

Blackwell Island Marina

RULES & REGULATIONS

LAKE COEUR D'ALENE, IDAHO

Blackwell Island Marina

Welcome to Blackwell Island Marina.
We're glad to have you with us!

Our mission is to have the finest marina in the Northwest. You can expect the highest quality facilities and services.

Our entire staff is here to serve you. Please feel free to ask any staff member for assistance. Each employee is dedicated and trained to respond to your boating needs. For special requests, questions or concerns, please contact our Moorage Manager, Laura Wilson, or our Service Manager, James Barnhart.

Please review the Rules and Regulations. They're provided to enhance your boating experience and safety at Blackwell Island.

In particular, please note the newly-added provisions at Rule 5 (*which prohibits boat detailing*) and Rule 14 (*which restates the existing prohibition against swimming within the marina*). Both of these Rules will be strictly enforced. With respect to Rule 14 (*no swimming*), it is extremely important for each Lessee to fully and completely observe this prohibition, and to ensure that any guests or invitees of the Lessee observe the terms of the Rule as well. The prohibition against swimming in the marina is a matter of public and personal safety.

Again, WELCOME. We encourage you to take advantage of our many facilities, amenities and services. It is our pleasure to serve you.

Sincerely,



Craig Brosenne
General Manager

AMENITIES & SERVICES

On-site Convenience Store

- Gas Pumps
- Signature Apparel
- Groceries
- Beer
- Ice
- Pull-behind Tubes

Restrooms or Porta Potties Available 24 Hours a Day (In-season)

Pump Out Station (In-season and by appointment in March and November)

Maintenance Services

ProShop has Water Ski and Wakeboard Accessories

Security Cameras

Security (In-season)

HAGADONE HOSPITALITY RESTAURANTS

Beverly's.....	855. 602.1273
Bonsai Bistro.....	855.246.8390
Tito's Italian Grill & Wine Shop	866.924.6949
Dockside Restaurant	855.548.4453
Cedars Floating Restaurant	866.848.6305
Taphouse Unchained	208.765.4000
Mulligan's Bar & Grille.....	208.765.3200

HAGADONE HOSPITALITY MARINE GROUP

Resort Boat Shop	208.667.5009
Blackwell Island Marina	866.525.3232
Boardwalk Marina	208.415.5600
Silver Beach Marina.....	208.765.2115
Hagadone Marine Center	208.664.8274
Moorage Office	208.664.7224

BLACKWELL MARINA RULES & REGULATIONS

The rules are provided for your protection and as part of our effort to provide a safe and inviting atmosphere and facility for owners and visitors at the Blackwell Island Marina. These rules constitute a part of the Lease Agreement and may be amended from time to time. Lessee should refer to the Lease for further Terms and Conditions.

Lessee understands and agrees to abide by these rules and regulations, and acknowledges that failure to comply may result in termination of the Lease and Lessee's right to moor the boat at the marina, as well as any other penalties set forth herein. Additional copies of these rules and regulations are available at marina office, marina store and online at hagadonemarine.com

1. Compliance with Laws

Lessee shall comply with all applicable rules, regulations and instructions of the U.S. Coast Guard, and all laws, ordinances, rules and regulations of any federal, state, city, local or other governmental agency with jurisdiction regarding the boat or docking in the marina. At all times that the vessel is moored at the marina, the vessel shall be used solely for pleasure and shall not be used in any commercial activity or chartering without written authorization of Lessor.

2. Boat Condition

Only boats in good condition and under their own power shall be admitted within the marina. In the event of an emergency during the owner's absence, e.g. breakdown of the bilge pump, leak or bad lines, Lessor is authorized to make necessary repairs which will be charged to Lessee. Shrink-wrapping on all boats must be removed by May 1st.

3. Lessee Responsible for his or her Boat and Slip

Lessee agrees to maintain and assume full responsibility for

keeping mooring lines in full repair, to prevent excessive wear and tear on the fender material and to ensure that the boat is secured properly to its mooring space. Only one vessel may occupy a slip.

4. Personal Watercraft, Dinghies and Accessories

The slip is for moorage of the registered boat only. Dinghies and other accessories must be stored aboard the boat or in designated storage areas. Jet skis and other personal watercraft are required to have their own moorage, and may not be tied to the back of the boat while the boat is in the slip.

