



Effective 01/01/2020

THE BLUFF'S MARINA
1377 Tidal Pointe Blvd.
Jupiter, FL 33477

Phone: (561) 408-3993

Fax: (561) 268-2164

RULES AND REGULATIONS

1. The Rules of the Road and Navigation laws of the United States apply to all vessels in, approaching, or leaving The Bluffs Marina.
2. Noise should be kept to a minimum at all times. Lessees and visitors should use discretion in the operation of generators, engines and other power equipment so as not to create exceptional noise to constitute a nuisance or disturbance, according to the zoning laws of the County. Encourage "workmen" to use "walk-man" radios when working on boats. **Please refrain from running engines (unless leaving) while docked after 5:30pm.**
3. The boat repairs and maintenance at dockside must be approved by the DOCKMASTER. Minor adjustments and simple maintenance are permitted. **Major repairs are not permitted.** Lessee is required to notify and receive approval from the Dockmaster when they expect workmen to be on their boat and when the work is to be performed; unless such notification and approval is given, the Dockmaster shall not permit workmen to board any boat except for emergency repairs. **ALL WORKMEN MUST BE LICENSED AND INSURED. EVIDENCE OF WHICH SHALL BE FILED WITH THE DOCKMASTER. CONTRACTORS ARE NOT ALLOWED TO BRING THEIR CHILDREN ON THE JOB. CONTRACTORS ARE NOT TO USE THE DOCK CARTS TO TRANSPORT THEIR MATERIAL AND TOOLS TO AND FROM THE PARKING LOTS.**
4. SPRAY PAINTING, OF ANY TYPE OR NATURE, IS NOT PERMITTED ANYWHERE IN THE MARINA.
5. Docks and finger piers are to be kept clear at all times. Storage of loose gear is not permitted on docks or finger piers. Hoses, electrical, telephone and cable TV cords should not cross the docks. Docks boxes must be approved by the Dockmaster and are available for purchase the Dockmaster's office. All dock boxes must be secured in a manner approved by Dockmaster. CHARCOAL FIRES ARE IN NO WAY PERMITTED ON THE BOATS OR DOCKS.

6. All boats using Lessor's facilities must comply with all health and pollution standards of the State of Florida and the United States. **REFUSE** and **GARBAGE** are not to be thrown overboard. **OIL, MINERAL SPIRITS, PAINT THINNER, INFLAMMABLES, OILY BILGES OR ANY OTHER CONTAMINATES WILL NOT BE DISCARDED OR DISCHARGED INTO THE MARINA WATERS. Your Dockage Agreement will be cancelled without refund.** Only "pollution free" or "biodegradable" cleaning materials may be used. Should pollution occur, the United States Coast Guard might impose a "fine". Lessor has the right to request this vessel be removed from the Marina at the Owner's expense and risk and the Owner shall pay all charges involved to effect the clean up.
7. The "trash receptacles" and "dumpsters" are to be used for normal household type garbage. Do not put flammable, **bait** or **large objects** in these receptacles. **PLEASE USE PLASTIC BAGS WITH TIES. CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF THEIR DEBRIS.**
8. **DOCKMASTER MUST BE NOTIFIED PRIOR TO ANY OIL CHANGE. ALL LESSEES AND SLIP OWNERS ARE TOTALLY RESPONSIBLE FOR REMOVING FROM THE PREMISES ALL USED OIL, OIL FILTERS, RACOR FUEL FILTERS, BATTERIES AND DISPOSING OF SUCH ITEMS AS REQUIRED BY LAW. ANY AND/OR ALL OF THESE ITEMS MUST NOT BE DISPOSED OF IN THE TRASH RECEPTACLES OR AT THE DUMPSTER SITE. ANY SPILLS ON DOCKS OR FINGER PIERS MUST BE CLEANED UP IMMEDIATELY.**
9. Laundering and drying of laundry on docks, finger piers, decks or rigging is not permitted.
10. The finger pier between the slips is for the use of boats on each side. Location of private "gangways" should be governed accordingly. In no case will a single gangway be allowed to block another boat. Gangways are to be stored on board or in the up position.
11. Boat "owners" must notify the Dockmaster's office in writing when visitors are to use their boats while the "owner" is away. The "boat owner" is responsible for all of his guests and contractors; and should immediately inform and/or have them read a copy of the Marina's Rules and Regulations. **A copy of the Rules and Regulations should be kept on the "vessel" for quick reference.**
12. Any work performed on boats by outside workmen must be between the hours of 8:30am and 5:30pm Monday through Saturday. These hours are also for all dockside fueling.
13. It shall be the responsibility of the Lessee to keep his vessel in such condition that it "does not" become "unsightly" or "dilapidated" or reflect unfavorably on the appearance standards as is consistent with the Marina. Decks of all vessels moored to Lessor's docks shall be kept free and clear of debris, bottles, papers and unsightly materials at all times.
14. Violation of these Rules and Regulations, "disorder", "degradation" or "indecorous conduct" by a Lessee or his visitors is cause for cancellation of his Dockage Agreement. If after ten (10) days written notice, Lessee is still in non-compliance; the Dockage Agreement will terminate with forfeiture of any pre-paid rent.
15. Lessor must notify Marina Office if he/she has a "pet". Proper care of the pet is the absolute responsibility of the owner as well as pick-up and disposal of pets "waste". Be aware there is a leash law in Palm Beach County. Disturbance to other Lessees by a particular pet will render the "approval" void. Pets are to use the Marina property to do their business!

