

POLICY FOR THE USE OF THE DOLPHIN BAY CLUBHOUSE

GENERAL: The Dolphin Bay Clubhouse is a “common area” as defined in the Declaration of Articles of Covenants, Conditions and Restrictions (CC&Rs), for the exclusive use of Dolphin Bay Property owners and residents. The cost to maintain the Clubhouse and to replace furnishings, equipment, appliances and fixtures is charged to the owners on an equal basis as part of the annual assessment.

POLICY: The Clubhouse is available for use for activities organized by the association, individual lot owners or residents and may be reserved by any lot owner/resident in good standing for their private gatherings. Lot owners with outstanding dues debt will not be permitted to reserve the Clubhouse until dues are paid in full.

The Clubhouse is not available for rent or use by organizations for the conduct of business of any kind, including but not limited to meetings, lectures, demonstrations, exhibits, seminars or any other training sessions, even if one or more lot owners are members of such organization. An organization is defined as any corporation, club, association (other than this association) partnership or proprietorship engaged in organized activities whether for profit or not.

CLUBHOUSE RULES:

1. Use of the Clubhouse is reserved for lot owners/residents and their guests. Lot owners/residents must accompany clubhouse guests at all times. Lot owners are responsible for the behavior of their family members and guests and **will be held accountable** for violation of any rules.
2. Guests visiting the Clubhouse for an approved activity are **not** authorized access or use of other Dolphin Bay common areas including the Marina.
3. All children and young adults in the Clubhouse must be under the direct supervision of a responsible adult (21 years or older) who is a lot owner/resident of Dolphin Bay, at all times.
4. Dolphin Bay Homeowner’s Association is not responsible for loss or damage to personal property brought into the Clubhouse.
5. Dolphin Bay Clubhouse is a Non-Smoking Building. New Hanover County Fire Code restricts occupancy of the Dolphin Bay Clubhouse to a 75 person maximum at any time.
6. Reservation of the Clubhouse by lot owners requires pre-payment of a \$100.00 refundable (personal check, cashier’s check or money order) cleaning and breakage deposit given to the Management Company. **The deposit reserves the Clubhouse only and does not include access to, or the use of, the Marina or reserving the pool.**
7. Proper cleanup of the Clubhouse area, inside and out, is required for the full refund of the \$100.00 deposit. Cleanup will be in accordance with the Clubhouse Cleaning Checklist and subject to inspection and approval by the Dolphin Bay Clubhouse Committee. Your deposit will be promptly refunded, by US Mail, by the Management Company upon acceptable completion of the above. Damage and breakage is the total additional responsibility of the lot owner. Unsatisfactory cleanup will result in withholding and use of the \$100.00 deposit to resolve discrepancies.
8. Pets are not permitted in the Clubhouse. Pet owners will immediately clean up after their pets in all common areas and dispose of pet waste in approved manner.
9. Dolphin Bay is a family community. Loud, offensive, or otherwise disturbing activity will not be tolerated and is encouraged to be reported to the New Hanover County Sheriff’s office.
10. No sleepovers are allowed in the Clubhouse.
11. Clubhouse closes 10:00 PM on weekdays and 12:00AM on weekends.
12. Homeowners are responsible to notify their guests to park at the west end of the pool in the parking area.
13. The Clubhouse is not available on Sundays from Memorial Day weekend through Labor Day weekend.

**POLICY FOR USE OF THE DOLPHIN
BAY MARINA**

GENERAL: The Dolphin Bay Marina is a “common area” as defined in the CC&Rs, for the exclusive use of Dolphin Bay property owners and residents. The cost to maintain the Marina and to replace pilings, piers, docks and fixtures is charged to the owners on an equal basis as part of the annual assessment. **Cost of repairing any damage to the Dolphin Bay Marina caused by a Lot owner/resident, family member, or a Lot owner’s guest or boat, will be assessed against the Lot owner.**

The Dolphin Bay Pier, Walkway, Gazebo, and floating docks area, hereafter referred to as, The Dolphin Bay Marina, are for the use and enjoyment of all the lot owners/residents of Dolphin Bay, their families and guests. Lot owners/residents are responsible for the behavior of their family members and guests. **Failure to comply with these regulations may result in the imposition of fines in accordance with the CC&Rs and/or bylaws of the Dolphin Bay Homeowner’s Association.**

GENERAL REGULATIONS:

