

July 25, 2023

THE TOWER'S ASSOCIATION DOCK RULES

- (1.) Dock slips are assigned to Condominium owners for their use only. Do not use unless you have been authorized by the owner.

FINE: If an unauthorized vessel is in a slip, Water Patrol will be called by the Owner or Management for removal.

- (2.) Follow "No Wake" rules for boats and PWC's where posted or marked.

- (3.) Alterations to your slip area and/or dock, and full hanging boat covers require BOARD APPROVAL. If a full hanging boat cover is Approved, you will be required to add a new anchor to the dock.

- (4.) Drop-off and pick-up by others are at ends of main docks only.

- (5.) No overnight docking at ends of docks.

FINE: Water Patrol will be called by Management for removal.

- (6.) No boat tie-up to PWC dock.

FINE: Water Patrol will be called by Management for removal.

- (7.) No gasoline/fuel containers are allowed on any docks.

FINE: \$50.00 per container to Unit Owner.

- (8.) If you use the fish cleaning station, clean the area when done.

FINE: 1ST Occurrence – warning to Unit Owner.

2nd Occurrence -- \$25.00 per occurrence to Unit Owner.

- (9.) The boat slip SHORE side finger goes along with the slip for dock boxes, lift controls and miscellaneous items. The boat shall not overhang the main dock walkway nor should anything be amounted on the walkway. Walkways and slipfingers should not be obstructed.

- (10.) The boat slip shall not be used for a commercial enterprise, including the rental or sale of watercraft.

- (11.) Boat owners are allowed to leave their boats and PWC's plugged into the DOCK **SHORE** power source for battery maintenance only when they are not occupying their Condominium unit. If an owner would like to leave appliances left on when they are gone, they must have a utility electric meter installed for their slip. The cost for the meter and installation will be by the owner of the slip.

FINE: \$200.00 for leaving appliances on with NO meter.

A maintenance/alteration request form must be completed with Board approval prior to installation. The Association then will invoice the utilities used to that unit owner at the end of the boating season at the Association's kilowatt hour rate for the total kilowatts used for the year.

- (12.) The boat owner shall be responsible for purchasing and maintaining insurance on the boat and its contents. Also, the boat owner must provide coverage for any other property stored in or about the boat slip and dock. The coverage should also include liability insurance for the boat. The owner shall file a certificate of such individual policy or policies with the Association after purchase of the policy and each anniversary of the policy.
- (13.) No one should attempt to reposition the docks with the winches. Only Management personnel or dock company personnel will reposition the docks with the winches. No one should call the dock company for corrections to the docks. Only the Management Company or a Board member will make the call. If you see any problems, please contact the Management Company or call a Board member.
- *(14.) Boats not on lifts and moored in the water should not be secured to the roof support columns. These boats' mooring lines may be attached to the base of the column or to the dock walkway structure. Boats on lifts may attach safety lines to the columns to secure the boat if the lift fails.
- (15.) The Management Company and the Board have the authority to take action in the event they see violations, especially for safety's sake.

On behalf of the Board of Directors, if you believe an infraction has occurred that affects your use of the Dock or Boat Slip, please contact IN WRITING to:

Lake Front Property Management
1025 Elks Way, Suite 100
Osage Beach, MO 65065

to voice your concerns to the Board of Directors.

The Board of Directors reserved the right to modify the Rules and Regulations at any time. A copy of same will be on file at the management office.