16. THE SPEED LIMIT IN THE MARINA IS – 3MPH - OWNERS AND CAPTAINS ARE TO ADHERE TO THIS RULE AS THERE IS TO BE NO DESTRUCTIVE WAKE FROM ANY BOAT – SURGE AND DISPLACEMENT IS DAMAGING – CONDUCT VESSEL MOVEMENT ACCORDINGLY.
17. The “dockage day” starts at 6:00am. Any vessel docked prior to 6:00am will be charged dockage for the previous night. Checkout time shall be 3:00pm. Any vessel that occupies a slip after 3:00pm will be charged dockage for the night.
18. Lessors to notify Marina Office of his/her schedule (i.e., living aboard, going out of town for any length of time, etc.). This will help the marina and help lessor. It is recommended that a key be left with the Marina Office when lessor is out of town, in case of an emergency.
19. STORAGE OF BIKES, BOATS OF ANY KIND, OUT-RIGGERS CHAIRS POTTED PLANTS AND/OR ANY MATERIAL WILL NOT BE PERMITTED ON ANY DOCK, FINGER PIER OR ON THE PERIMETER WALK-WAY OF THE MARINA; THEY COULD BECOME FLYING OBJECTS IN HIGH WINDS AND THE OWNER WOULD BE LIABLE FOR ANY DAMAGE CAUSED TO THE MARINA AND ANY VESSEL MOORED AT THE MARINA.
20. Children under (14) years of age will not be allowed on the docks at any time unless accompanied by a parent or an adult; children under (18) years of age will not be allowed on the docks at night unless accompanied by a parent or adult.
21. **Swimming, diving, fishing, roller blading and/or skate boarding shall not be permitted on the docks, finger piers and/or perimeter walkways. Bike riding is not permitted on the docks or perimeter walkways of the Marina.**
22. Cleaning of fish is not permitted on the docks, finger piers or perimeter walkways. **Fish may only be cleaned on “cleaning tables” provided by the Marina for the purpose. DO NOT DEPOSIT OLD BAIT AND/OR FISH PARTS IN TRASH RECEPTACLES.**
23. The dock facilities of the Marina shall be limited to “boat owners” and their visitors.
24. THE PARKING LOTS are restricted to the use of LESSEES and their REGISTERED GUESTS while using their boats; or approved contractors who have checked in with the Dockmaster – prior to boarding any vessel. It is not “an overflow” lot for residents of the Bluffs, or is it a “storage lot” for Lessees while out of town. No “leaky” or “unsightly” or vehicles used for storage under no circumstances will be allowed and will be towed without “notice” or “warning” required. Residents of the Marina at the Bluffs Condominium Association and who are also Lessees of the Marina are not allowed to park their friend’s vehicles in the Marina parking lot to BY-PASS the Association’s rules on vans, pick-up trucks, buses, etc. This will be strictly enforced and violators will be towed at their expense and inconvenience without notice. In “extreme” hardship cases, the Owner of the Marina, in his own discretion, may issue a “temporary parking permit”.

