

**LAKE TRAVIS LODGES MARINA ASSOCIATION  
RULES AND REGULATIONS**

**Traffic and Parking**

1. All vehicles, cars, cycles, etc., must observe a 5 mile per-hour speed limit while on marina property. Parking is allowed in authorized areas only. All vehicles, cars, cycles, trailers, etc., parked on the marina's premises must have current state registration, state inspection (where applicable) and be operable. Any of the above that is not compliant will be towed at owner's expense.

**Boat Wake**

2. Everyone must observe a "no-wake speed" in the harbor and around all docking areas. When approaching or entering the harbor entrance, slow your boat to a speed so as not to create a wake. Remember you are responsible for your own wake.

**Keys**

3. Any slip owner and/or their tenant that possesses unauthorized keys shall be assessed a \$50.00 fine along with the confiscation of the unauthorized key(s). **Slip owners are responsible for any keys distributed to their guests or contractors.**

**Walkways and Marina Structure**

4. No running, riding bicycles, tricycles, or motorized vehicles, skateboarding, rollerblading, or use of any other wheeled toys are permitted on the docks and walkways. Wheelchairs, strollers, and utility carts are permitted but must be removed and stored behind the fuel tank on the upper parking lot when not in use.
5. Do not block walkways at any time for any reason **without permission from the BOD or marina manager in writing**. **The following items may be attached to marina structure with BOD and marina manager written approval: satellite dish, hose reel, fan, dock boxes, personal CCTV cameras, gutters and sun shades.** The aforementioned items including gutters that may be attached to the slip by the slip owner or tenant are the sole responsibility of the slip owner and/or tenant and not the marina association. Items which are not properly maintained are subject to removal by the marina association at the slip owner's expense after approval of the Board of Directors. **The following items CANNOT be placed or left on marina structure: construction material, tools, rafts, inflatable toys, lines other than dock lines, carts, gas containers, coolers and other containers. Nothing can be attached to the Z purlins (beams) or roof.** Trash and garbage must be placed in the receptacles on shore; this does not include old batteries which must be removed from the dock area and placed alongside the concrete gas tank retaining wall for appropriate disposal. **DUMPING OF TRASH INTO THE LAKE WILL NOT BE TOLERATED.**

**Dock Boxes and Steps**

6. Dock boxes must be regulation. **A dock box must be made of white fiberglass or plastic and may not exceed 24" in width and 96" in length.** Steps for boarding boats are not to exceed 24 inches in width to allow for passage and maintenance on walkways. Steps may contain a permanently enclosed storage area underneath. The design or plan for steps must be approved by BOD and marina manager in writing. **Any construction within a slip that will include a structure being bolted or otherwise attached to the slip, must be approved by the BOD and/or manager in writing.**

**Fire Safety**

7. No smoking or open flames (including pilot lights) are allowed in the fueling area or during fueling operations. Light bulbs or other sources of ignition are not allowed within closed engine compartments. Flammable materials or their containers are never to be left on the docks or walkways or inside of the approved dock boxes or steps. No discharging of firearms or fireworks is allowed on marina property including the parking lot, docks, and the extents of the no-wake zone surrounding the marina.

## Boats

8. All boats shall be locked. No one may board any boat other than their own without the *written* permission of the *boat* owner. Marina management is authorized to prohibit boat use by persons not listed with management by the boat owner.

## Heads and Pumping Holding Tanks

9. Heads and or holding tanks must be properly maintained to prevent excessive odors. Holding tanks and/or heads are not to be discharged except into the sewage pump out system. Do not use the pump out system to pump out boat bilges. At additional cost, L-Dock and M-Dock may have pump out facilities available to individual slips. Individual slip pump outs are for the exclusive use of that slip owner/tenant and may not be shared in any way with surrounding slips. Any individual slip pump out connection shall be disconnected with no refund if used incorrectly. **DO NOT POLLUTE THE LAKE OR DOCK AREA WITH OIL, GAS, OR BILGE DISCHARGE.** *Any boat moored at LTM that engages in commercial activity, or is advertised as a boat for hire, will not be allowed access to the LTLMA pump out facilities. All boats used for live aboard purposes will be required to be equipped with and maintain in good working order a sewage holding tank that is approved by the LTLMA board of directors.*

## Mooring Lines

10. For protection of the boats and the docks, minimum mooring lines for boat slips are as follows:
  - 9x20 and 10x24 slips: 3/8" nylon or equivalent
  - 10x28 and larger slips: 1/2" nylon or equivalentBoats tied inadequately can be temporarily retied by the marina manager at the owner's expense. Do not tie your boats with polypropylene or worn mooring lines
11. Boats must be moored so that no part of the boat extends over the walkway, or extends into the navigable passageway more than 20% of the length of the slip.

## Swimming

12. No swimming, diving, or scuba diving from the docks, walkways, or within the harbor area is allowed. **Swimming is allowed within the boundaries of the designated swimming area and is absolutely not allowed beyond this barrier. Use of the swim area is at the users' own risk. Diving, running, horseplay, and glass containers are not allowed in the swim area. Swim area may be closed due to lake levels by the BOD and/or marina manager.**

## Pets

13. Pets shall be on a leash and under control at all times. The owner is responsible for cleaning up after the pet and for making sure that tags certifying vaccination are displayed on the pet.