5. Prohibition on Detailing of Watercraft

Given current Federal and State directives, there shall be no detailing or waxing of any watercraft allowed anywhere within the marina, whether by the Lessee or any third-parties engaged by or for Lessee. All watercraft detailing must take place off premises and upland of the Lake. Any Lessee who violates this Rule shall be responsible for the payment of any fines or penalties levied by any governmental agency.

6. Boat Garbage/Trash

Boat garbage/trash shall be deposited in the large dumpsters provided by the Lessor in locations around the marina. Garbage cans, located near the marina dock gates, are intended for small incidental garbage only. Garbage disposal in restrooms is forbidden.

7. Dock Clutter

Docks and fingers are to be kept free of clutter. No stairs (unless marine grade and approved by marina staff) refrigerators, garbage cans, containers, or similar items are permitted. Dock furniture, umbrellas or stands, inflatable rafts, tubes, etc. must be stored aboard vessels when not in use. Nothing is permitted to be attached to the tarp frames. This includes clotheslines, flags, satellite dishes, and any decorative items. If item is Red Tagged please remove within 48 hours or marina staff will do so at the owner's expense.

8. Storage-Dock Boxes

Supplies, accessories or gear of any kind shall not be stored on the docks, fingers or within the marina except in approved dock boxes. Lessor is authorized to enter the dock boxes in order to effect repairs thereon, or if, at the sole discretion of Lessor, such entry is necessary for the safety of the marina or vessels therein. Lessee is responsible for dock box cleanliness. Nothing is to be secured or attached to the dock boxes.

9. Attachments, Overhangs

No portion of the vessel shall overhang the walkway at any time (e.g. bow sprit, plank, bow pulpit, swim step) nor extend into the waterway beyond the end of the slip without written authorization of Lessor. Modifications on docks and fingers are only allowed to be done by marina personnel. In order to reduce decay of docks, carpeting is prohibited on or around any slips. Satellite dishes may not be attached to any part of the dock system or canopy. They may only be attached to the boat.

10. Dock Lines

Dock lines shall be maintained in a safe and non-chafed manner and be of adequate size for the vessel. All vessels shall be moored securely.

11. Barbecues

No barbecues, grills, firepits, heaters, or other heating or cooking devices are allowed on the docks at any time. Barbecues or grills used on the boat shall be approved for marine use and meet the American Boat and Yacht Council Standards, including stainless steel construction, and only 16 oz. LPG gas cylinders.

12. Pets

Animals and pets are not allowed in the marina unless on leash, and shall not be left unattended at any time while on the marina premises. Lessees are responsible for cleaning up after their pets. Lessees are responsible for guest's pets. Lessor may require that pets be removed from the marina premises for excessive barking, defecation or other activities which Lessor deems disruptive to the operation of the marina or use and enjoyment of other tenants or guests. Once a pet has been removed by the marina, it will not be allowed back for the remainder of the lease term. Pets are not allowed in the marina restrooms, shower rooms or laundry facilities and violation may lead to immediate termination of your lease. Maximum of two pets per leased slip at any time.

13. No Fishing

Fishing within the marina is strictly prohibited, as is cleaning fish on docks or any surrounding marina areas.

14. No Swimming

Swimming, water skiing, scuba diving, floating on inflatable or other devices, and any similar activity is strictly prohibited within the marina. Lessee is notified that the marina facilities are the site of multiple electrical transmission facilities and equipment, as well as submersible electrical improvements that service the marina. Agencies of the State of Idaho have issued cautionary directives that such electrical facilities create a personal safety risk in the form of electric shock and potential drowning. Lessee shall be responsible for advising all of Lessee's allowed guests and invitees of this restriction. As a condition of the Lease, Lessee, both individually and on behalf of any of Lessee's guests and invitees, agrees to indemnify, defend, and hold the Lessor and it's agents harmless from any injury, damage, or claim arising from or by virtue of any violation of this rule.