1. All boats using and/or moored at the Marina must be registered with the Dockmaster within 24 hours of being tied up. They must have a current registration sticker and must be numbered in accordance with North Carolina Boating Regulations. Unregistered, inoperable or “derelict” craft may not be moored at the Marina and will be removed at the owner’s expense. All boats will comply with U.S. Coast Guard Regulations including documentation. All craft will be operated in a courteous manner and in accordance with the Rules of the Road and local regulations. The Marina area is a no wake zone.
2. Due to the strong tidal currents in the waterway, all boats tied at the Marina will be properly secured using, at a **minimum**, 3/8” nylon mooring line.
3. Construction, attachment, or placement of shelves, dock boxes, steps or containers on the floating docks or slip linings is not permitted without approval of the Marina Committee.
 - a. Dock boxes may not be longer than 6’ long X 2’ wide X 3’ high and may not block adjacent slips, walkways, or impede access/traffic on the docks. All dock boxes will be painted either white or light gray in color, securely attached to the dock and kept in good repair.
 - b. Automobile or other vehicle tires (or parts thereof), and home floor carpeting, will not be used as boat fenders or piling/dock bumpers. Commercially manufactured boat fenders and dock bumpers are permitted. Bumpers made of any other material
 - c. will not be permitted or temporarily attached to pilings or floating docks without approval.
 - d. Standard cleats and other marine hardware, bumpers, fenders and devices, fabricated for the specific purpose of securing or protecting boats or watercraft, are authorized, so long as installation does not encroach on neighboring slips, and presents a neat appearance.
 - e. Construction of overhead canopies or erection of tarps and tents over boat slips is prohibited. Boat covers, when used, must be maintained in proper repair and present a neat appearance. All rope, line, electrical wire and water hoses in the Marina will be neatly stowed so as not to present a hazard to pedestrians or boats.
4. Only routine boat cleaning and maintenance, performed with environmentally safe materials, is permitted in the Marina. Sanding, painting, engine repair or overhaul and any other activity that might result in spillage of oils, lubricants, solvents or other hazardous material into the waterway is prohibited.
5. Visitors to the Marina arriving by boat must be **met and accompanied at all times** by a Dolphin Bay resident. Visiting boats may temporarily tie up at their lot owners slip or guest slip but may not use nor block another owner’s slip without permission. The guest slips at the head of the pier are for loading and unloading and guest boats. Visiting boats may temporarily tie up at these slips, but the boat operator must register with the Dockmaster if the craft will remain more than 24 hours.
6. All boats and equipment/items not permanently affixed to the docks or pilings, including crab pots, traps and minnow buckets, must be removed from the Marina within twelve hours of issuance of a National Weather Service Hurricane Warning. **Cost of repairing any damage to the Marina due to failure of a resident to remove or properly secure his boat or other property during adverse weather, will be assessed against the resident.**
7. Only commercially manufactured boatlifts are permitted, subject to board approval, to be installed in the Marina. Home fabricated hoists and lifts are not permitted. Installation of lifts in the Dolphin Bay Marina must be approved by CAMA and the DB Board. Installation of a lift may not encroach upon, nor prevent the installation of a lift in an adjacent slip(s).

8. Dolphin Bay Homeowner's Association is not responsible for damage, theft or vandalism to any boat(s) within the Marina. The Marina is not a guarded or patrolled area. Residents are encouraged to challenge any unescorted stranger's presence in the neighborhood and to notify the County Sheriff's Office of any suspicious person or activity.
9. **The access gate must be kept closed and locked at all times.**

DOLPHIN BAY BOAT SLIP REGULATIONS

The boat slips in Dolphin Bay were designed for 24', or smaller, vessels. Due to the strong currents, wind, and heavy boat traffic in the area, any vessels larger than 24" LOA, must meet additional guidelines in order to maintain safe use of the marina.

All vessels in the marina must:

- Have 3' draft or less
- Weight less than 8,000 lbs dry (no fuel, water, etc)
- Have 10' beam or less
- Have 26' 6" LOA (with outboard in down position), or smaller

Additionally, all boats must be secured in a manner that all of the following requirements are met:

- A clearance of 12" on either side of the vessel between the pilings
- No more than 6" of the vessel may extend over onto the floating dock
- No more than 24" of the vessel and/or motor may extend out past the rear pilings (an exception to this rule applies to outboard motors- the motor may extend up to 36" past the rear pilings when in the up, or fully trimmed, position)

If any one of the restrictions above is not met, the vessel cannot be kept in a Dolphin Bay slip.

Even if a boat meets all of the above restrictions but is damaging the dock and/or creating a dangerous situation, it will be asked to be removed.

CRAB POTS IN THE MARINA

Only Dolphin Bay property owners/residents are entitled to use crab pots in the common area and must maintain the pot(s) in good working condition.