DO NOT PARK in the “first seven” parking spaces starting a Dock A and going “north”. Boat “owners” must not park in the Condo Association’s parking lot – unless – they are a “unit owner” with a designated parking space. THE CONDO ASSOCIATION WILL HAVE YOUR VEHICLE TOWED. PLEASE INFORM ALL GUESTS AND CONTRACTORS OF THE RULES AND REGULATIONS REGARDING PARKING.

NO BOAT TRAILERS, WITH OR WITHOUT BOAT, OR SINGLE/DOUBLE WAVE RUNNER/SEA-DOO TRAILERS WILL BE PERMITTED IN ANY OF THE MARINA PARKING LOTS AND TOWING WILL BE AT THE EXPENSE AND INCONVENIENCE OF THE OWNER WITHOUT NOTICE.

ANY RESIDENT OF THE CONDO ASSOCIATION WHO USES THE MARINA PARKING LOTS FOR THEIR OWN CONVENIENCE WILL BE TOWED AT THEIR EXPENSE WITHOUT NOTICE.

PLEASE NOTE: A PERMANENT PARKING PASS WILL BE ASSIGNED TO BOAT OWNER'S. IF YOU HAVE A STICKER THAT HAS FADED, PLEASE STOP INTO OFFICE TO GET A NEW ONE. A NUMBERED TEMPORARY PARKING PERMIT WILL ALSO BE ISSUED TO YOU FOR YOUR GUEST AND TO BE RETAINED ON YOUR BOAT FOR ON-GOING USE AND NOT TO BE LEANT, GIVEN OR TRANSFERRED TO ANYONE. YOUR NUMBERED TEMPORARY PARKING PERMIT IS NOT INTENDED OR TO BE USED TO SUPERCEDE ANY OF THE ABOVE RULES AND REGULATIONS.

PLEASE CALL THE MARINA OFFICE IF FURTHER CLARIFICATION OF ANY OF THE ABOVE IS NEEDED.

25. Only pleasure boats in good condition and under their own power (except as approved by the Dockmaster) shall be allowed in the mooring area.
26. All boats using Lessor's facilities must have capable crews and be able to tie up by themselves without the assistance of dock attendants.
27. Boats leaving for an extended cruise should file a float plan and notify the Dockmaster's office of the date of departure and return. During this period, Lessor reserves the right to re-lease and collect the rental on the slip thereon. Lessor agrees to credit the account of the Lessee for the electrical service used, if any.
28. **Transfer of boats between slips, or from one slip to another slip will not be permitted, except with "prior approval" of the Dockmaster. There shall be only one boat per slip, which is the boat that is registered and under contract with the Marina.**
29. Water siphons are to be used only in the event of an emergency.
30. Lessees, who are not property owners at the Bluffs Condominium, are not permitted to use any "community facilities" of said project; unless they are registered guests of a Condominium unit owner.
31. Advertising, "For Sale" signs, "For Rent" signs or solicitation for "charter" business or other professional services, or any other type of sign, shall not be permitted on any boat within the Marina, or attached to any Marina facility, unless "**prior approval**" is secured from the Dockmaster.
32. DURING LOW TIDES, PROCEED WITH CAUTION OR NOT AT ALL. LESSOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO RUNNING GEAR.
33. The Bluffs Marina, Inc. may change and/or add, at their discretion, to these Rules and Regulations. Current Rules and Regulations shall be posted at the Dockmaster's office.

**FP&L - Give Marina Address: 1320 Tidal Pointe Blvd., Jupiter, FL 33477
And Give Your “Meter Number” as listed on your Dockage Agreement.**

PLEASE GIVE YOUR BILLING ADDRESS, WHEN REQUESTING THE ABOVE SERVICES.

41. Water restrictions and use thereof are occasionally imposed from time to time by the Town of Jupiter. Check with the Dockmaster’s office for an update on current restrictions and changes in the Rules and Regulations.