

NORVIEW MARINA OPERATION RULES AND REGULATIONS

It is our earnest desire to provide the best possible service, safety and comfort for all our guests. For this reason, we require owners and their guests to observe the following rules and regulations while in the Marina complex. Please sign and date one copy for office use.

1. The Marina makes every attempt to keep the premises clean and orderly for the benefit of the tenants and their guests. Owners and their guests are expected to assist in this effort and report any condition they find to the contrary to a staff member.
2. *Prior* to the arrival of the vessel, the owner must comply with the following:
 - A. Establish payment schedule.
 - B. Provide Norview with copy of: *Certificate of Insurance and Registration/Documentation.***
 - C. Boat must pass an inspection as to its appearance and seaworthiness.
 - D. Automatic bilge pump.
 - E. Boat must be equipped with a *FIRE PROTECTION SYSTEM.*
 - F. Provide Norview with a full set of boat keys.
 - G. Boat must have a functional battery cut-off switch.
 - H. When the boat is being loaded or unloaded, only the boat owner will be allowed in the loading area
3. When entering DRY STORAGE:
 - A. Antennas, Bimini tops, light poles, outriggers and any other projections must be folded down.
 - B. Battery switches must be in the OFF position.
 - C. Trim tabs must be in the UP position.
 - D. Outboards and outdrives must be in the down position unless otherwise instructed.
4. Removing a boat from DRY STORAGE:
 - A. All launching will be done when the owner arrives at the marina.
 - B. Reservations for launching after we are closed will be allowed.
5. BOATEL: During dry storage, damage to boats caused by fuel or oil leaks from boats stored above damaged boat is the responsibility of the owner.
6. Be advised that the ***Boatel closes*** from 12/22-3/31 of each year. Once the Boatel is closed, no boats will be able to be removed until 3/31.
7. Tenants cannot bring fuel into the Marina complex.
8. There will be no access to the boatel by an owner, private contractor or private maintenance personnel. Access to this facility is, for insurance reasons, restricted to authorized marina personnel only.
9. Repairs cannot be performed inside the boatel facility.
10. Owner performed repairs and maintenance are only allowed in service areas designated by Norview.
 - A. All work is done at owner's risk.
11. Subcontractors will be allowed to perform service on boats on Norview Property provided:
 - A. The repair shop must have on file with Norview a certificate of insurance inclusive of at least \$2,000,000.00 liability coverage showing Norview as NAMED INSURED and workmen's compensation coverage on each person working on the Marina property.
 - B. The repair personnel must log in and out each day, showing the services performed and the amounts and disposition of any toxic waste.
 - C. These regulations are also applicable to any subcontractor doing warranty work on a boat.
 - D. Norview Marina shall have a possessor lien upon the vessel and its contents as provided by section 43-32 of the Virginia Code for the unpaid sums due. It is further agreed that should collection of unpaid sums by an attorney be necessary, Norview Marina shall hold the client responsible for the costs of collections (including attorney fees and legal costs), repair and related costs
12. SWIMMING POOL RULES
 - A. Tenants and their guests swim at their own risk.
 - B. All children under twelve years of age must be accompanied and attended to by an adult
 - C. No glass is permitted in the pool area.
 - D. No diving is permitted.
 - E. *Hours of Operation* will be posted and will be strictly monitored by Marina personnel. Any unauthorized use of the pool before or after the posted hours of operation may be grounds for immediate suspension of pool privileges or possible termination of Lease. Management reserves the right to ask any patron to vacate pool area at their discretion.

13. SWIMMING, DIVING, OR FISHING is not allowed on or around the docks, finger piers, or any other area within the Marina complex.
14. All pets must be leashed while in the Marina complex. The designated *Pet Rest Area* is the grassy area beyond the pool house. We have an abundance of property suitable for the enjoyment of our four legged friends. We strongly request that, for the equitable comfort and enjoyment of all of our clients, that *pet owners are responsible for the immediate removal of all pet droppings*. Pets are permitted only if they do not disturb other tenants.

The grassy area directly adjacent to the bath facility is *NOT* a designated pet rest area. This spot is used for picnicking. Please be considerate of others should a pet “accident” occur.
15. Tenants and their guests will observe speed, noise and environmental regulations while at Norview.
16. No refuse, solid or liquid, shall be discharged overboard. The available pump out station must be used. All garbage and trash shall be placed in receptacles. No effluent from toilets or heads, nor oil from bilges, shall be discharged overboard. Only Coast Guard approved sanitation devices are acceptable.
17. Open flame fires of any type are not allowed on docks, piers or any boat in a covered slip. Gas grills may be used in the grassy area adjacent to the bath facility.
18. The Marina reserves the right to assign boats to a rack or wet slip based on the amount of its use, length, beam and height, and rack availability.
19. The owner shall immediately notify the Marina of any change in the information furnished by him/her in their Norview Marina contract. When terminating lease renewal, owner shall complete a “Request to Terminate Lease” form 30 days prior to lease expiration.
20. Laundering or drying of laundry on docks, finger piers or deck is not permitted.
21. The Marina reserves the right to limit and govern all parking spaces. *Trailers are not allowed beyond the Operations Center, and must be parked in the designated lots.*
22. Norview Marina will not be responsible for damage to equipment that extends below the plane of the hull, i.e. transducer, speedometer pick-up, unless said equipment is installed within one foot of the keel. Port or starboard.
23. Tenants or their quests shall not make disturbing noise on or about the leased premises or permit anything to be done which will interfere with the rights, comforts or convenience of other owners/tenants. Quiet hours are from 11 PM to 6 AM.
24. Norview Marina does not allow living aboard vessels.
25. Norview Marina shall not be liable to owner/lessee, his family, servants or invitee for any damage to person or property arising from any cause whatsoever. Tenants and quests agree for himself, his family, servants and invitee not to hold Norview Marina liable in any way.
26. Norview Marina shall not be responsible for damages as a result of bilge drain plugs that are left in or out.
27. Fuel, gas or diesel, may NOT be charged to your Norview account. All fuel purchases must be paid for in full at the time the purchase is made, in cash or by credit card.
28. Owner/lessee shall reasonably observe the rights, privileges and welfare of other members and in the event conduct of owner/lessee is, in the opinion of Norview Marina, Prejudicial to welfare of the other members, then Norview Marina may terminate owners/lessee lease at any time by serving five (5) days notice.
29. No unauthorized use of ANY wet slips. Boatel customers wishing to leave boats out overnight must contact management. Please be courteous to those around you.

Please sign and date below acknowledging receipt of NORVIEW MARINA OPERATION RULES AND REGULATIONS

SIGNATURE

DATE

10/09