Each Dolphin Bay property owner/resident who elects to deploy a crab pot(s) must place their lot number on a tag which will be securely affixed to each crab pot as follows:

- A tag with the lot number will be affixed to the end of the rope that attaches the crab pot to the pier, to be clearly visible from the pier.
- Any crab pot(s) without identifying tags will be removed and confiscated.
- Tags may be obtained from any member of the dock committee.
- Crab pots will be removed from the common area between the dates of December 1st and March 1st of each year.
- Any crab pot(s) not removed will be removed and confiscated.

**POLICY FOR USE OF THE DOLPHIN BAY
SWIMMING POOL**

GENERAL: The Dolphin Bay swimming pool is a “common area” as defined in the CC&Rs, for the exclusive use of Dolphin Bay Property owners and residents. The cost to maintain and replace pool equipment and fixtures is charged to the owners on an equal basis as part of the annual assessment.

SWIMMING POOL RULES:

1. Use of the Dolphin Bay Swimming Pool is reserved for owners, residents, their immediate family members and guests. **THERE IS NO LIFEGUARD ON DUTY AT THE POOL.** Residents are responsible for their own safety and the safety of their invited guests. **Swim at your own risk.**
2. Swimming Pool guests must be accompanied by their sponsoring owner or resident at all times. Residents are responsible for the behavior of their family members and guests and will be held accountable for violation of any rules. All residents and guests are responsible for cleaning up after themselves and placing trash in the available containers.
3. Residents **will not** provide gate keys or access to the swimming pool to non-residents. Unauthorized visitors to the pool will be considered trespassers and will be reported to the New Hanover County Sheriff's Department. Residents are encouraged to challenge the presence of any stranger in the pool or other areas of Dolphin Bay and to report suspicious activity to the County Sheriff's Department.
4. No pool activity may deny another resident of Dolphin Bay, and guests access to and the enjoyment of the pool. **No Private Pool Parties.**
5. During the months of June, July, and August, on Sundays, the pool will be available for residents and their guests only. **The pool cannot be reserved for private parties.**
6. People must adhere to quiet hour times, which are 10:00PM on weekdays and midnight on weekends. No swimming after midnight.
7. No glass containers are permitted in the pool area. No food or alcohol allowed in the pool area.
8. No diving, pushing or horseplay is permitted in the pool. No running or horseplay permitted on the pool deck.
9. Inner tubes, rafts, paddleboards, kayaks and other flotation devices are not permitted if the pool is in active use. Please be considerate of others.
10. Proper swimming attire must be worn in the pool. No cut-off jeans or other filter clogging clothing is permitted. Children wearing diapers or “pull-ups” with or without pants are not permitted in the pool.
11. Pets are not permitted in the pool or inside the pool fence. Pet owners will immediately clean up after their pets in all common areas and discard pet waste in an approved manner.
12. Bicycle riding, rollerblading, roller-skating and skateboarding are not permitted on the pool deck or inside the pool fence. Bicycles and golf carts should not be parked or left where they block walkways or otherwise interfere with access to the pool or clubhouse.
13. Climbing or jumping on or over from fences, sub-structures, or railings surrounding the pool is forbidden. The association is not responsible for injuries resulting from unauthorized activity.
14. Dolphin Bay is a family community. Loud, offensive or otherwise disturbing activity will not be tolerated, and you are encouraged to report such behavior to the New Hanover County Sheriff's Department.
15. Children within the pool area must be accompanied by an adult or qualified adolescence. **There is no Life Guard on Duty.**
16. All parking for the pool should be at the west end of the pool on the grass.
17. The emergency 911 phone is on the wall of the clubhouse.
18. Dolphin Bay Homeowner's Association is not responsible for loss or damage to personal property brought into the Pool area.

VEHICLE RULES

1. The speed limit for Dolphin Bay is 20 miles per hour. Please be aware of children at play. Golf carts and bicycles must follow the DMV Rules of the Road.
2. Parking for the Marina, Pool and Clubhouse is located on the grassy area west of the pool. 20-minute parking at the dock is allowed only for loading and unloading your vehicle.
3. Parking is not allowed anywhere except your driveway and the parking area at the pool. Cars may not be parked on the grass areas of any lot. **There is no on street parking overnight. On street includes parked in your yard. There is NO overnight parking at the pool.**

PETS

1. Dog waste is a threat to the health of our children, degrades our subdivision, and transmits diseases. Leash, curb and clean up after your dog. Carry a plastic bag to clean up after your dog and dispose of the bag in the receptacle at the end of the dock or clubhouse.
2. Pets are not allowed in the clubhouse or inside the pool area.
3. Do not allow your pets to roam the neighborhood. In accordance with New Hanover County leash laws, dogs must be on a leash whenever they are off your property and properly supervised whenever they are loose on your property.