

SCHEDULE A TO BY-LAWS
SOMBRERO MARINA CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS GOVERNING DOCKAGE

In an effort to provide an inviting atmosphere for boat owners docking at Sombrero Marina, the following rules and regulations are provided. Your cooperation in observing the following rules will be appreciated. "Owner" refers to the Boat Owner occupying the slip.

1. When a boat enters the Marina, the boat, crew and guests must comply with all rules set out herein.
2. Only boats, in good condition, and under their own power, shall be admitted to berthing areas. When an owner is absent and his vessel suffers an emergency that could cause damage to other vessels or the environment, the Dock Master is authorized to make necessary repairs. Such repairs will be done as economically as possible and will be charged to the vessel Owner.
3. Pets shall be leashed within the confines of the Marina. Owners must pick up after their pets and must dispose of their pet's messes properly. Pets are permitted only if they do not disturb other guests/residents.
4. Boats leaving for an extended cruise must notify the Dock master's office.
5. The Rules of the Road and the Navigation Laws of the United States apply to all vessels in or approaching Sombrero Marina.
6. Refuse shall not be thrown overboard. Garbage shall be deposited in trash receptacles supplied for that purpose. No person shall discharge oil, spirits, and inflammable liquid or oily bilges into the Marina. The Owner shall dispose of any and all debris. All barbeques and smokers will be permitted only on the concrete docks, never on wooden walkways. However, Owner is responsible for any damage or liability.
7. Noise shall be kept to a minimum at all times. Patrons shall use discretion in operating engines, generators, radios, music, and television sets, so as not to create a nuisance or disturbance.
8. Swimming, diving, or fishing shall not be permitted from the docks or finger piers.
9. Boat owners shall not store supplies, materials, accessories or debris on walkway, and shall not construct thereon any lockers, chests, cabinets, or similar structures, except with written approval of the Dock master. Extent of repairs and maintenance to vessels performed on sight shall be at the discretion of the Dock master.
10. Laundry shall not be hung on boats, docks or finger piers in the Marina.
11. Sombrero Marina reserves the right to limit and govern parking space in Marina parking area.

12. Any misconduct by a patron, or his crew or guests, which might injure a person, cause damage to property or harm the reputation of the Marina shall be cause for immediate removal from the Marina.
13. Fires, fish cleaning, dock boxes, bicycle storage, lounge chairs, washing vehicles and boats, etc., are subject to restrictions imposed by local governing agencies & Sombrero Marina Condominium Association.
14. Under no circumstances may vessels discharge marine head waste directly overboard while staying in the Marina. It is Marina policy that all vessels have holding tanks and operating, legal heads. Only vessels under 26 feet and not occupied except for day use (i.e. fishing boats) are exempt. Contact Marina management to have holding tanks pumped out.
15. ALL of Boot Key Harbor is a slow speed/ no-wake zone. Please observe this law when operating a vessel.
16. No trailers of any kind shall be parked in any area of the Condominium on an overnight basis. Owners will be given a five-day notice to remove any such trailers after which the trailer will be towed and stored at the owner's expense.
17. RVs, live-in trailers or any live-in vehicles are not permitted on the Condominium property.
18. No vehicles, motor homes, trailers, or campers may be used as a residence even for one night.
19. Overnight residence will be allowed only on vessels in designated slips.
20. Any boat or boats shall not protrude into a neighboring slip even a little bit.
21. No boats or other watercraft of any nature may be stored on Condominium property nor tied up to boat docking facilities, except within Condominium slips designated by this Condominium as boat docking slips.
22. Visiting boats may not remain overnight at any time.
23. The unreasonable or unsightly accumulation of waste, litter or trash is prohibited.
24. Belongings of a slip resident shall not overlap to a neighboring slip. Any items that are found to be overlapping to a neighboring slip will be removed at the owner's expense.
25. Any vessel new to the Marina that will be moored in the Marina must be pre-approved by the Marina Dock Master.
26. Owners, tenants and their guests must not permit their children to conduct themselves as to disturb other owners, tenants and their guests.
27. Skateboarding or engaging in "horseplay" on slips, common dock ways or in parking areas of the Marina is strictly prohibited.
28. Owners or tenants entertaining large groups on board are urged to embark and disembark their guests with due consideration for the privacy and tranquility of others in the Marina.
29. Unreasonable noise, loud music or loud parties after 10:00 PM is prohibited.
30. Except for entering or leaving slips, main engines, generator and other noise making equipment shall not be operated between 10:00 PM and 9 AM.

31. A charge for repairing electrical boxes due to overloading or improper hook-up will be assessed to the responsible party.
32. Electrical meters will be read at each slip monthly or at the end of a tenant's stay and the boat owner occupying the slip will be responsible for all electric charges.