

# Lighthouse Point Marina and Boat House RULES

## BACKGROUND

1. **The Marina:** The Lighthouse Point Marina included the easterly pier, the wharfs and the mooring facilities as well as the Marina Boat House and outdoor Swimming Pool. An owner of a Lighthouse Point condominium who does not hold a Mooring Slip License or hold a right of occupancy of a Mooring as a Permitted User (as such terms are defined in the Lighthouse Point Slip License Agreement) has no right or interest in the use and enjoyment of any part of the Marina.
2. **Management:** The Marina, Boat House and Swimming Pool and all other Marina facilities are under the same management as Shared Facilities under the advisement of the Marina Advisory Committee (MAC) that will represent the mooring slip license holders.

## MOORING AREA

3. **Exclusive Use:** The Marina Mooring Area, which includes the easterly pier, the wharfs and the mooring facilities, as well as the launching ramps and driveways, is reserved for the exclusive use and enjoyment of Lighthouse Point condominium owners who hold a Mooring Slip License which is in good standing or a Permitted User who holds a right of occupancy of a Mooring.
4. **Restricted Use of Moorings:** Each Mooring is for the mooring of the boat of its respective Slip Licensee or Permitted User holding the right of occupancy thereof. Subject to the expectations set out in the Slip License Agreement, each boat shall be moored within its respective Mooring and not elsewhere in the Marina.
5. **Sail Boats:** Please make sure all lines, riggings, etc. are secured in a way they do not blow/tap against any part of the boat which will cause a constant noise that really gets to you because it really is 24/7. Thanks.

6. **Supervision of Minors:** Children under the age of twelve (12) are not permitted in the Mooring Area unless accompanied by an adult.
7. **No Swimming or fishing in Marina:** No swimming or fishing is permitted within the Mooring Area.
8. **Safety:** Slip Licensees and Permitted Users of a Mooring Slip shall ensure that any Boat using the Marina facilities or moored on a Mooring complies with all relevant public boating laws and regulations. Boats shall be safely and properly moored. The Manager may remove any boat that represents a potential hazard and may suspend the Slip License or suspend access of the Slip Licensee or Permitted User to the Marina.
9. **Personal Water Craft Portable Docks:** Rules regarding Personal Water Craft Portable Docks (PWCPD):
  - a. PWCPD may not be left in the water when the marina is closed.
  - b. PWCPD must be hauled prior to the fall Marina closing and stored off-site.
  - c. PWCPD may be launched following the spring Marina opening, subject to fees being paid and registration form acceptance by Property Management.
  - d. The PWCPD must be beige in colour.
  - e. The PWCPD will not exceed 80% of the width of the slip.
  - f. The PWCPD will not exceed 80% of the interior length of the slip.
  - g. The PWCPD will be securely attached to the dock while in the water.
  - h. The recommended manufacturer is E-Z Dock.
  - i. The recommended model is E-Z Port 280  
(see [https://www.ez-dock.com/content/uploads/2021/01/EZ-Dock-Ports-Full-line\\_REV.31.pdf](https://www.ez-dock.com/content/uploads/2021/01/EZ-Dock-Ports-Full-line_REV.31.pdf)).
  - j. The Lighthouse Point Marina Advisory Committee must approve the make, model, and colour of any PWCPD prior to the purchase and installation.

