

RULES AND REGULATIONS

WATERSIDE MARINA ASSOCIATION, INC.

The Waterside Marina Association, Inc. (the "Marina Association") hereby adopts the following Rules and Regulations for the enjoyment of the Waterside Marina in accordance with the Declaration of Covenants, Conditions and Easements for Waterside Marina (the "Marina Declaration"). Capitalized terms not specifically defined herein shall have the meaning provided in the Marina Declaration. These rules shall apply to Slip Grantees, guests, invitees and all other persons using the Marina Facilities. The Marina Association, and any manager engaged by the Marina Association shall have the authority to enforce these rules.

1. Nuisances or Hazards. Slips and vessels shall not be permitted to become unsightly, unsanitary, or a health hazard. No noxious or offensive activity shall be carried out within the Marina Facilities, nor shall anything be done by Slip Grantees, or their invitees, tenants and guests, which may be or become a nuisance or cause unreasonable embarrassment, disturbance or annoyance to other Members and their tenants, invitees, and guests in the use and enjoyment of the Marina Facilities or Units at the Condominium. In that regard, quiet hours of 10:00 pm to 7:00 am shall be strictly enforced. Normal operation of watercraft (including, for example, ingress and egress from the Marina Facilities) shall not be restricted during these quiet hours, although excessive revving of motors is prohibited. Additionally, no watercraft shall be moored in the slip or at the Tie-Up Easement in such a manner that it creates a hazard to navigation of other vessels in the canal.
2. Vessel Management. All vessel travel shall be at 5 mph or less within the Marina Facilities so that vessels do not leave any wake or otherwise interfere with the peaceful enjoyment of Marina Facilities by others. Vessels shall be moored properly at all times while at the Slip. There shall be no rafting of vessels at any time. Rafting means the mooring or securing of two or more vessels together, side by side, by line, cable or other device where one vessel is moored to the Main Dock. Bowsprits shall not overlap the Main Dock in a manner that interferes with safe passage and use of such docks.
3. Watercraft Conditions. Only watercraft that are operable shall be permitted to berth in the Slips.
4. Liveaboards. Liveaboard vessels are prohibited, overnight stays on watercraft moored at the Marina Facilities are prohibited. The Board may re-define the definition of a liveaboard at any time and from time to time, provided that such rule is no more accommodating than the rule set forth by the Permits.
5. Absence During Severe Weather. Any Slip Grantee, invitee, tenant and/or guest who plans to be absent from the Marina Facilities during the hurricane season must ensure that their vessel is properly tied or moored, and that all loose objects which could

be detached or blown upon the property of others (including, without limitation, other portions of the Marina Facilities), are secured. In the event any lawful authority orders the evacuation of persons from the immediate area, each Slip Grantee, invitee, tenant, and/or guest shall leave the Marina Facilities immediately and cause any vessel docked in the Slip to be removed. Any damage caused by vessels wrongfully remaining at the Marina Facilities shall be repaired and the expense of such repairs shall be the responsibility of the Slip Grantee of the Slip in which such vessel was moored, and the cost of such repairs may be assessed against the Slip Grantee as a Specific Assessment.

6. Electrical Connections. All connections to electrical receptacles at the dock boxes shall be with marine grade cords only. No extension cords with adapters may be used as "shore power cords" in the receptacles. The Board shall have the right, but no obligation, to remove faulty cords if the Slip Grantee does not do so within ten (10) days of receipt of notice, or, if an emergency situation exists, immediately. Entry in such circumstances shall not be deemed a trespass.

7. Storage of Personal Property. No hoses, lines, anchors, boat equipment, personal property, or any other thing shall be left or kept upon the Finger Docks or upon any of Exclusive Common Area. However, hoses connected to the hose bib and property secured on the dock box hose support are acceptable. Appropriate, non-flammable items may be stored within the dock box.

8. Tenants, Guests and Invitees. Each Slip Grantee is responsible for the Slip Grantee's tenants, guests and/or invitees and must ensure that all such parties using the Marina Facilities are aware of the Governing Documents and these rules and regulations.

9. Nondiscrimination. All Rules and Regulations enacted by the Marina Association shall be applied on a nondiscriminatory basis. However, provisions uniformly applicable to a class of persons, such as children of particular ages, will not be deemed discriminatory.

10. Permits and Declaration. The use restrictions and other matters set forth in the Permits and the Marina Declaration, as each may be amended and supplemented, are incorporated by reference into these Rules and Regulations.

11. Adoption. These Rules and Regulations may be modified, added to or repealed at any time by resolution of the Board.

By Resolution of the Board of Waterside Marina Association, Inc., dated _____, 2006.

By: _____
President

ATTEST: _____
Secretary