

Beacon Shores Owners Association
Boat Slip Committee
Rules and Regulations Governing the Use of the Piers, Dock Structures, and Boat Slips

These rules are not intended to violate laws, rules, or policies instituted by Duke Lake Management, the State of South Carolina, or any other governmental/regulatory agency that has legal jurisdiction. These rules are established and maintained in accordance with the BSOA Covenants, Conditions and Restrictions and serve as an accessory to said Covenants. (See Covenant Section 4.8.b.)

1. Boat slip owners shall enjoy the use, rights, and privileges of the piers, dock structures, and boat slips as described in the BSOA Covenants, Conditions, and Restrictions. In addition, boat slip owners shall comply with the rules, regulations, and responsibilities described in the BSOA Covenants.
2. Duke Lake Shores Management has leased to the Beacon Shores boat slip owners the privilege of using/maintaining 4 piers and dock structures as described in the BSOA Covenants. Thirty-six (36) boat slips have been incorporated into the dock structures and are “deeded” to the boat slip owners as described in the BSOA Covenants.
3. The size and configuration of the piers, dock structures, and boat slips were approved by Duke Lake Shores Management when the structures were originally installed. Major repairs to the structures or changes in the configuration/size of the structures require the approval of Duke. Refer to the Guidelines published by Duke Lake Shores Management Guidelines.
4. Nothing shall be done to any pier or boat slip that will change its general appearance or impair its structural integrity without the prior approval of the Boat Dock Committee and the BSOA. The storage of any water sports apparatus or personal equipment on the piers or boat slips is prohibited.
5. The piers, dock structures, and boat slips are for the exclusive use of the boat slip owners, their families, and guests. Each boat slip owner shall conduct themselves in a manner conducive to being a “good neighbor.” No offensive or noxious activity shall be conducted on any pier, boat slip, or water craft which may be or becomes an annoyance or nuisance to other boat owners or BSOA Members. Boat slip owners, their families, and guests shall not interfere with the rights or convenience of other boat slip owners or BSOA Members.
6. No part of the piers, dock structures, or boat slips shall be used for other than the mooring of a water craft (i.e., a power boat, sail boat, or personal watercraft) for which they were designed and constructed.
7. Boat owners are responsible for malicious damage or excessive wear to the piers, dock structures, and boat slips. (See Covenant Section 5.7.a.)
8. The mooring of water craft is the responsibility of the boat owners. Water craft shall be properly secured to the docks by lines. Bumpers or fenders shall be used to protect the dock structures from wear and damage. Upon request to the Boat Dock Committee, cleats will be moved to accommodate boat owner’s water craft.
9. Boat slips shall be used for the storage of only one watercraft. (There should never be more than one water craft in a boat slip regardless of its size.) The length of a water craft is restricted to a maximum length (manufacturer’s information) of 24 feet. The length

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restriction may be waived if the slip location and boat length do not encroach on the access to other boat slips. Waivers to be approved by the Boat Dock Committee and the Board of Directors.

10. No water craft shall be permanently moored to the piers or boat slips outside the designated area of the boat slips as this is a violation of the dock lease between Duke Lake Shores Management and BSOA. Guests of a boat slip owner may moor to the end of a dock structure for a short period of time. The Boat Slip Owner is responsible for their guest.
11. Electrical power (120 volts AC) and lighting is provided as a convenience for the boat slip owners. Each boat slip owner is entitled to the use of one electrical outlet at any given time.
 - The use of a second electrical outlet shall be based on availability.
 - Continuous usage of any high ampere devices (ex. freeze protection, air conditioner, refrigerators, etc) is prohibited because of the 20 ampere circuit breaker servicing each dock.
 - Continuous usage of low ampere device (ex. battery charger, etc.) must be submitted to Boat Dock Committee for approval.
 - Extension cords are not to be left unattended on the dock surfaces.
12. All water craft shall be compliant with state regulations, duly registered (registration sticker affixed to hull and engine) and properly insured. A copy of the current registration and insurance agreement shall be filed with the Boat Dock Committee. (See Covenant Section 9.5.) Boat owner is responsible for removing uninsured water craft from the boat slip area.
13. No water craft shall be stored or moored in a boat slip unless the craft is in good repair and good appearance.
14. No boat owner shall permit anything to be done or kept on his/her boat which would violate any law or result in the cancellation of insurance.
15. With the prior written approval of the Boat Dock Committee and the BSOA, a boat slip owner, at his/her sole cost, expense, and risk, may be allowed to install a boat lift mechanism in their designated boat slip. The boat lift shall be maintained in good working condition at all times.

The boat lift shall not be abandoned in place upon the sale of owner's property and/or boat slip. The boat lift shall be deeded to the buyer (new owner) or the boat lift mechanism shall be removed at the sole cost, expense, and risk of the seller.

16. With the prior written approval of the Boat Dock Committee, a boat slip owners, at his/her sole cost, expense, and risk, may be allowed to install a ramp for their personal watercraft. The ramp shall be maintained in good working condition at all times.

The ramp shall not be abandoned in place upon the sale of owner's property and/or boat slip. The ramp shall be deeded to the buyer (new owner) or the ramp shall be removed at the sole cost, expense, and risk of the seller.

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17. Water faucets and hoses are provided at each pier. After use, hoses should be coiled up in their respected hose box and the water turned off. Trash and debris should be removed from the piers and dock structures.
18. Swimming off the end of the dock structures is permitted for boat slip owners, their families, and guests. It is the boat slip owner's responsibility that good safety practices are observed when swimming. (Examples: no running on the docks, life jackets are worn, floating devices are available, children are monitored by adults, no swimming under or around moored boats, etc.)