

# The Landing at Oceanport

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[www.thelandingatooceanport.com](http://www.thelandingatooceanport.com)

## Rules and Regulations

1. To be admitted to The Landing at Oceanport, Inc. and to continue to be berthed and/or stored at this marina, a vessel must be registered, identified, marked, equipped and maintained as required by law; shall at all times be capable of moving from its slip under its own power; and shall at all times present a clean, well-maintained appearance. The marina shall have the right to inspect the vessel to determine whether these requirements are being met.
2. Tenants' vessels shall be secured in slips in a manner acceptable to the marina, or the marina, after notice to a tenant, will properly secure the vessel for the tenant, and will charge the tenant for the labor and materials for this work.
3. Tenants will provide the marina with keys or lock combinations for the cabin door and engine hatches of their vessels. The marina will store said keys in a secure area, accessible only to responsible marina personnel, upon specific prior authorization by the tenant.
4. In the event of severe storm, marina personnel will attempt, if practical and possible, to provide preparation and damage-prevention service. However, the marina cannot assume responsibility for said protection, or for any damages to tenants' vessels, should such protection be inadequate.
5. Tenants are welcome to perform service work on their own vessels, provided, however:
  - a. That the work is actually performed by the owner, members of his or her family, or friends who are not working for compensation (Please see item 6 below);
  - b. That absolutely no paints, thinners, solvents, oils or similar materials, or any sawdust, sanding residue, paint scrapings or the like be spilled, dumped or discharged onto the lands or waters of the marina;
  - c. That tarps be placed under all vessels to collect the materials in (b) above, and that said tarps and materials be double-bagged and disposed of properly by tenants;
  - d. That anti-freeze, waste oil, paint cans, paint chips, batteries and any and all other hazardous waste materials be removed from the yard and disposed of properly by tenants (Dumpster disposal is prohibited);
  - e. That the repairs or service shall not involve prolonged or high-speed operation of a vessel's engines.
6. No "outside contractors," service organizations or individuals will be permitted to undertake any work on vessels in the marina until:
  - a. They have provided written authorization from the vessel's owner to enter the vessel and to perform the indicated work;
  - b. They have obtained permission from the marina management to perform such work;
  - c. They have scheduled and paid for use of a designated work slip, if required by the marina;
  - d. They have provided proof of insurance which is adequate to the marina management.
7. Use of electrical tools on or near the docks and piers or on boats in the water is strictly prohibited. Use of any open flame for purposes of paint stripping, shrink wrapping, etc. is strictly prohibited.
8. Displaying FOR SALE signs on boats and/or trailers while on the marina property is strictly prohibited, except for Broker's signs. The Landing at Oceanport takes no responsibility for persons boarding boats, either authorized, unauthorized, accompanied or unaccompanied by the broker and/or owner.
9. The marina reserves the right to tie other vessels in a tenant's assigned slip, and to charge therefore, when slip is not tenant-occupied. Boats leaving for an extended cruise will notify The Landing at Oceanport.
10. The laws of the State of New Jersey and the Clean Water Act of the U.S. Government specifically prohibit discharge or deposit of any rubbish, waste materials or refuse material of any kind, description into the

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waters of any river, stream, lake, pond or tidal waters. The marina will provide every assistance to the enforcement agencies to assure compliance therewith. Tenants and guests are expected to cooperate by using the marina's shoreside toilets and/or pump out, and by placing garbage and refuse in the receptacles provided by the marina. In-slip refueling is strictly prohibited.

11. Cans and bottles shall be recycled in accordance with the local laws regarding same in the receptacles provided by the marina, and any and all other recyclable materials shall be taken home by tenants and guests of the marina and disposed of properly.
12. Noise shall be kept at a minimum at all times, and an 11:00 p.m. curfew shall be observed on all activities which may create noise offensive to others. Tenants shall use discretion in operating engines, generators, radios, TV's etc. Boisterous parties are not welcome.
13. Tenants shall not place supplies, materials, accessories or debris on the walkways, docks and piers, and shall not construct thereon any lockers, chests, cabinets or similar structures. No rugs or mats shall be affixed to any docks. Water hoses and electric cords shall be neatly coiled and stowed. The marina reserves the right to confiscate hoses and electric cords which are not stowed. Dock boxes are not permitted. No alterations of any kind to any docks, pilings, piers or land areas are permitted.
14. Tenants and/or their guests are not permitted to stay overnight aboard their vessels while stored on land at the marina. Live-aboards are strictly prohibited.
15. Tenants are responsible for policing the area around their vessel daily, whether on land or in the water, leaving nothing under or around their vessel. If the marina must clean up around a vessel, the tenant will be charged the regular hourly labor rate for clean-up.
16. Tenants and guests are expected to conduct themselves in such a manner so as to create no annoyance, hazard or nuisance to the marina or to the other tenants and guests. In addition to the good-housekeeping practices listed above, this rule specifically includes:
  - a. Swimming, diving or fishing from the marina docks and piers is not permitted;
  - b. No charcoal or open fires are permitted on any docks or vessels;
  - c. Dogs must be kept on a leash at all times, and owners must clean up after pets promptly;
  - d. Running, skateboarding, roller-skating, roller-blading, and use of bicycles is prohibited on docks and piers;
  - e. Cleaning of fish on docks and piers is not permitted (all fish remains must be bagged and disposed of in dumpster).
17. Tenants and guests shall use caution in traveling on Morris Place and River Street when entering and exiting the marina, keeping the safety and welfare of our neighbors in mind. No parking is permitted in these areas at any time:
  - a. Areas marked "Fire Lane";
  - b. In front of the lift or lift well;
  - c. In front of the dumpster;
  - d. In front of entrances to docks and piers.

Signature \_\_\_\_\_ Date \_\_\_\_\_