## Responsible Ownership and Courtesy

14. Unit owners, their family, tenants, guests and pets shall conduct themselves at all times so as not to create an annoyance, hazard, or nuisance to the marina or other persons. *The marina staff and or members of the LTLMA board of directors shall retain the right to expel guests of owners and tenants who are found to be in violation of any of the LTLMA rules and regulations, or creating an annoyance.*
15. Obscene acts, drunkenness, or profane language are prohibited on the property and constitute a violation of these rules, subject to any action by the board as authorized by rule 25.
16. Reasonable quiet shall be maintained on the marina and on your property after 10:00 PM. Sunday-Thursday. On Friday, Saturday and all U.S. government recognized holidays, the curfew will be extended to 1:00 AM Saturday and Sunday morning respectively. **Reasonable quiet includes the volume on talking, radios, stereos, CD players and other similar equipment to the point that**

**the sound does not overtly extend beyond the owner's slip. When entering the marina area after 10: PM, all noise should be reduced to comply with noise regulations.**

17. **Personal CCTV cameras must be in a fixed position with no pan, tilt or audio capability and attached only to the owner's slip. The field of vision must show only the owner's slip and boat. To verify compliance, the IP address for all personal cameras must be furnished to the BOD and courtesy patrol. Any cameras found in violation will be disconnected and removed.**

#### **Boat Ramp and Trailers**

18. **Use of boat ramp is at the sole risk of the boat owner and is available to slip owners, tenants and or immediate family. Guest may use the ramp if they are accompanied by one of the above. Violators will have their key(s) confiscated and be assessed a \$50.00 fine per violation. Commercial tenants of the marina may use the ramp per the terms of their lease.**
19. Trailers must not be left on marina property and independent arrangements for storage must be made by the watercraft and/or trailer owner. Any trailer left stored on the marina's property will be towed at owner's expense.

#### **Leasing Boat Slips**

20. The leasing of individual units within the moorage area (or commercial area) to another person is permitted provided that any lease agreement must be in writing and must be made specifically subject to the association declarations, bylaws, and these rules and regulations. In leasing his area, a unit owner shall provide the tenant access to a copy of the association declarations and bylaws, and provide a copy of these rules and regulations. Unit owners must have all tenants sign a copy of the rules and regulations as proof of receipt. Failure of the unit owner to comply will not exempt the lessee from abiding by these documents.

#### **Commercial Activity**

21. There shall be no commercial trade, business activity, or enterprise of any kind in the moorage area or common areas (except within the three designated commercial areas as permitted by the respective separate leases). This prohibition includes (but is not limited to):
  1. Boat rental and/or charter activities; but does not prevent an owner from mooring his commercial boat in the moorage area provided that his commercial activities, such as loading and unloading of customers and/or equipment, are conducted elsewhere, and;
  2. Selling or brokering boats; but does not prevent a unit owner or lessee from the occasional sale of his personal boat. The sale of more than one boat per slip, per calendar year shall be considered an unauthorized commercial activity and not an occasional sale.

There shall not be loading or unloading of customers and/or equipment onto or off of charter and/or rental boats from any docks, walkways or other locations in the marina, including all moorage areas, commercial areas, common areas, **and boat ramps.**

#### **Liability**

22. All outside vendors hired by unit owners or tenants, working on or around the marina, must have proof of liability insurance. It is the unit owner's responsibility to require this.
23. The unit owner is responsible for all actions of their tenant. If the tenant has violated these rules, after notice, the board of directors will notify the unit owner to evict the tenant within 30 days of the notice. If the unit owner fails to evict the tenant after notification by the board, the board may sue to evict the tenant at the unit owner's expense.

#### **Responsibilities and Rights of Board of Directors**

24. LTLMA Inc. Board of Directors reserves the right to amend or change these rules by posting such changes on the marina bulletin board and with appropriate notification of the changes within monthly bills.

25. Interpretation of rules shall be solely by LTLMA Inc. Board of Directors.
26. Failure to comply with the rules shall be grounds for action by the Board of Directors including the assessment of fines against owners and the eviction of tenants.

IN CASE OF EMERGENCY, THE FOLLOWING RULES APPLY:

27. If major damage occurs, or there is a threat of damage to the docks, common areas, or slips, the Board of Directors may notify slip owners to remove their boats away from the effected portions of the marina that need replacement, repair of other work done.
28. If after notification the slip owner fails, or refuses to remove their boat from the slip while the Board of Directors replaces, repairs or conducts other work to the docks, common areas, or slips, the Board may remove the slip owner's boat for safekeeping, and store it during the emergency or while repairs are being made.
29. If the Board of Directors is required to remove a slip owner's boat as determined in Rules 22-23 above, the Board of Directors shall not be responsible for any damage caused to the boat and the slip owner shall be responsible for any costs and expenses in moving and storing the slip owner's boat.
30. For purposes of Section 2.13(f) of the Declaration of Covenants, Conditions and Restrictions for Lake Travis Lodges Marina in cases of emergency, or to repair, replace or otherwise work on the docks, common areas, or slips, a non-conforming structure shall be interpreted to include a boat.

Revision History:

Adopted August 31, 1988

Revised: March 31, 1991; September 28, 1992; January 11, 1994; October 26, 1994; June 28, 1995; January 15, 1998; August 2004; October 1, 2005; August 23, 2007, Sept 5, 2007, October 18, 2008, February 18, 2010, June 29, 2010, September 5, 2010, *October 15, 2011*