

Port Henry Marina Rules and Regulations

Effective June 5, 2025

1 General Safety and Conduct

1. **Safe Mooring:** All vessels must be securely moored to prevent damage or hazards.
2. **Vessel Inspections:** The Harbormaster may inspect vessels to ensure compliance with Coast Guard and other applicable regulations.
3. **Children:** Children under 12 must be supervised by an adult on docks. Non-swimmers and toddlers must wear life jackets. Children under 18 require adult supervision when operating vessels. Parents are fully responsible for their childrens actions.
4. **Notification of Unsafe Conditions:** Report any unsafe or hazardous conditions to Marina management immediately.
5. **Noise and Conduct:** Avoid disturbing noises, especially between 10:00 p.m. and 7:00 a.m. Conduct must not interfere with others rights or comfort. Main engines or noise-making equipment may not operate between 6:00 p.m. and 9:00 a.m. without Harbormaster approval.
6. **Halyards:** Secure halyards to prevent noise. Unsecured halyards may incur a \$50 fee for Marina staff to secure them.
7. **Guest Responsibility:** Vessel owners are liable for their guests conduct. Dock parties require prior Harbormaster approval.
8. **Speed Limits:** Vessel speed within the Marina is limited to bare steerage, no wake, and not exceeding 5 knots. Vehicle speed on Marina property is limited to 10 mph.
9. **Improper Vessel Handling:** Unsafe handling may result in immediate termination of the Marina lease agreement. Contact the Marina for assistance with docking.
10. **Offensive Conduct:** Disorderly, harmful, or bullying behavior may lead to immediate lease termination and eviction. The Harbormaster may remove individuals, with law enforcement involvement if necessary.

2 Dock and Equipment Use

11. **Utility Lines:** Water, power, telephone, or cable lines must not cross the main head walk.
12. **Electrical Connections:** Use U.L.-approved, weatherproof, three-wire, grounded cords of adequate size. Cords must not be affixed to docks or left unattended on upland-stored vessels.
13. **Dock Usage:** Storing supplies, materials, or gear on docks is prohibited.
14. **Boarding Steps and Obstructions:** Only approved, lightweight boarding steps (max width: half the finger dock; max length: 3 feet) are allowed. Hoses must be

stored on vessels or coiled on provided hooks when not in use. Power cords must not remain on docks.

15. **Hose Nozzles:** Hoses must have automatic shut-off nozzles and be stored when not in use to prevent tripping hazards or water waste.
16. **Equipment Approval:** Dock wheels, boarding ladders, or other equipment must be Harbormaster-approved. No alterations (e.g., lockers, fenders, carpeting) are allowed without approval, and installations must be performed by Marina staff at the tenants expense.

3 Environmental and Waste Management

17. **Discharges and Spills:** Discharging refuse, oil, flammable liquids, or oily bilges into Marina waters or premises is prohibited. Use designated disposal sites. Vessels must use oil-absorbing materials in bilges and slips. Spills must be cleaned immediately, potentially requiring professional services. Open containers of paint or maintenance supplies are banned on docks.
18. **Marine Sanitary Devices:** Lake Champlain is a zero-discharge zone. Use the 24-hour pump-out station. The Harbormaster may inspect sanitary devices for compliance.
19. **Refuse Disposal:** Separate garbage and use recycling bins. Do not dispose of paint, flammable materials, vessel parts, or items over 20 pounds in Marina receptacles. Used oil and shrink wrap must be recycled via Marina management.
20. **Maintenance Practices:** Adhere to Clean Marina policies. Recover and dispose of sanding dust. Failure to follow environmental procedures may result in lease termination.

