

Indian River Club Association, Inc

Rules and Regulations for the Dock

Approved by the Board of Directors January 17, 2024

The Indian River Club Association, Inc. practices non-discrimination in all areas of the business of the Association and among the owners and residents of the property. Such practices include non-discrimination based on race, color, national origin, sex, sexual preference, disability, age, religion, ancestry, or any other legally protected classifications.

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Chapter 1 – General Rules

- 1.0 THERE IS NO LIFEGUARD ON DUTY. EVERYONE USING THE DOCK DOES SO AT THEIR OWN RISK.
 - 1.1 The dock is for use by residents and their guests. The multipurpose common room key opens the dock gate.
 - 1.2 Residents must accompany their guests on the dock except for overnight guests over the age of 16.
 - 1.3 Any person not authorized to use the dock, even if in possession of a key, will be considered a trespasser.
 - 1.4 Dock boxes may only be placed on the dock with approval of the Board of Directors. Dock boxes must be neutral-colored (white, beige, grey) marine fiberglass or Rubbermaid type boxes and may be no more than 72 inches long. Dock boxes may only be placed in areas approved by the Board. Dock boxes must be securely fastened to the dock.
 - 1.5 No dinghy or other boat may be stored on the dock. A slip assignee may place their boat or dinghy on the dock for the purpose of maintenance for a period not to exceed 3 days. They

must utilize drop cloths to prevent staining of the dock.

- 1.6 Pets on the dock must be leashed and under control of their owners at all times.

Chapter 2 – Dock Safety

- 2.1 The gate must be kept locked at all times.
- 2.2 Children under sixteen years of age must be accompanied by a parent or other responsible adult at all times while on the dock.
- 2.3 No running or horseplay is allowed on the dock.
- 2.4 Dock users should beware of loose fish hooks.
- 2.5 Everyone using the dock must remove their own trash. The dock must be kept clear of litter, dead fish, and dead bait.

Chapter 3 – Sailboats and Powerboats at the Dock

- 3.1 Only residents may tie up a boat in a slip.
- 3.2 No boat may be tied outside of a slip for longer than 24 hours without written approval by the Board of Directors.
- 3.3 No boat tied to the dock may be used for living quarters or live aboard activities for more than 72 hours.
- 3.4 No boat longer than 38 feet, including appurtenances, wider than 15 feet, or displacing more than 18,000 lbs may be tied up at the dock. Dimensions shall be determined by physical measurement; displacement may be determined from the boat's title or other documents, or from the web. No portion of a boat shall overlap the dock.

Chapter 4 – Slip Assignments

- 4.1 Slips are only allocated to full-time residents of IRC,
- 4.2 Part-time residents may request a temporary slip assignment for use while they're in town. A temporary slip assignment will expire, and the boat must be removed from the dock, when the part-time resident leaves town again
- 4.3 To request a slip, a resident must submit an Application for Boat Slip form, a copy of the boat's title, and proof of insurance to the Board of Directors. The title must name the resident as an owner of the boat.
- 4.4 Slip assignees must submit proof of insurance to the Board of Directors annually.

- 4.5 When a slip is allocated to a tenant, the allocation terminates on the same date as the tenant's lease. In addition:
- 4.6 A tenant who signs a new lease must reapply for a slip. If there is a waiting list, the tenant will be placed on the list after the last owner on the list.
- 4.7 A tenant who intends to sign a new lease may reapply for a slip up to 30 days before the end of their old lease.
- 4.8 The Board of Directors will base decisions involving slip assignments on making the dock useful to the greatest number of IRC residents.
- 4.9 Slips will be assigned to residents on a first-come, first-served basis by the Board of Directors. The Board will maintain a waiting list.
- 4.10 A resident's slip assignment may be changed by the Board of Directors at any time.
- 4.11 A unit may only be assigned one slip at a time. Only one boat may be kept in a slip, except for tenders and dinghies.
- 4.12 A resident's slip assignment lapses if the slip is left empty for 60 days. The Board of Directors may grant an extension of an additional 30 days (90 days total).
- 4.13 When a resident's slip assignment lapses, as long as there is no waiting list, the resident may reclaim the slip by returning their boat to the dock before the Board allocates the slip to another resident.
- 4.14 If an assigned slip is to be vacant for an extended period, the Board of Directors may temporarily assign the slip to another resident.
- 4.15 Slip assignees must install and use tie-down facilities appropriate to their boat.
- 4.16 Slip assignees will be held responsible for damage to the dock caused by improper boat handling or tying-down.
- 4.17 Slip assignees must keep their area free of electrical lines, hoses, and dock lines, and must maintain a safe and presentable dock surface.
- 4.18 If a boat becomes a danger to the dock or to other boats, the slip assignee will be given notice to remove the boat. If the slip assignee fails to remove the boat after notice, or in an emergency situation, the Association will remove the boat and bill the slip assignee for the cost of removal.
- 4.19 Slip assignees must remove their boats from the dock as required by the IRC Hurricane Plan and when otherwise directed to do so by the Board. A slip assignee who fails to do so will lose their slip privileges for one year.
- 4.20 A slip assignee who fails to comply with the rules after a second notice from the Board of

Directors will lose their slip privileges for one year.

Chapter 5 – Slip Alterations and Improvements

- 5.1 Ownership of the slips is vested in the Indian River Club Association.
- 5.2 Any additions, alterations, or repairs to the dock in the vicinity of a slip, other than tie-down arrangements, must be approved by the Board of Directors prior to construction.
- 5.3 All work must be done at the expense of the slip assignee.
- 5.4 Any required permits or approvals by any and all government agencies must be obtained by the slip assignee at their expense, prior to final approval by the Board of Directors.
- 5.5 When a slip assignee vacates a slip, any improvements must be removed by the slip assignee.
- 5.6 If a slip assignee vacates a slip and fails to remove an improvement, the improvement will become the property of the Indian River Club Association.

