



**BIG EDDY
MARINA, INC.**

Marina Rules

PARKING: Members must park in areas designated by the color-coded parking stickers assigned to them. All guest parking is on the upper level. Inoperable vehicles may not be stored on marina property. Non-used vehicles are not to be stored on marina property. Residents shall not have more than two vehicles parked on property at one time. Boat trailer parking is available at your own risk and for a fee. Trailers require a special parking sticker. **Parking stickers must be visible in a corner of your front or back window. Big Eddy Marina reserves the right to tow unauthorized vehicles, including those parked in designated areas without having the appropriate parking sticker.**

VEHICLES FOR SALE: It is all right to have "FOR SALE" signs in a personal car or boat that you are using. Do not use the parking lot as a place to sell boats, cars, etc. commercially.

SECURITY: The gate at the top of the walk ramp provides additional security, especially at night. Do not leave the gate propped open after dark. Your keycard or remote gate opener is registered to you and you are solely responsible for its use. *If it is lost, report it promptly.*

SAFETY: Absolutely **NO FIREWORKS** are allowed on the marina. **No open fires in outdoor fireplaces or trash barrels** are permitted. BBQs must be propane or natural gas. Wood stoves and pellet stoves are not allowed. Only indoor gas and electric stoves are permitted in homes on the marina. Do not place personal items on common walkways and docks in such a way that they hinder others from walking past. Nothing should be left on the common walk areas on a permanent basis - such as chairs, planters, play equipment, etc. Do not tie or attach anything to gas meters, power stands, fire hydrants, or any other utility fixture. **USE CARE REFUELING.** Petroleum products are a fire hazard and they are also damaging to the dock material. **Refuel in the boat launch area as much as possible.**

TRASH / RECYCLING: DO NOT DUMP ANY TRASH INTO THE RIVER! Do not leave old appliances, furniture, building debris or scrap lumber at the gatehouse or around the dumpsters. No composting on the marina or floating homes.

DUMPSTERS ARE FOR HOUSEHOLD GARBAGE ONLY. Recyclables need to go in their appropriate bin. Glass bottles must be taken out of cardboard carriers.

STORAGE/DOCK BOXES: Big Eddy Marina must approve any outside storage containers and dock boxes.

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PETS: Big Eddy Marina reserves the right to allow a pet by permission. The only pets to ever be allowed are domestic cats and dogs. Any dogs permitted by Big Eddy Marina will be of a breed that typically would not be more than 25 pounds when full grown, and only one pet per floating home will be allowed. ***Guests are not allowed to bring pets onto the walks and docks of the marina.*** All **pets must be on a leash (this includes cats)** at all times when on the walks and docks of the marina. Pets must be supervised or totally secured when on the lower deck of a floating home. No permanent outside animal kennels of any kind will be permitted. Everyone must clean up immediately after their pet has relieved itself. Do not throw pet excrement in the landscaped areas, as it is not the landscaper's responsibility to clean up after your pet. Violators of these rules will have their pets banned from the marina. No birdfeeders within the marina or feeding birds on the walks and docks. Birds do not respect boats and boat canvas. One hummingbird feeder per home will be allowed on the marina.

PERSONAL DECK AREAS: Keep decks and walkways around your home free of excess clutter. Do not leave household appliances, such as refrigerators, on your outside deck. Use care with wiring and extension cords. Inside and outside wiring must meet current electrical codes. Ungrounded electrical /extension cords are not allowed on homeowner decks or on marina docks. All exterior electrical outlets are required to have GFI circuit protection.

CONDUCT: No bicycles, skateboards, scooters, or motorized vehicles are to be operated on the ramps or walks. Keep radios, voices, and other noise to a level that won't disturb your neighbors. Exterior lighting is limited to non-glaring porch lights, low voltage landscape lights, and Christmas lights in season. Be considerate of wind chimes that may be annoying to your neighbor.

MARIJUANA: For the safety and welfare of all tenants growing marijuana for commercial or personal use is prohibited on the marina, including in your floating home or on your personal float or deck. **The use of marijuana is a violation of federal law and is not allowed on the marina.**

SMOKING: Smoking is allowed on personal homes and decks. Smoking is not allowed on marina docks and ramps.

CLEAN MARINA: It is prohibited to discharge any sewage (treated Or untreated) from a boat marine sanitation device (MSD) while moored within the marina basin. A type I or II MSD is only allowed to discharge its treated sewage when the boat is underway and on a federal navigable waterway.

BOAT CLEANING: Exterior boat cleaning must be done on land. **No scraping, painting, or sanding** can be done on the hull of a boat that is on water. This type of work must be done off site and not on marina property.

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REMODELING/CONSTRUCTION: All exterior modifications and/or additions (including painting) your house or float must be approved, in writing, by Big Eddy Marina. This also applies to the placement of additional flotation devices for personal watercraft swim floats, etc. Also major interior, as well as exterior, remodeling does require a permit from the City of Gresham. Remodeling without required permits is a violation of your lease.

OUTDOOR HEATERS AND FIREPITS: The installation of any outdoor propane/natural gas heater or firepit must be approved in writing by Big Eddy Marina Inc. The basic setback for such devices is that they be at least 10 feet away from any marina dock and 8 feet away from a vertical wall. If it was to be located under a roof or awning overhang it would need a 7-foot clearance above the heater/firepit to the overhang.

SIGNS AND FLAGS: Business and political signs are not allowed on marina property or floating home exteriors. Excluding the American flag, any flag flown from a floating home or boat on marina property must have written approval from Big Eddy Marina Inc.

PORTABLE AIR CONDITIONERS: Air Conditioners: Air conditioners that are the old hang out the window style are not approved for Big Eddy marina. There are a few that are grandfathered but no additional ones will be allowed. There are modern options available that are more visually acceptable.

BEDROOMS: The maximum number of individuals that can live in a one-bedroom floating home is two. To qualify for full time living at Big Eddy Marina and to be considered a floating home the structure must have a legal bedroom that complies with local building codes. Only individuals on the lease are allowed to live in the floating home.

BOAT LAUNCH: Use the boat ramp at your own risk. The boat ramp is for marina residents and boat slip tenants only. Friends and guests must use a public facility. Boat launch hours are from 6AM until 8PM only. This will afford less disruption to residents on 'A' walk. The boat ramp is closed to everyone over the 4th of July holiday.

LIFE JACKETS: OREGON LAW REQUIRES ALL CHILDREN 12 AND UNDER TO WEAR A LIFE JACKET WHILE ON A BOAT. CHILDREN 12 AND UNDER MUST ALWAYS WEAR A LIFE JACKET ON THE WALKS AND DOCKS.

The marina rules are also posted on the website at BigEddyMarina.com. I have received a copy of the Big Eddy Marina rules.

SIGNATURE

Slip _____ Date _____

Updated Sept 6, 2021