMING:

Swimming in the marina basin and J-Channel is prohibited for health and safety reasons. (Bd. of Dir. 2001/ref. DEQ)

#### ADDITIONAL RULES:

ANY OTHER FEDERAL, STATE OR LOCAL LAWS, REGULATIONS OR ORDINANCES THAT MAY APPLY. These rules listed are only a synopsis of the complete rules and regulations that apply to Northport Condominium Marina Association and this document is not intended to list them all. See the Marina Bylaws and Master Deed and Amendments for more complete details.

#### RENTALS/LEASES:

Tenants or nonco-owner occupants (includes guests) shall comply with all of the conditions of the Condominium Documents of the Condominium Project and all leases and rental agreements shall so state. (Art. VI, sec.2, b2)