4 Prohibited Activities

21. **Fishing and Swimming:** Fishing and swimming from Marina premises are prohibited. Fish cleaning is allowed only at designated stations, with carcasses disposed of in garbage bins, not water.
22. **Hazardous Activities:** Storing flammable materials on docks or using charcoal barbecues on vessels is prohibited.
23. **Laundry:** No laundering or drying of apparel on docks or vessel rigging. Use Marina restroom washers/dryers, but not for boat cushions, dog blankets, or tarps.
24. **Pressure Washers:** Gas-powered pressure washers are banned. Electric pressure washers are allowed Monday through Saturday, 10:00 a.m. to 3:00 p.m.
25. **Vessel Repairs:** No hull painting, sanding, spray gun use, or major refurbishments are allowed at docks without Marina approval. Normal maintenance is permitted. All contractors must be approved by Marina management and provide proof of workers compensation insurance, liability insurance with a minimum of \$2,000,000, and valid tax status. Contractors must submit documentation to the Harbormaster prior to commencing work.

- 26. **Commercial Use:** Vessels may not be used for commercial purposes, including chartering or rentals.
- 27. **Solicitations and Signs:** Unauthorized business solicitations or signs (e.g., for sale notices) are prohibited.
- 28. **Flammable Materials:** Burning paint or using flammable materials requires Marina approval. Storage is allowed only below decks at the owners risk.

5 Vessel and Property Management

- 29. **Engine Operation:** Engines may not be operated in gear while docked, and unnecessary operation is prohibited.
- 30. **Small Boat Storage:** Inflatables, kayaks, and dinghies must be stored on the vessel unless the owner has a valid lease for dock space.
- 31. **Unauthorized Moorage:** Vessels require a valid Marina lease agreement to moor.
- 32. **Transfer of Vessel:** If a vessel is sold, the tenant must replace it with an approved vessel within 30 days or risk lease cancellation.
- 33. **Damage Responsibility:** Tenants are liable for damage to Marina property or other vessels caused by themselves, guests, or agents. Repairs will be handled by the Marina at the tenants expense. The Marina is not liable for vessel losses or damages.
- 34. **Storage Lockers:** The Marina is not responsible for items left in lockers after a vessel is removed. The Marina may dispose of such items, retaining any proceeds.
- 35. **Equipment Storage:** No items (e.g., bicycles, plants, dinghies) may be stored on docks or landings. Bicycles must use designated racks or be stored on vessels.

6 Pets

- 36. **Pet Approval:** Pets require prior Harbormaster approval, including a photograph, breed/type, and license details. Pets must be leashed or caged when not on the vessel, attended at all times, and not tied to Marina property. Owners must clean pet waste immediately. Pets may not be left unattended on vessels for more than 2 hours. Violations may result in pet removal or lease termination.

7 Compliance

- 37. **Rule Amendments:** Marina rules, Harbor Management Law, and other regulations are part of the lease agreement and may be amended.
- 38. **Enforcement:** Non-compliance may result in lease termination, vessel eviction, or legal action.

8 Liveaboard Restrictions

- 39. **Liveaboard Regulations:** No vessel moored at Port Henry Marina may be used as a primary residence without prior written approval from the Harbormaster. Unapproved

overnight habitation is limited to a maximum of three (3) consecutive nights per stay, with no more than four (4) such periods per calendar month. Approved liveaboard vessels must:

- Be at least 37 feet in length.
- Be equipped with proper facilities, including a functioning marine sanitary device compliant with Rule 18, a full kitchen, and adequate living accommodations, as determined by the Harbormaster.
- Undergo a monthly review by the Harbormaster to ensure compliance with Marina rules and regulations.
- Pay an additional monthly liveaboard fee of \$500, regardless of vessel size.

Violations of these conditions or unapproved habitation may result in immediate termination of the Marina Lease Agreement and eviction of the vessel from Marina property.

9 Insurance Requirements

40. **Vessel Insurance:** All vessels moored at Port Henry Marina must maintain active marine insurance with a minimum liability coverage of \$250,000. A valid certificate of insurance must be provided to the Harbormaster prior to mooring and renewed annually or upon policy expiration. Failure to provide or maintain the required insurance may result in immediate termination of the Marina Lease Agreement and eviction of the vessel from Marina property.