

**Lake Travis Lodges and Marina Association  
Rules and regulations**

**Group 1**

**Walkways and Marina Structure**

1. 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.
2. The following items CANNOT be placed or left on marina structure without BOD approval: construction material, tools, rafts, inflatable toys, lines other than dock lines, carts, gas containers, batteries, 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**
3. 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. 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 before the construction begins.

**Fire Safety**

4. 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.

**Mooring Lines**

5. 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
6. Boats must be moored so that no part of the boat extends over the walkway and it is recommended that the boat not extend into the navigable passageway more than 20% of the length of the slip. The slip owner will be billed an hourly fee for any boat requiring attention to the mooring requirements by the marina staff. The hourly rate will be set by the marina manager and the BOD.

## **Swimming**

7. 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. Swim at your own risk.

## **Group 2A**

### **Traffic and Parking**

8. 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, etc., parked on the marina's premises must display current registration, display current LTM Parking Permit, and must be operable.

### **Boat Wake**

9. 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.

### **Heads and Pumping Holding Tanks**

10. 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.**
11. 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.

### **Boats**

12. 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. All boats will be covered by a liability insurance policy comparable to at least the Texas automobile minimum liability coverage amounts. A copy of the current insurance declarations page will be provided to Marina management. Failure to comply with the requirements of this rule may result in a fine leveed on the slip owner.

### **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.

## **Group 2B**

### **Key fobs**

14. Any person in possession of an unauthorized key fob will result in the slip owner associated with that fob being fined \$50.00 along with the confiscation of the unauthorized fob(s). Slip owners are responsible for

any fobs distributed to their guests or contractors. Maximum number of fobs to be issued per single slip is 6.

### **Dock Boxes and Steps**

15. Dock boxes must be regulation. All dock boxes must be made of fiberglass or plastic and may not exceed 24” in width and 96” in length unless approved by the BOD. Dock box requirements only apply to dock boxes stored on the marina walkways and do not apply to boxes stored on owners patios built within their slip. 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.

### **Boat Ramp and Trailers**

16. 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 fob(s) confiscated and the slip owner who has the fob(s) issued to them will be assessed a \$50.00 fine per violation. Commercial tenants of the marina may use the ramp per the terms of their lease.
17. Trailers must not be left on marina property.

### **Leasing Boat Slips**

18. 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/her area, a unit owner is required to have the prospective tenant(s) appear at the marina office to complete a “tenant information form”, submit to a background check and have boat and related equipment inspected to insure compliance with the Association’s rules and regulations. Once tenant has complied with the above requirements a key fob will be issued only to person(s) listed on the lease. Any prospective tenant convicted of a felony within the past five years or whose name appears on the “National Sex Offender Registry” will be denied access to the marina. Compliance with this rule is the responsibility of the slip owner.

### **Commercial Activity**

19. 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 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 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**

20. All outside vendors hired by unit owners or tenants, working on or around the marina, must have proof of current liability insurance on file in the marina office. It is the unit owner’s responsibility to ensure that the requirement of this rule is met by the vendor. The cost of repairing any damages caused by an uninsured vendor working on a slip owner’s boat or slip and/or working on a tenant’s boat or slip will be deferred to the slip owner.

21. The slip 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.

### **User Fees**

22. Those boats that have been designated by the Association to be live-aboard and slips that have excessive electrical usage will be assessed an additional fee or have the option to install an electric meter at the slip owner's expense.

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

23. 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.
24. Interpretation of rules shall be solely by LTLMA Inc. Board of Directors.
25. 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. All legal cost necessary for enforcement of these rules will be the sole responsibility of the slip owner.

### **IN CASE OF EMERGENCY, THE FOLLOWING RULES APPLY**

26. 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.
27. 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.
28. If the Board of Directors is required to remove a slip owner's boat as determined in Rules 26 - 27 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.
29. 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.

### **Slip Owner registration**

30. All slip owners are required to complete an "owner's information form" and update any changes within 30 days. Slip owners that purchase a slip after April 1, 2013 must complete the "owner's information form" and submit to a background check. (Refer to rules addendum for complete rule). Any prospective slip owner convicted of a felony with in the past five years or whose name appears on the "National Sex Offender Registry" will be denied access to the marina.

## **Enforcement of Rules and Fines**

The Marina Manager will enforce Marina Rules with the backing of the BOD.

Enforcement procedures:

Group 1 Violation:

- A. First offense will be a verbally warning documented by the Marina Manager to the violator/slip owner.
- B. Second offense of a rule violation will be a written documented warning to the slip owner
- C. Third offense of a rule violation will be a fine of \$50.00 to the slip owner to be added to each monthly assessment until the violation is corrected.
- D. Fourth and continued offenses will be grounds for eviction of tenant and/or slip owner.

Group 2A Violations:

- A. First offense is a written documentation of violation to the slip owner with a seven day notice to remedy the violation.
- B. Second offense or fail to remedy the violation will be a fine of \$50.00 dollars added to the monthly assessment until the violation is corrected.

Group 2B Violations:

- A. First Offense is documented by marina manager and conveyed to slip owner.
- B. If the violation is not corrected after one month a second notification is sent to the slip owner detailing violation.
- C. If after an additional month and the rule violation is not corrected a \$50.00 fine will be added to the monthly assessment for 12 months.
- D. If after 6 months the rule violation is not corrected LTLMA will begin eviction proceeding on the slip owner.

**All expenses accrued by LTLMA for rule compliance will be the responsibility of the slip owner. Expenses will include an hourly rate for the time the marina manager and/or their employee spends on rule violations and all legal expenses.**

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