

BLACK RIVER YACHT CLUB

RULES AND REGULATIONS

The BLACK RIVER YACHT CLUB CONDOMINIUM ASSOCIATION shall hereinafter be known and do business as the “BLACK RIVER YACHT CLUB” (BRYC)

All use of property and conduct of persons in the BRYC shall be in accordance with provisions of the Condominium Master Deed, the Bylaws and those “Rules and Regulations” adopted by the BRYC Board of Directors. These Rules and Regulations shall apply to each unit owner and any tenant of any unit owner and the respective families, guests, employees, contractors, and agents of any unit owner or tenant. It is an expectation that everyone will follow all rules, regulations and bylaws of the BRYC.

The BRYC shall mean and include all units and common elements of the Black River Condominium Association. (The BRYC Board of Directors will be referred to as the BOD in this document.

I. GENERAL

1. In order to maintain proper security and prevent unauthorized use of BRYC units, the unit owner shall provide the BOD with the name of any vessel owner, the name of the vessel, and the length of stay of any vessel authorized to occupy the owner’s unit. Any vessel with respect to which the BOD has not been furnished the above information may be refused access to the unit.
2. All unit owners that are renting out their unit shall provide the renter with a copy of these Rules and Regulation and shall furnish the BOD prior to mooring:
 - a. A completed BRYC Rental Agreement.
 - b. A copy of renter’s insurance showing a minimum of \$300,000.00 in liability coverage.
3. All limited and general common elements shall be kept clean at all times.
 - No materials or equipment shall be stored on docks, walkways, or other common elements, except in the approved dock boxes provisioned in the Association Bylaws.
 - The dock between slips is for the use of the vessels on each side, and the location of private gangways should be governed accordingly.
 - In no case shall a gangway block access to another vessel.

- Sidewalks, docks and walkways shall not be obstructed or used for any other purpose other than access to and from boat slips.
 - Dock lines, power cords, telephone lines, water hoses, cable TV lines or antenna connections shall not be placed so as to obstruct the dock or walkway. (It is recommended that these lines be buried)
 - Grills may not be used on piers/docks extending to boats.
 - No clothes lines or drying racks are to be installed or erected on common elements.
4. While on BRYC property, persons shall comply with all Federal and State laws, local ordinances and the Rules and Regulations of the BRYC.
 5. Roller skating, roller blading, skateboarding or bicycling are prohibited in areas other than the parking lot.
 6. OPEN fires are expressly prohibited on any vessel, limited or common element of BRYC, except where expressly designated (in accordance with South Haven City Ordinance).
 7. No modifications or alterations may be made to slips or pilings without prior written authorization from the BRYC BOD.
 8. All persons shall control noise levels so that occupants of other units will not be disturbed and shall cease all maintenance and use of on-board generators between the hours of 10:00 pm and 8:00 a.m. Unnecessary noise shall be avoided at all times.
 9. No sign, advertisement or notice shall be exhibited, described, painted or affixed to any of the common elements, except as provided in the Master Deed.
 10. No employee or contractor of BRYC shall perform any personal service WHILE ON DUTY for any individual unit owner, guest, employee, agent or tenant.
 11. The BOD may enforce a reasonable schedule of assessments for infractions of Rules and Regulations as it may find necessary to adopt. The following assessments schedule is for the purpose of encouraging safety for all members, guests and children at play. The slip/unit owner is responsible for their renters and guests and will be the responsible party for payment of any assessments.

