



Hub's Landing and Marina  
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## **RULES AND REGULATIONS FOR HUB'S LANDING & MARINA, LLC**

### **Service and repairs**

1. Lessees may conduct repairs and maintain their own boat, only when Marina has been provided with current certificate of insurance from the lessee that meets requirements set forth by Marina.
2. If lessee wishes to arrange for service on their boat, the service provider must be approved by Marina and have on file with Marina a copy of their insurance coverage that specifies coverage for boat owner and Marina, for any damage caused as a result of their actions or inactions, and evidence of worker's comp insurance.
3. Lessees and service providers who conduct work on boats must follow Clean Marina practices, and work within the guidelines set forth by local governing authorities. All hazardous fluids, including oil and anti-freeze, must be drained into a secure container and disposed of off Marina property and according to EPA guidelines. Federal fines of up to \$25,000 may be imposed for dumping oil and other hazardous substances.
4. State and federal laws require that no oil, oil filters, paint, paint cans, cleaning fluids, batteries or other hazardous and like materials are to be deposited in trash dumpsters. Boat owners and their service providers are responsible for the removal and proper disposal of all hazardous waste.
5. All maintenance work must be conducted in a manner whereby visible emissions are not generated and materials/wastes are not released into the water. Protections (such as spreading tarps to catch paint and paint chips, etc.) must be used when work is conducted, and waste materials must be disposed of properly.
6. Spray painting is not allowed.
7. It is the lessee's responsibility to ensure of area clean-up after repairs are conducted. Trash from repairs may not be placed in the trash dumpster without approval from marina management.
8. Old tarps may not be disposed of in dumpsters. Lessee must remove spent tarps from the Marina.
9. Shrink wrapping is allowed and arranged only through Marina. If lessee removes shrink wrap from their boat, the wrap must be folded and placed in the recycling area for pick up. Shrinkwrap may not be disposed of in garbage containers. Spines, straps and doors must also be picked up and disposed of properly.

### **Docks and watercraft**

10. When entering or leaving the Marina by water, No Wake Zone rules must be obeyed.
11. Filling fuel tanks at Marina docks or in slips is not allowed.
12. Boat owners are responsible to pay for dock repairs that result from their boat hitting any portion of a dock.
13. Lessee is allowed to install additional bumper strips or wheels to slips at his/her own cost. Carpet strips, broken fenders, etc. are not allowed for application on slips. Should such items need to be removed by Marina, lessee will be billed for associated costs.
14. Slips may be customized for lessee use only with approval from Marina, and at lessee expense.
15. All stored boats must be "launch ready" at least 7 days prior to Memorial Day weekend, or the boat owner will be charged for moving and additional storage of the boat.
16. Air conditioners and heaters on boats shall not be operated unless the boat owner is present. If air conditioners or heaters are found running in the absence of the lessee, the boat will be boarded and the unit turned off. If the boat is locked, the power cord will be unplugged. Any loss due to unplugged cord will be the sole responsibility of the lessee. Lessees who repeatedly run air conditioners or heaters in their absence will be assessed an additional electrical fee.
17. Boats must be tied off so they do not protrude over the walkway or beyond the finger, and so boat does not collide with the docks. Marina encourages the use of fenders.
18. Lessees must ensure that dock lines are not so old that they have lost flexibility. Old dock lines stress the cleats on boats and docks. If dock cleats need to be repaired or replaced due to the use of old lines, lessee will be charged the costs of parts and labor combined. The Marina encourages the use of snubbers on dock lines.
19. Anything left on the dock must be kept in a dock box. No chairs, tables, canvas, potted plants, etc. may be left on the dock, as they create a safety hazard and can be blown into the water.
20. Dock boxes and steps may only be installed with approval from Marina, for both box type and location.
21. Dock boxes are available for yearly lease. Ask Marina staff about yearly rates and agreements.
22. No flammable liquid may be stored at the marina.

23. All connections to electrical sources must be of a UL approved locking and grounded design. Any damage done to electrical boxes due to overload or improper hookup will be assessed to the responsible boat owner.
24. Power cords should be laid so they do not create a hazard on the dock. Wrap and store cords in a dock box or on the boat when not in use. Secure cords to prevent any waves from disconnection the plug.
25. Boats stored on land (winter or summer) may not be connected to power sources in the absence of the lessee.
26. Dinghies must be stored on the boat or in such a way that they do not protrude beyond the slip. No dinghy storage is allowed on docks or outside of the lessee's assigned slip. Dinghy's that are left in slips other than the slip leased by lessee, or along docks in the marina, are subject to daily transient fees.
27. Water hoses can be used to fill boat water tanks and for washing down boats. Water should be turned off immediately after use. Hoses should be returned to their storage rack in an orderly fashion.
28. Launches and haul-outs of slipped boats are scheduled through Marina only. Such services may be delayed until accounts and insurance certificates on file with Marina are current.
29. Marina reserves the right to board any boat at any time, without prior notice, for health, environment or safety purposes, to protect the Marina and other property.
30. Federal law, which applies to boating on the Mississippi River, dictates that any child under the age of 13 must wear a Coast Guard approved life vest when they are off shore or outside of the interior of the boat. Children under the age of 13 should wear life vests at all times when on the docks.
31. Lessees should inform Marina when they will have guests at Marina who will not be accompanied by the lessee. We question unaccompanied guests as a safety measure.
32. Let Marina staff know when you will be out of your slip overnight and when you plan to return so Marina can accommodate transient boats. If you need to return to Marina sooner than planned, call ahead so any boat in your assigned slip can be removed.
33. Carts are provided for transporting supplies to and from boats. Carts must be returned to their locations at the top of pedestrian ramps after use.
34. No open fires or grilling allowed on wharves or piers. Barbecuing is allowed on land.
35. No fishing allowed from the docks.
36. We encourage all boaters to take a Boating Operation and Safety Course and to get annual CGA safety checks.
37. Outdoor trailer storage is available for a limited number of trailers. Trailer owners may have access to their trailer only during the week (not on holidays or weekends) with at least 24-hour notice. Marina assumes no responsibility for any damage to trailers whatsoever. A retrieval fee of at least \$35 (\$70/hr.) will be charged for each time a trailer is retrieved.

