



COMMUNITY DOCK REGULATIONS

1. Authority: The Board of Directors of The Springs at High Rock Homeowners' Association, Inc. ("Association") has the sole responsibility for the management and assignment of docks use privileges.
2. Liability: The Association, its members and Board of Directors, and Cedar Management assume no responsibility for loss through fire, theft, collision, or other damage to boats/watercrafts, their contents, other boats/watercrafts, and structures in the area set aside for the community dock. Additionally, the Association assumes no responsibility for personal injury or death to the owner, his/her crew, family, or guests anywhere on the premises or docks, whether due to negligence of the Association, its members, and its Board of Directors. This provision, and the regulations and limitations contained herein also apply to vehicles of the boat/watercraft and those of other family or guests.
3. Dockage for Members Only: Only property owners ("Owners" or "Members") in good standing (defined as having no unpaid dues, late charges, or fine assessments, and not having been denied access to the facilities for reason of previous misuse) of the Association are authorized to dock their boats/watercrafts at the community dock. No other individuals are permitted to utilize the dock and its facilities. The boats/watercrafts of authorized Association Members must display an appropriate Association decal.
4. Deeded Slips: Numbered slips are privately deeded and not available for general Springs use.
5. Decals: A completed application form (see attached) for a decal for each boat/watercraft/trailer must be submitted to the Association for review and approval. Only Members in good standing are eligible to apply. Each issued decal will have a unique identification number assigned thereto.
6. Decal Validity: Decals are valid only for the Member and boat/watercraft/trailer to which the original decal was issued. A new decal must be applied for when the Member needs to register a new (replacement) boat/watercraft/trailer.
7. Decal Transfer: Decals may not be transferred to the boats/watercrafts/trailers of non-Members, given to a non-applying Member, or transferred to a new (replacement) boat/watercraft/trailer of the Member. The sale or transfer of a Springs lot or home voids both its Member's associated decal(s) and dock privileges.
8. Decal Display: The Association decal must be conspicuously displayed on a Member's boat/watercraft directly below the North Carolina hull numbers and on a Member's trailer affixed conspicuously to the front tongue area. Only those boats/watercrafts with a proper decal are permitted to utilize the dock or its facilities. Decals must be displayed on all boats/watercrafts/trailers using the boat storage area. If the decal is not displayed, the Association may have the boat/watercraft/trailer removed, and all costs associated with such a removal and subsequent storage shall be at the offending Owner's expense.

9. No Commercial Activity or Usage: The docks and their facilities are for pleasure usage only. No commercial activity or usage is allowed. No boat/watercraft shall be allowed which is in any way or at any time used for commercial purposes or which charges or accepts a fee or any other form of compensation either directly or indirectly.
10. Designated Pathways: All persons must stay on the designated pathways when walking down to the dock areas.
11. Dock Cleanliness: No waste cans, paper, debris or other refuse are to be left at the dock or dock area or thrown into the lake. Removal of trash from the premises is the responsibility of the boat/watercraft owner or guest.
12. Glass Containers: No glass containers or bottles of any kind are be permitted on the docks, dock areas, launch ramp, parking facilities, or boat storage area.
13. Dogs: All dogs shall be kept on leashes and not left unattended. The Owner is responsible for ensuring that the docks, walkways, and immediate areas surrounding them are not used by pets for soiling. Owners are responsible for cleanup of any "accidents" immediately.
14. Disturbances: Facility users shall not create visual or noise nuisances. Loud parties, inappropriate conduct or other disturbances are not permitted.
15. Day-Slip Usage: All day-slip piers are available for use by Members in good standing. Four of the eight common area slips at Docks 2 and 3 and all five common area slips at Dock 1 will not have overnight mooring privileges and will be available on a first-come, first-served basis. The other four common area slips at Docks 2 and 3 will have overnight mooring privileges and will be allocated on an equitable basis to Members in good standing requesting usage for up to 4 weeks and who are willing to accept the additional rules associated with overnight mooring. See the additional rules for overnight mooring privileges and the procedure for requesting them at the end of this document.
16. Multiple Boats/Watercrafts: Regardless of the number of decals maintained, an owner may only moor one boat/personal watercraft at a time at the community docks.
17. Boat Size Limitation: All boat/watercraft must not exceed a maximum beam of 8 ½ feet.
18. Electrical Devices: Use of electrical cords and electrical devices are prohibited on the docks. No electrical hookup is provided and no method of temporary power supply may be utilized.
19. "Live Aboards": Members and guests are not permitted to live aboard any boat/watercraft or to sleep overnight while a vessel is moored or in the immediate area of the dock, nor may any pets be left aboard.
20. Wake: Boat/watercraft owners and operators must minimize speed and wake while entering and exiting the dock areas so as to do no harm to the docks or other boats/watercrafts.
21. Dock Lines: Dock (moor) lines shall be of sufficient size (no less than 3/8" nylon or equivalent) and be properly utilized so as to secure a boat/watercraft at the dock in a manner that will not cause damage to either the dock or nearby boats/watercrafts. Mooring lines should be tied in such a manner as to protect adjacent boats/watercrafts.
22. No Smoking: No smoking is allowed anywhere on the docks or in the boat storage area.
23. Fires: No fire of any kind, including fire contained in a charcoal burner, is permitted on the dock or on a boat/watercraft while the boat/watercraft is moored at the dock.