15. Disposal of Waste

Lessee shall not throw, discharge or deposit from any vessel or float any refuse, sewage, oily bilges or flammable liquid (waste materials) into the water or on the marina. Any sanitation devices aboard vessels must be Coast Guard approved. Vessels with automatic bilge pumps shall be maintained in a manner that will prevent waste materials from being pumped automatically into the water. All waste materials shall be deposited in the appropriate containers. Sanitation devices shall be emptied into pump out facilities provided by the marina. Disposal of waste in marina toilets or lavatory facilities is prohibited.

16. Electrical Connections, Water Hoses

In accordance with fire codes and regulations, all connections made to the marina electrical receptacles shall be the approved, weatherproof, three-wire grounded type. Wiring must be of sufficient amperage as required by the National Electrical Code. Undersized and inadequate cords will be disconnected by marina Personnel. Cords are not allowed to cross main walkways. Unattended water hoses must be turned off and stored.

17. Operation of Engines

Except for entering or leaving slips, main engines, power generating equipment and other noise making machinery may not be operated between the hours of 5:00 PM and 9:00 AM. Engines may not be operated in gear while the boat is secured to the dock. Unnecessary operation of engines in slips will not be permitted. The speed limit within the marina is wakeless speed.

18. Fueling

No fueling or transferring of fuel from the docks other than the fuel dock shall be permitted.

19. Registration of Contractors

Contractors or persons working on any vessel must register in the marina store prior to admittance to the docks. Lessee shall notify Lessor in advance that these people will be arriving at the marina. All contractors must produce insurance satisfactory to Lessor prior to performing work in the marina.

20. Construction and Repairs

Only minor repairs and maintenance shall be performed while the boat is in the slip, and only if in compliance with the terms and conditions of the marina lease. Except in the case of an emergency, all maintenance and repairs shall be done during regular business hours, not on weekends or holidays, and in a manner which is not disruptive to other marina tenants or guests.

21. Signs

Advertising signs such as "For Sale", lease or charter shall not be displayed in the marina or on any boat unless authorized by Lessor in writing. The marina reserves the right to remove any such signs placed on the boat. Approved "For Sale" signs may be purchased at the marina store. No commercial ventures may be operated out of the marina without prior written consent.

22. Spotlights and Horns

Spotlights, horns, sirens, captain's calls and hailers must be turned off while moored or entering the marina.

23. Children, Life Jackets

Children under twelve (12) years of age are not permitted on the docks at any time without parents and/or responsible adults. Non-swimmers and toddlers must wear life jackets when on the docks and boat decks.

24. Skateboards, Rollerblades and Bicycles

Skateboards, rollerblades, bicycles, motorcycles and similar recreational wheeled devices are not permitted on docks or on walkways.

25. Security Gates

Security gates are intended to be in the closed and locked position at all times. Security gates are not to be propped open for any purpose. If you invite guests to meet you at your boat, you must arrange a time to meet them at the security gate as they are not allowed entrance without your presence

26. Notice of Dangerous Conditions, Conduct

Lessee must notify Lessor of any unsafe or hazardous conditions that come to Lessee's attention. Disorderly or indecorous conduct by any Lessee or Lessee's visitors that might cause harm to any other person or damage property or harm the reputation of the marina is prohibited. Quiet time in the marina is between 10:00 PM and 9:00 AM.

27. Open Accounts.

Privileges to charge purchases at the marina store may be granted upon approved credit, and secured by a personal credit card. Any charges not paid by the 20th day of the following month will be charged to the lessee's personal credit card on file.

FREQUENTLY ASKED QUESTIONS

What if I sell my boat during the year?

There is a sublet fee, please see regulation #16 of your lease agreement for more information.

Can I put someone else's boat in my slip?

No, the boat in the slip must be registered to the person with the lease agreement for that slip and must be the boat on file for that Lessee, with proper insurance on file. Please call if there are any changes in your boat information.

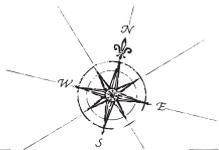
What if I need gas after the marina store is closed?

Contact Laura to apply for a gas card that will allow you to get fuel at the Boardwalk Marina after hours. Please allow two weeks for processing.

What if I want to move within the marina?

Contact Laura to be added to the standby list.

For additional information or clarification on any of the rules and regulations outlined here, contact Laura Wilson at lwilson@hagadonemarine.com or 208-664-7224.



HAGADONE
MARINE GROUP