- A. Disregarding posted speed limits:
 - 1. First two warnings are verbal but shall be recorded in BRYC records;
 - 2. Third warning shall be a \$50.00 assessment to unit owner.
 - 3. Any additional violations shall be increased by \$50.00 per incident and assessed to unit owner.
- B. Disregarding established traffic pattern of signs, pavement wording and arrows;
 - 1. First two warnings are verbal but shall be recorded in BRYC records;
 - 2. Third warning shall be a \$50.00 assessment to unit owner.
 - 3. Any additional violations shall be increased by \$50.00 per incident and assessed to unit owner.
- C. Proof of boat insurance with a minimum of \$300,000.00 liability coverage is required to be provided to the BRYC Board or placed on file with the BRYC designated email address (brycinsurancerent@gmail.com), before any boat is allowed to be in any BRYC slip.
 - 1. If a boat is placed in a BRYC slip without any proof of insurance being on file, the owner will be sent a certified letter notifying them of the infraction and that they have seven (7) days within which to provide said insurance. If the proof of insurance is not received within said seven (7) day period, the electric will be turned off to said slip and owner will be assessed a \$50.00 assessment.
- D. All assessments will be assessed on the owner's next quarterly statement.
- E. For any other disregard of Condominium Documents, BRYC Rules and Regulations, the owner will be notified by certified mail of the violation.
 - 1. Owner shall have seven (7) days after receipt of such notice to investigate and correct the alleged breach or notify the BRYC BOD that owner believes a violation has not occurred. This notification must be sent to the BRYC BOD by certified mail.
 - 2. If after seven (7) days the BRYC BOD believes that the alleged breach is not cured or is continuing, it may institute on behalf of the BRYC an action for eviction against the occupant of the unit for breach of the conditions of the Condominium Documents.

12. There will be no swimming, diving or fishing from the common elements of the Association, except from owner's boat.

13. Boat owners and guests are prohibited from feeding the seagulls, ducks, geese, or other wildlife from the BRYC common elements or from any boats in BRYC slips.

14. No fireworks or firearms may be discharged on Association property.

15. HEATERS and AIR CONDITIONERS are not to be left operating when occupants are away from their vessel for more than eight (8) consecutive hours.

16. Pump outs are only allowed Monday through Friday from 9:00 a.m. to 5:00 p.m. Pump outs are not allowed on Saturdays, Sundays and Holidays.

II. REFUSE.

1. All refuse, trash and garbage shall be properly wrapped, placed in plastic trash bags, or otherwise properly secured and placed in the dumpster provided by the BRYC.
2. All refuse must be deposited INSIDE the dumpster and the lid closed at all times.
3. NO fish remains, motor oil or hazardous waste may be placed in the dumpster.

III. FISH CLEANING:

1. There will be no fish cleaning permitted on docks, decks or common areas.
2. All fish cleaning must be done at the fish cleaning station provided at the north west corner of the River Noire Yacht Club property (directly north of the River Noire clubhouse).
3. No fish remains are to be placed in the BRYC dumpster at any time.

IV. ROADS AND PARKING:

1. All members and guests must observe the 5 mile per hour speed limit on BRYC property for the safety of members, guests and children at play.
2. All traffic patterns, arrows and signs directing one way traffic must be followed for the safety of all members and guests.
3. Camping of any kind, including motor homes, trailers or tents is not permitted on BRYC property in accordance with South Haven City Ordinances.
4. Each owner or renter is permitted one parking space facing the water (not necessarily in front of your slip). Owner or renter's second vehicle and guest's vehicle must be parked in spaces surrounding the center area.
5. Boat trailers or personal water craft trailers may be parked in the BRYC parking lot for a reasonable time for loading or unloading while the member/renter is present on site. If the trailer will be parked for more than 2 days, they need to get approval from a board member. Trailers must be disconnected from towing vehicle and parked on the inside ring only.

Trailers parked in violation and/or without permission will be removed at owner's expense.

V. VESSELS AND THEIR USE:

1. The U.S. Coast Guard rules of the road and navigation laws of the United States shall apply to all vessels in the BRYC.
2. All vessels mooring in the BRYC shall carry liability insurance against damage/injury to property/persons in an amount of no less than \$300,000.00.
3. Unit owners and their renters, if any, shall have insurance policies on record with the BOD when or before their vessel is placed in their slip at the beginning of each boating season. Non compliance will disallow the mooring of vessels to BRYC property (all docks and pilings) and if so moored, vessel will be removed at owner's expense.
4. All vessels mooring in the BRYC shall be seaworthy, fully sound, in a good state of repair, in a state of cleanliness, in insurable condition, and in compliance with all state and federal safety regulations, and capable of getting underway within one (1) hour notice.
5. All shore power electrical connectors for all vessels must be of the type designed for marine use and of the proper size for the service required.
6. Oil, spirits, paints, flammable or inflammables, and/or other substances which are deemed "pollutant or hazardous substances" under the provisions of any Michigan or United States law may not be discharged into the BRYC waters.
7. No refuse shall be thrown overboard. All garbage bags shall be securely wrapped, placed in plastic trash bags, or otherwise properly secured and placed in the dumpster provided by the BRYC. All other miscellaneous debris should also be deposited into this dumpster.
8. Routine maintenance may be carried out at slips in the BRYC. However:
 1. No major maintenance such as shaft pulling, engine removal or any action that might lead to major flooding of vessel may be done.
 2. No major top-side renovation or conversion may be undertaken while moored at BRYC.
 3. Any vessel that likely, may or has sunk must be removed immediately by the vessel and unit owner.
 4. Major repairs or renovation exceptions must be approved by the BRYC BOD prior to commencement and in writing.