24. Explosives: No fireworks or other explosives are permitted on boats/watercrafts or on the dock at any time.
25. Fueling: Gasoline containers are not permitted on any dock and no fueling is permitted at dockside. This is a Coast Guard and EPA regulation. If there is an accident caused by fuel brought to your slip, you can be held liable for the damages. (being verified with Yadkin rules)
26. Swimming: No swimming is allowed in the area of the docks or launch ramp, nor is jumping from the dock or dock walkway into the water permitted. This is a boating area only!
27. Supervision of children: No child under 16 years of age shall be on the dock unsupervised. An adult must be present when the dock and dock related facilities or vehicles are being used by youth under age 16. No boat/watercraft operators under the age of 16 may utilize the dock.
28. Dock Boxes: No dock boxes, lockers, storage containers, or boarding steps of any kind may be left on the dock.
29. Dock Closure: The Association Board reserves the right to close the dock for repairs, emergency conditions, or other circumstances as deemed necessary.
30. Dock Uses: Owners shall use the dock, parking facilities, and launch ramp for reasonable and typical boating/water-crafting activities. Owners shall keep the dock area clear of all gear, tackle, and other obstructions, and agree to properly dispose of waste or trash (including treated or untreated sewage from heads or holding tanks). There is no discharging of the bilge in the docking area.
31. Relocation: The Association reserves the right to move an unattended boat/watercraft when required or when a boat/watercraft is in violation of these rules in a manner which negatively impacts other homeowners. The Association shall make every effort to provide appropriate and reasonable notice to the boat/watercraft Owner of its intent to move a boat/watercraft. If the boat/watercraft is not moved by the end of the notice period, the Association may have the boat/watercraft removed, and the costs associated with such a removal and subsequent storage shall be at the offending Owner's sole expense. Boat/watercraft owners shall hold the Association, its members and Directors safe and harmless from any and all liability, injury, loss or damage caused by relocation.
32. Emergency Permission: In an emergency situation, non-owners may utilize the dock, though the non-owner boat/watercraft should be removed as soon as possible.
33. Severe Weather: To the fullest extent possible, it shall be the responsibility of each Owner to ensure that their boat/watercraft is not moored at the dock when severe weather threatens the area. Boat/watercraft owners will be held responsible for any damage caused by their boat/watercraft.
34. Vehicle Parking: Automobile or golf cart parking is limited to one owner vehicle and one vehicle for guest(s). Parking is allowed in designated areas only. There is a parking lot at the corner of Rocky Cove and Mistral provided for property owners that wish to use the Day Slips at Docks #2 and #3 as well as for those that wish to walk the area. No on-road, roadside, or easement area parking is permitted in these areas.
35. Trailer Parking: Trailer parking is prohibited at Dock # 1 on weekends and holidays between (and including) Memorial Day and Labor Day. On these days, trailers must be removed from the area immediately after launching and are subject to towing at the owner's expense if left there. Otherwise, trailer parking is allowed at Dock # 1 at the designated areas only from 6:00 AM to 9:00 PM on weekdays. Trailers may not be parked on the road, roadside, common property areas, or launch ramp area at any time.

