



# Blue Water Yacht Harbor, LLC

PO Box 1279  
Sausalito, CA 94966

## EXHIBIT A TO LICENSE AGREEMENT

### Rules and Regulations

The following are the Rules and Regulations by which activities in the Harbor are conducted. Owner agrees that Owner and all others associated with Owner's Vessel or Property will observe each of them. Capitalized terms shall have the same meaning as capitalized terms in the License Agreement.

- 1. Access:** Neither Owner nor any person associated with Owner shall access the Harbor using unauthorized means (e.g. climbing around gates or over fences), not prop gates open to defeat closing mechanisms or security controls.
- 2. Vessel or Property Repairs:** Owner agrees not to use, or permit to be used, any paint remover, burning of paint, or spray guns on Owner's Vessel or Property. No major repairs of the hull, engine, or trailer shall be made to Owner's Vessel or Property while it is located at the Harbor. Blue Water shall permit only light maintenance to the Vessel or Property at the Harbor. Heavy sanding and fiberglass grinding must be done at a boat yard. Owner shall survey carefully the amount of residue that may be displaced before beginning what appears to be a simple project.
- 3. Vessel or Property Maintenance:** Owner shall maintain Owner's Vessel or Property in a neat and clean condition. If Owner elects to cover Owner's Vessel or Property, a fitted cover must be used. Plastic tarps are not allowed. Owner shall keep Vessel or Property covers clean and hosed off from time to time. Owner shall keep the area surrounding Owner's Vessel or Property free from clutter. Access to fingers from between vessels must be obstruction free and safe for boarding of vessels. Boarding step must be marine grade and must be no larger than half the width of the finger they are placed on. Boarding steps shall not be permanently attached to docks. Personal items must be stored neatly on vessels or in dock boxes. This includes kayaks and dinghies. Personal dock boxes shall not be installed in the Harbor. All Vessels shall have current registration or Documentation.
- 4. Waste and Refuse Disposal:** It is unlawful, and a violation of these Rules and Regulations, to throw, discharge, or deposit any waste or refuse matter, oily rags, or flammable liquid into the water or at the Harbor. Any Vessel with automatic bilge pumps must be maintained in a manner that ensures this type of matter is not automatically pumped from the Vessel. If Owner is using a holding tank on Owner's Vessel for waste, the tank must be pumped out using a licensed pump-out service. Live Aboards are required to have their holding tanks pumped out no less than twice per month and are responsible to contract directly with a licensed pump out service. Live Aboards must provide the Harbor office of proof that tanks are pumped out no less than twice per month. If Owner is using a port-o-potty on Owner's Vessel for waste the Owner will be responsible for emptying the port-o-potty off site. Port-o-potties must not be emptied into the toilets in the restrooms. Owner agrees to use oil-absorbing materials in the bilge of their Vessel. Liquid waste must be disposed of properly and lawfully. No hazardous wastes or solvents may be disposed of in the trash receptacles, sinks, toilets, showers or in the water. Hazardous wastes and solvents may be disposed at your Local Household Hazardous Waste Collection Site or at the Marin Resource Recovery Center located at 65 Jacoby Street, San Rafael, CA 94901 Tel: (415) 485-5646.
- 5. Unsafe Conditions:** Owner shall notify Blue Water of any unsafe or Hazardous conditions that come to Owner's attention. Disorderly conduct by an Owner or his/her guests that might cause injury to persons or damage to property shall be cause for immediate termination of the License Agreement. Owner agrees to pay all costs caused by him/her



or their guests, family or employees. All accidents to vessels, property or Blue Water property must be immediately reported to Blue Water.

6. **Tide Tables:** Sailing in and out of Richardson Bay at zero or minus tide is unsafe and is strongly discouraged. Tide tables are available at [ca.usharbors.com/harbor-guide/san-francisco](http://ca.usharbors.com/harbor-guide/san-francisco).
7. **Pets:** Pets must be kept on a leash or under voice command at all times. You must pick up after your pet. Please pick up waste and dispose in a garbage receptacle. Any dog or cat found roaming at the Harbor will be brought to the Marin Humane Society.
8. **Dock Box:** If you berth has a dock box, please remember to latch the lid or the wind may blow it open and rip it off the box. Personal dock boxes are not permitted in the Harbor.
9. **Electrical Cords:** Electrical cords must not touch or lie in the Bay. If you see a cord in the Bay, please report it immediately to the Harbor office.
10. **Bicycles, etc.:** Bicycles, skateboards, rollerblades, scooters, or motorbikes may not be ridden on the docks.
11. **Dock Carts:** Dock carts are provided for Owner's convenience. Owners shall return dock carts to the designated cart area after each use.
12. **Fish Cleaning:** No fish cleaning is permitted on the docks or anywhere in the harbor. No fish entrails are to be thrown into the Bay.
13. **Toxics:** Owner shall report all observed toxic spills to the Harbor office immediately. Owners are prohibited from using detergents and emulsifiers on fuel spills.
14. **Fuel Containers:** No fuel containers may be filled from a gas or diesel can into Vessels in docks.
15. **Paint:** Only legal hull paint shall be used on vessels. The Harbor recommends nontoxic paint. Unattended open containers of paint and other maintenance supplies may not be left on the docks.
16. **Dumping or Throwing of Items:** No items may be thrown overboard into the Bay.
17. **Fishing, Swimming:** Fishing and swimming are not permitted in the Harbor.
18. **Laundry, Rigging:** Laundering or drying of wearing apparel or towels on the deck or rigging of a vessel in the Harbor is not permitted.
19. **Power Lines:** No boater will permit power lines to cross the main walks on the docks.
20. **Motor Homes, Trailers:** The parking of motor homes, mobile home, camp trailer, camper or similar vehicle are not permitted in the Harbor parking lot at any time. Trailers may not be parked in the Harbor parking lot without prior written consent of Blue Water.



- 21. Walkways:** No part of any vessel shall extend over a main walkway.
- 22. Telephone Messages & Mail:** The Harbor office does not accept telephone messages for boaters nor any mail or packages from any carrier or freight forwarder.
- 23. Sale of Boats:** When an Owner offers a boat for sale, Owner must make arrangements to meet prospective buyers at the Harbor. Blue Water will not knowingly admit prospective buyers to see an Owner's vessel in Owner's absence.
- 24. Storage of Supplies, etc.:** Supplies, materials, accessories or gear of any kind shall not be stored with in the Harbor except in approved dock boxes or on board. Blue Water shall not be responsible for locks installed on dock boxes. In the event it becomes necessary for Blue Water to enter a dock box in order to effect repairs or for the safety of the Harbor, persons or property therein, Blue Water may cut any such lock, the replacement of which will be the sole responsibility of the Owner.
- 25. Vehicle Washing:** Washing or rinsing of any vehicle is not permitted in the Harbor. No repairs or servicing of automobiles are allowed at any time in the Harbor.
- 26. Weapons:** Weapons of any kind are strictly prohibited from the Harbor.
- 27. Contact Information:** Direct all correspondence to:  
  
Blue Water Yacht Harbor, LLC  
PO Box 1279  
Sausalito, CA 94966  
(415) 289-0135  
[info@bluewateryachtharbor.com](mailto:info@bluewateryachtharbor.com)  
[www.bluewateryachtharbor.com](http://www.bluewateryachtharbor.com)

Owner acknowledges receiving a copy of the foregoing Rules and Regulations:

Dated: \_\_\_\_\_ Owner: \_\_\_\_\_