5.7 Boat Lifts:

- 5.7.1 Only free-standing lifts may be installed on the dock.
- 5.7.2 No component of a lift installed in the covered slip may be attached to or rest upon the beams and other members supporting the roof.
- 5.7.3 When a lift is removed from the dock:
 - 5.7.3.1 A licensed electrician must disconnect the lift from the dock electrical system; the lift owner must arrange for a building permit and electrical inspection if they are required by Rockledge's building code.
 - 5.7.3.2 The pilings supporting the lift must also be removed, unless the Board of Directors authorizes their being left in place.

Chapter 6 – Paddlecraft Storage

- 6.1 For the purpose of these rules, “paddlecraft” refers to canoes, kayaks, stand-up paddleboards and similar non-motorized vessels.
 - 6.1.1 Paddlecraft stored on the dock must not exceed sixteen feet in length, three feet in width, and 100 lbs in weight with the following exception:
 - 6.1.2 Because the paddlecraft storage facility is new at IRC as these rules are being written, residents are encouraged to work with the Dock Committee, which will ask the Board to grant exceptions

or revise the above rule for paddlecraft that:

- Are not too heavy for the rack on which they will be stored;
- Are not so long or wide as to prevent other residents from accessing their own paddlecraft or otherwise making use of the dock.

- 6.2 To request a storage space, a resident must submit an Application for Paddlecraft Storage form.
- 6.3 The Board of Directors will base decisions involving paddlecraft storage assignments on making the dock useful to the greatest number of IRC residents.
- 6.4 Paddlecraft storage spaces will be assigned to residents on a first-come, first-served basis by the Board. The Dock Committee will maintain a waiting list.
- 6.5 A resident may request a paddlecraft storage space without owning a paddlecraft. When a space becomes available, the Board will assign the space on a tentative basis. The resident will have 30 days to purchase a paddlecraft acceptable under these rules and submit the required paperwork.
- 6.6 A resident may only be assigned one storage space at a time.
- 6.7 Paddlecraft storage spaces will be assigned only to residents of IRC. If extra spaces are available, the Board may temporarily allow use of a space by a visitor for up to 7 days.
- 6.8 Paddlecraft storage spaces are intended for use by residents who paddle on the Indian River frequently. The Board will favor residents making frequent use of their paddlecraft over those who use their paddlecraft less frequently.
- 6.9 If there are more requests for paddlecraft storage spaces than spaces available, the Board may revoke assignments to those who use their paddlecraft infrequently or not at all.
- 6.10 Residents who plan to leave town for more than 60 days must surrender their storage space and remove their paddlecraft from the dock and the IRC property before leaving.
- 6.11 A resident's paddlecraft storage space assignment lapses if the space is left empty for 60 days. The Board may grant an extension of up to an additional 30 days, but only if there is no shortage of storage spaces.
- 6.12 A resident's paddlecraft storage space assignment may be changed by the Board of Directors at any time.
- 6.13 Slip assignees will only be assigned paddlecraft storage spaces on a temporary basis. If no unused paddlecraft spaces are available, slip assignees may be required to move their paddlecraft into their slip to make room for residents without slip assignments.
- 6.14 When a paddlecraft storage space is assigned to a resident, the Board will tag the storage space

with the number identifying the resident's unit's parking space.

- 6.15 More than one paddlecraft may be placed in a single storage space, as long as the paddlecraft so stored do not block access to the space below or above.
- 6.16 Two residents from different units may both place equipment in a single space, if the Board approves. The Board will never require residents from different units to share a storage space.
- 6.17 Paddlecraft must be stored open side down to prevent their taking on water and exceeding the capacity of the racks unless their cockpits have through-hull drains.
- 6.18 Paddlecraft must be securely tied down to the storage racks when not in use.
- 6.19 Paddlecraft owners are strongly encouraged to lock their paddlecraft to the racks to reduce the chance of theft.
- 6.20 Equipment such as paddles and life vests may be stored inside a paddlecraft as long as they are securely fastened to the paddlecraft interior and do not project up, down, or in any direction outside the paddlecraft.
- 6.21 Paddlecraft storage space assignees must keep their paddlecraft and equipment presentable and the area around the paddlecraft racks free from clutter. Any equipment not stored inside a paddlecraft must be stored in a dock box or off the dock.
- 6.22 Residents may launch their paddlecraft from the beach near shore or from any point on the dock other than within a slip assigned to another resident.
- 6.23 Paddlecraft storage space assignees will be held responsible for damage to the dock or racks.
- 6.24 If a paddlecraft or its equipment becomes a danger to the dock or to other boats, the storage space assignee will be given notice to remove the paddlecraft or equipment.
- 6.25 By storing a paddlecraft on the dock, owners agree not to hold IRC responsible for theft of or damage to their paddlecraft or equipment.
- 6.26 Paddlecraft storage space assignees must remove their boats and equipment from the dock as required by the IRC Hurricane Plan and when otherwise directed to do so by the Board. An assignee who fails to do so will lose their storage privileges for one year.
- 6.27 A paddlecraft storage space assignee who fails to comply with the rules after a second notice from the Board will lose their storage privileges for one year.
- 6.28 A resident who loses either their slip privileges or their paddlecraft storage privileges for any reason will lose both slip and storage privileges.