36. Life Jackets: Use of life jackets is urged for infants, children and non-swimmers while on the docks.
37. Damage: Any dock structure or appurtenances damaged or destroyed by negligence or improper use shall be replaced at the offending Owner's expense.
38. Dock Alteration: No alterations, additions, or installation is permitted to any dock area. No one may build, store, construct, or attach anything to the dock including, but not limited to, mooring whips, cleats, fenders, ladders, or additional pieces of wood.
39. Rule Adherence: Violation of the dock rules shall be grounds for suspension of usage and/or revocation of authorization decal. The Association Board may terminate dock privileges of an Owner for abuse or neglect in abiding by these Rules in whole or in part.
40. Guests and Visitors: It is the responsibility of the Owner to inform guests of the dock regulations and ensure compliance. All Owners are responsible for their own and guests' conduct. No guest will be permitted to cause a disturbance. Common sense and courtesy to fellow homeowners and dock users are expected.
41. Etiquette: All dockers should be mindful of other boats/watercrafts using the dock.
42. Assessments: The Association Board reserves the right to issue an assessment in an amount to be specified to any Member whose violation of these rules results in costs to the Association and/or private pier owners. This action may be taken in addition to suspension of dock usage privileges or revocation of the authorization decal.

Additional Rules for Overnight Mooring Privileges

1. Overnight dock slips are to be used by assigned HOA Members in good standing between 9:00 am to dusk. Dusk is defined as 30 minutes prior to sunset.
2. No radios or music are allowed at the dock area.
3. Members must provide proof of liability insurance for the watercraft which is being docked.
4. There is no subletting of the dock slips with overnight mooring privileges.
5. Assigned Members must adhere to all the rules and bylaws of The Springs HOA and Yadkin/Alcoa Dock Permit #09005.
6. Watercraft must be registered with the Boat Storage Committee which is part of the Recreational Facilities Committee.
7. Assignments to the dock slips with overnight mooring privileges will be for a period of up to four weeks. These slips with overnight mooring privileges will be assigned on a first-come, first-served basis unless Member demand exceeds the eight slips. In that case, a lottery method of assignment will be used for allocation. Once the usage period is completed, the Member must remove the watercraft. That Member may rejoin the "overnight mooring request list" after all other eligible Members requesting overnight mooring privileges have had a chance to use these slips. If Members do not remove their watercraft in a timely manner, they will be assessed a \$50/day fine until the watercraft is removed.
8. Requests for assignments will be submitted to the Recreational Facilities Committee who will determine eligibility of Member and watercraft and will assign a specific common area slip with overnight mooring privileges.
9. All other Community Dock Regulations also apply to the slips with overnight mooring privileges.

Procedure for Requesting Overnight Mooring at Boat Dock Slips

1. Email either the [HOA Board of Directors](#) or the [Recreation Facilities Committee](#).
2. **Begin your message with the words: "Temporary Boat Slip Request."**
3. Advise the time period (up to four weeks) that you would like to request a boat slip.
4. Advise your preferred slip number, e.g., 2A, 2B, 2C, 2D, 3A, 3B, 3C or 3D, associated with the four potential slips for docks 2 and 3.
5. Confirm that you have read and agree to comply with the **Community Dock Regulations** listed in the Downloads section of The Springs' website.
- 6) Provide a phone contact number, so if your first choice is not available, alternatives can be discussed with you.

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