9. Engines shall not be allowed to idle for an excessive period of time within the BRYC. What constitutes "excessive" shall be at the sole discretion of the BRYC BOD.
10. Multiple vessels will only be allowed to be moored in one slip if all of the following requirements are met:
 1. All vessels must be a secondary vessel owned by a current BRYC member or renter whose primary vessel has its own dedicated slip.
 2. Each vessel must have current insurance with a minimum of \$300,000.00 in liability on file with the BOD.
 3. Each vessel must have a completed BRYC Rental Agreement on file with the BOD.
11. All sailing vessels shall have halyards properly secured in order to avoid unnecessary noise.
12. As of November 4, 2009, all vessels who moor within slips of the BRYC and whose length protrudes beyond slip length are governed by the Michigan DEQ regulation which requires that a vessel shall have 1-1/2 times its length of clear maneuvering room. Any infraction will be handled by the Michigan DEQ.

VI. PETS.

1. No more than two (2) pets (domestic) dogs, cats, etc., are permitted at any unit, except with written approval of the BRYC BOD.
2. All pets shall be kept under control at all times so that they do not become a nuisance to other owners or occupants of the marina. Pets must be kept on leashes and held in hand or otherwise secured by tether at all times. Said leash or tether shall only allow said pet to access owner's limited common elements and not be free to reach another owner's limited common element.
3. All pets must be licensed in accordance with local laws.
4. Pets shall not be left unattended on BRYC property or in any vessel at BRYC.
5. Pets are not permitted in the clubhouse or the restrooms.
6. Pet waste. All pet owners shall be responsible to immediately remove, clean-up and properly bag and dispose of said waste in a proper garbage container.

Also posted in the Clubhouse are various South Haven Codes regarding dogs and reminders about pet rules from the South Haven Chief of Police.

Violation of Rules/Laws:

1. First violation of rule, you will receive a warning letter (example posted).
2. If your dog bites another person, the authorities WILL be called.

3. Subsequent violations may involve the City of South Haven Animal Control or Police, depending on the violation. Or, it may cost you a \$50.00 fine or loss of privilege.
4. Further issues may result in your pet being banned from BRYC property.

VII. CLUBHOUSE USE.

1. Use of the clubhouse will be regulated by posted rules and hours and are for the exclusive use of BRYC owners, tenants and guests only.
2. The clubhouse, including restrooms, is a designated **NO SMOKING** area.
3. The clubhouse is to remain locked at all times, and if a unit owner wishes to use the clubhouse for a private party, the unit owner must first obtain BOD approval. Unit owner must be in attendance at all times.
4. Sewage waste **MUST** be disposed only in marina pump out service or DEQ approved location. Portable waste containers are to be disposed of in the same manner and are not allowed to be disposed of in clubhouse restrooms.
5. Any infraction of these “Rules and Regulations” are subject to corrective action and/or assessments as may be determined by the BOD.
6. Dues are expected to be paid on time each quarter. Late dues for more than two quarters which are not paid in full by due date will result in the owner’s or tenant’s clubhouse access cards being voided from the system and an assessment of \$10.00 for each new card to be issued. The electric at a delinquent owner’s slip will also not be turned on until such time as dues and late fees are paid in full, regardless if vessel is in slip. Electric will be restored at the convenience of a BOD member.

Accepted and Approved by the Black River Yacht Club Board of Directors:

DATED: August 26 , 2023

Cristopher Kern, President

John Kesteris, Vice-President

Rebecca Malone, Secretary

Melody Brewer, Treasurer

Eriks Jansons, Trustee

Jim Hocking, Trustee

Donald VanOrman, Trustee