

Quillen's Point Homeowners Association
COMMUNITY RULES & REGULATIONS
QUILLEN'S POINT MARINA
Updated March 2018

General Conditions

- The marina is open to lessees for boat storage from April 1 through December 15, conditions permitting.
- Except as otherwise provided herein, lessees from the previous rental season will have the first opportunity to lease the same slip in the current season, subject to guidelines established by the Marina Committee Chair.
- Lessee must be in good standing with the Quillen's Point (QP) Homeowners Association (QPHA) during the rental season in order to secure and keep a slip.

Mooring

- Because of the exposed location of our marina, the following mooring line sizes and mooring requirements are mandatory:
 - Boats up to 20 feet in length – Mooring lines must be minimum 3/8 inch diameter.
 - Boats 20 feet or more in length - Mooring lines must be minimum 1/2 inch diameter.
 - All lines must be nylon (*cotton lines are absolutely forbidden*) and should be whipped and/or spliced. All boats must be moored with spring lines to keep boats properly positioned in the slip.

Sanitation

- All marina sanitation devices with overboard discharge with “Y” outlets must be secured in the closed/holding tank position by using a padlock, non-releasable wire-tie, or by removal of the valve handle. Discharge of raw sewage from a vessel anywhere within U.S. territorial waters, including the Quillen's Point Marina, is illegal, and will be reported to authorities.

Maintenance Activities

- Maintenance activities in the marina are limited to appearance enhancements only, such as polishing and cleaning.
- There will be no other maintenance of any boat or boat systems in the marina. This includes major activities such as bottom scraping, painting, hull painting or repairs, engine overhauls, etc. and minor activities such as oil change, sanding, varnishing or oiling.

Housekeeping and Activities

- End-of-Season Clean Up: Apart from lines which cannot be reached from the dock (such as pull-in lines and permanently installed docking devices), all docks and moorings shall be cleared of hoses, mooring lines, bait storage containers, traps, fenders and other personal gear by end-of-season. Any items left after end-of-season will be removed and disposed of at owner's expense.

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Fuel and Other Spills

- No fueling, oil changes, or service is to be done in the marina. Boats must be pulled for service.
- Marina slip lessees are hereby advised that when fuel is carried on board it must be in an approved container or portable tank as provided for outboard engines and must be safely stored outside engine and living compartments.
- For safety reasons, fuel tanks should never be completely filled; a minimum of 2% of tank space must be allowed for fuel expansion in hot weather.
- Prompt cleanup of spills occurring on a boat is necessary to keep spilled material from reaching the water. Dilute cleaning agents so the minimum strength is used for the job at hand. Use non-phosphate detergents and the least toxic cleaning agents available for the particular job. Recycle and reuse cleaning agents whenever possible.
- Any spill must be wiped up with rags or fuel absorbent; and rags and waste must be disposed of carefully off marina and Quillen's Point property. Fuel waste is extremely flammable and hazardous. **An emergency "spill kit" is installed at the marina; slip lessees are responsible for familiarizing themselves with instructions for using the kit.**
- Any slip lessee who causes or contributes to a spill of fuel, oil, sewage or other substance must take immediate steps to locate and stop the cause of the spill and contain it to the maximum extent possible.
- All fuel spills must be immediately reported to the President, a member of the Board of Directors of Quillen's Point Homeowners Association or to the Recreation Committee Chair.
- In the event of a large spill, DNREC must be notified. A QPHA representative may board a boat at any time to investigate a spill.
- Clean-up costs incurred by the QPHA will be billed to the boat owner.
- Marina slip lessees are encouraged to use oil absorbent sponges in boat bilges at all times. These are readily available at most marine stores. Use wisely and dispose properly, off the marina and off Quillen's Point property.
- All trash, garbage, and fish waste must be removed from the marina and Quillen's Point property.
- No cleaning of fish — including shellfish — is permitted on the marina site at any time.

Pets

- Pets at the marina, as throughout Quillen's Point, are required to be kept on a short leash at all times. Walk pets away from the marina. All pet waste must be collected by the pet owner and disposed of responsibly. At no time should pet waste be disposed of in the lagoon water, wetland, or other owner's lots or trash cans surrounding the marina. There is a community trash receptacle at the entrance to the marina.

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Other

- Except for launch and return, all personal watercraft, paddle craft, dinghy and sailing vessel activity shall be away from the marina and slips.
- All mooring of personal watercraft, dinghies and sailing vessels in the Quillen's Point marina or lagoon must be in a leased slip (no mooring without a lease).
- Overnight sleeping is not allowed in the marina.
- After season dock: Any boat remaining in the marina beyond the boating season (after Dec 15) will be billed a *per diem* penalty as determined by the Marina Committee and approved by QPHA Board of Directors.
- NO PARKING is permitted in the cul-de-sac adjacent to the marina, as indicated by yellow striping. Temporarily stopping to load and unload gear is acceptable (15 minutes or less). After unloading, marina slip lessees and their guests must park on the boat owner's property or in the designated Recreational Parking Area around the corner on Bayfront Drive.

Miscellaneous provisions

- **NO WAKE** is permitted in the marina lagoon or when entering channels in the cove area, as required by law.
- **NO SWIMMING** is permitted in the marina lagoon or basin, or from the marina walkways.
- **CRAB POTS** or traps of any type may be placed in the water off the dock or walkway **ONLY** in areas marked in white. Crab pots and traps must have the name and phone number of the owner on traps and pots, as required by law. These items will be removed and discarded if they are not in the proper location or are incorrectly identified.
- **No material** may be attached to walkways or pilings, such as carpet, ladders, etc. Approved rubber rub rails are acceptable, with permission from the Marina Chair.
- **No children** under the age of 13 are permitted on docks or marina without adult supervision. All children under the age of 13 must wear a USCG approved floatation vest at all times while on the dock or marina property.
- **No storage** is allowed on the marina dock of surf boards, standup boards, kayaks, canoes or similar items.
- **No alcoholic beverages** are allowed on docks or walkways.
- **No fireworks** are permitted from, or on, docks or walkways. Fireworks possession and use are prohibited by Delaware law.
- Operation of **wheeled vehicles** of any type (bicycles, skateboards, scooters, etc.) is strictly forbidden on the decking of the marina.
- **Running and horseplay** are not permitted anywhere on the marina.

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Severe Weather

In severe weather, all marina slip lessees are responsible for the following:

- The preferred hurricane/nor'easter weather practice will be to remove boats from the water to higher ground as soon as possible in order to avoid damage to the marina facility and to other boats.
- If a boat cannot be removed, all portable fuel tanks from grills, stoves and engines, portable potties and other loose gear must be removed from the vessel.
- Any vessel remaining in the marina must be properly secured using extra lines and fenders.

Liability

- Boats are moored in QP marina slips at the owner's/lessee's risk. The boat owner/lessee is financially responsible to reimburse QPHA for damage to the slip, access walkways and pilings resulting from impacts from the boat, caused by improper or inadequate mooring and by improper or careless operation.

Insurance

- Every boat moored in the QP marina is required to carry a minimum \$300,000 Certificate of Liability insurance. Your policy must include the QPHA as an additional insured party.