### **Septic**

38. All boats are required to follow Clean Marina practices regarding septic waste. No head or holding tank liquids may be discharged in any fashion whatsoever in or near the Marina. All boats must comply with EPA regulations governing required marine sanitation systems/devices. A pump-out station is located at the south end of the Marina for use by lessee.
39. Porta-potties must be emptied at the pump-out station, not in the restroom.

### **Parking and parking lot**

40. Slip lessees are allowed two parking spaces per slip. Vehicles in excess of two will pay a parking fee of \$5 each. Lessees should inform their guests of this policy. If a guest fails to pay the parking fee, slip holder's will be billed for the amount due. Lessees will also be billed for their guest's unpaid launches, overnights & slips.
41. Store and Launch lessees are allowed parking space for the towing vehicle and trailer. Any additional vehicles will be charged a \$5 parking fee, as outlined above.
42. Parking is allowed in designated areas only. If lessee or guest parks a single vehicle, it should be parked in areas that are for single car parking only. Groups should stack cars in the group car parking areas along shore. Single vehicles MAY NOT be parked in the south parking lot where trailered boats are stored.
43. When parking a vehicle and trailer, be certain that only one parking slot is used, and that the vehicle and trailer are aligned to not obstruct access to boats stored on land or surrounding parking slots. Marina reserves the right to charge extra if vehicles/trailers park in a way that prevents efficient use of parking areas.
44. Speeds in the parking lot should be kept below 10 mph.

## Launch use

45. Consult Marina before launching boats, dinghies, and/or Personal Water Craft (PWC), even if the owner leases a slip. Lessees who launch boats, dinghies or PWC should consult marina staff before parking the vessel trailer. If the towing vehicle and trailer take space in excess of the 2 parking spaces allotted per slip, or are parked in the area for daily launch traffic, overnight charges will be assessed for overnight stays.
46. Check with Marina staff if PWC need to be temporarily stored at a dock so a suitable location can be found.
47. Season launch passes are available for purchase at the ship store.
48. Slip lessees may use the launch to pull their slipped boat, with marina approval. Excessive use of the ramp may result in a fee for each use.
49. Slipped boats left on trailers at Hub's are subject to a \$10 per day storage fee.
50. Follow posted rules of etiquette when using the boat launch.

## Ship Store

51. Lessees may run a tab at the Ship Store. Tabs should be paid up EVERY Sunday by 5:00 pm. If tabs are not paid by the end of the month, an invoice will be sent and the balance may be subject to a finance charge.
52. Tokens for use at the pump-out station, launch passes, and punch cards can be purchased in the ship store.
53. Marine and boating supplies ordered through the Ship Store will be delivered within one week, unless they are on back order by the supplier.

## Miscellaneous

54. Lessees who fail to pay accounts on time will be first to experience slip reassignment, should the need arise.
55. Lessees and guests are asked to keep noise to a minimum between 10:00 pm and 8:00 am.
56. Trash from boats may be disposed of in the orange dumpster receptacle located east of the office trailer. No trash may be brought in from outside the Marina to be dumped at Marina. Please separate aluminum recyclables from trash and dispose in the recycling containers provided at several places in the marina.
57. Cigarette butts are considered trash and should not be thrown on the ground or in the water. Dispose of cigarette butts in sand buckets or in the fire ring.
58. A fire ring and firewood are provided for lessee's enjoyment while at the marina. Firewood may be purchased for use outside the marina. Fires should be kept to a height of less than 4 feet, and should not be lit in windy conditions. Fires must be attended, and extinguished before left unattended.
59. Grills are provided for lessee's use and enjoyment. The LP gas tank must be opened to light the grill. If you are not comfortable or familiar with use of gas grills, please ask a staff person for assistance. Turn off the grill immediately after use and close the valve on the gas tank.
60. Yard and dock lights will be turned off during Mayfly infiltrations, so lessees and guests should have flashlights available for use when moving about in the dark.
61. Dogs **MUST** be under the control of the owner at all times. Dog owners must supervise their dog at all times and pick up after the dog immediately. A 'pooper-scooper' is located near each pedestrian ramp for such use.
62. The refrigerator and foosball table in the bait shack are available for use by lessee and guests.
63. Foot protection should be worn at all times while at the Marina.
64. Children must be supervised at all times while at the Marina.
65. The use of fireworks is strictly prohibited.
66. Many wild animals nest and live on Marina property. Lessees and guests should accommodate wildlife that co-exists at the marina and use practices that minimize or eliminate threat and harm to all animals. Keep children and pets away from wild animals, for their safety.
67. Report any concerns or suggestions to marina staff. Your comments are welcome. (2/01/11)