## **BOAT HOUSE AND SWIMMING POOL**

- 10. Exclusive Use by Slip Licensees:** The Boat House and Swimming Pool are reserved for the exclusive use and enjoyment of Mooring Slip Licensees registered users who must be at least 19 years of age. If a Slip Licensee leases or otherwise disposes of or transfers the right of occupancy of his/her Mooring to a Permitted User for a period of time, provided that for so long as such Slip Licensee does not also lease out or otherwise surrender or transfer possession of his/her Condominium Unit to a third party, the Slip Licensee shall continue to have and enjoy the privilege of the use of the Boat House or Pool during such period even though he/she may have leased or otherwise disposed of or transferred the right of occupancy of his/her Mooring to a Permitted User.
- 11. Guests:** A Registered FOB holder is permitted to bring no more than four (4) guests per slip at a time into the Boat House or Swimming Pool. The maximum number of individuals per slip will be seven (7) but no more than four (4) guests. The registered FOB holder must be present at all times including being in the pool area.
- 12. Access:** Access to the Boat House will be by using the Slip Licensee's registered user access FOB only. No FOB – no access. In order to monitor and control access, Slip Licensees may not provide access to the Boat House to other individuals, including fellow users. The FOB must be used so accurate information is obtained. The only entrance and exit to the Boat House is the front door. Wet or soiled footwear must be removed at the entrance.
- 13. Self-Monitoring:** The Slip Licensees registered users entitled to use the Boat House and Swimming Pool will self-monitor their usage and will accept responsibility for obeying the rules. Any issue that cannot be resolved will go to the Manager. The Manager, if necessary, will access the Shared Facilities Committee to resolve any conflict.
- 14. Use of Boat House:** The Boat House is open for use from 9:00 A.M. to 11:00 P.M. seven (7) days a week.
- 15. Use of Swimming Pool:** The Swimming Pool will be open by the Victoria Day Weekend for use until the end of the Labour Day Weekend. Pool

hours will be from 9:00 A.M. to 9:00 P.M. The use of the Swimming Pool will be governed by the requirements of the Manager as well as by the Simcoe County Health Regulations.

**ACCESS TO BOAT HOUSE AND POOL  
FOR ALL FAMILY MEMBERS**

Monday	Opening to 2:00 P.M.
Tuesday	1:00 P.M. to Closing
Wednesday	Opening to 3:00 P.M.
Thursday	1:00 P.M. to Closing
Friday	Opening to 2:00 P.M.
Saturday	12:00 P.M. to Closing
Sunday	Opening to 3:00 P.M.

All other hours are adult time only for access to both the boathouse and pool.

16. **Pool Solar Blanket:** In order to keep costs down as you know the Boat House is totally self-monitored. It is being requested that the last one in the pool (day or night) roll the solar blanket back over the pool. Thanks.
17. **Alcohol, Tobacco and Animals:** Intoxication or excessive use of alcohol is not permitted. Smoking is not permitted in any part of the Boat House, patios or Swimming Pool areas. Except for seeing-eye dogs, animals are not allowed in any part of the Boat House, patios or Swimming Pool areas.
18. **Security:** Guards are responsible for closing pool area and cover with solar blankets.
19. **Damage:** Each Slip Licensee is responsible for any damage to the Marina including the Mooring Area, the Boat House or the Swimming Pool, caused by such Slip Licensee or such Slip Licensee's guest or Permitted User.

**GENERAL**

20. **Default under Slip License:** The failure to observe these rules by any Slip Licensee, a Permitted User, or any other person using the Boat House,

Swimming Pool or other Marina facilities with the permission of the Slip Licensee, constitutes a default under the Slip Licensee's License.

- 21. Sales, Marketing & Promotions not permitted:** The Boat House is for the personal enjoyment of slip owners, and no form of sales and/or marketing or any type of commercial campaigning or activity may be held in the Boat House.

Even a personal event, hosted by a slip owner, including but not limited to any type of party or gathering where products are being sold or promoted for sale, is prohibited to be hosted in the Boat House.

- 22. Improper Conduct.** While enjoying the Boat House, Swimming Pool, Mooring Area and other Marina facilities, Permitted Users and guests are expected to show proper conduct and behaviour at all times. A zero tolerance policy will apply to those who do not act within the rules or who present behaviour that is deemed as improper. The Manager has the authority to ban any Slip Licensee or other person from the use of the Boat House, Swimming Pool and Mooring Area. Once banned, a person will only be readmitted after a written request is made to and approved by the Shared Facilities Committee.

- 23. Exceptions to Rules:** The Manager may authorize exceptions to certain of the foregoing rules in the case of special events or unusual circumstances. Any such authorization must be in writing.