

**DILLON MARINA
RULES & REGULATIONS**

1. The Lessee agrees to exercise due care in the use of the premises leased under this Lease Agreement and to exercise due care in the operation of any vessel in the Dillon Marina area.
2. To be admitted to Dillon Marina and to continue to be moored at this marina, a vessel must be registered, identified, marked, equipped and maintained as required by law, shall at all times be capable of moving from its slip under its own power, and shall at all times present a clean, well-maintained appearance. The Lessor shall have the right to inspect the vessel to determine whether these requirements are being observed.
3. Vessels shall be secured in their slips in a manner acceptable to the Lessor, or the Lessor, after notice to the Lessee, will properly secure the vessel for the Lessee, without liability, and will charge the Lessee for the labor and materials for this work.
4. Lessees will provide the Lessor with keys or lock combinations for the main hatches and engine hatches of their vessels. Lessor will store said keys in locked cabinets accessible only to responsible Dillon Marina personnel. Lessor will give the keys to no persons other than the Lessee or to Dillon Marina personnel only upon specific prior authorization by the Lessee.
5. In the event of heavy storm, Dillon Marina personnel will attempt, if practical and possible, to provide preparation and damage prevention service. Lessee agrees to pay for these services as billed. However, the Lessor does not assume responsibility for said protection or for any damages to Lessee's Vessel.
6. Lessees are welcome to perform service work on their own vessels provided however:
 - a. That the work is actually performed by the owner, members of his family, or friends who are not working for pay. Please see item 7 below.
 - b. That the Vessel is moved to a designated work area, available only upon prior scheduling and upon payment of the posted fee, for work involving the use of power tools, paint, paint remover, solvent or the like on any exterior part of the vessel.
 - c. That absolutely no paints, thinners, solvents, oils or similar materials, or any sawdust, sanding residue, paint scrapings or the like be spilled, dumped or discharged into the waters of Dillon Marina. Tenants should note that serious damage to other vessels has been caused by accidental spills. In the event of an accident spill, the offending parties will be held completely responsible for repair of these damages.
 - d. That the repairs or service shall not involve prolonged or high speed operation of a vessel's engines.
 - e. Marina prohibits unattended open containers of paints and other maintenance supplies on docks.
7. No "outside" contractor or service organizations or individuals will be permitted to undertake any work on vessels in the Dillon Marina until they have:
 - a. Provided written authorization from the owner to enter the vessel and to perform the indicated work.
 - b. Obtained permission from the Dillon Marina Manager to perform such work.
 - c. Scheduled and paid for use of a designated work slip.
 - d. Arranged with the Dillon Marina to have the vessel moved to the designated work slip.
 - e. All contractors are required to submit proof of liability insurance.Contractor personnel violating this rule will be prosecuted as trespassers.
8. Advertising or soliciting shall not be conducted in the Dillon Marina.
9. The Dillon Marina reserves the right to place other vessels in a Lessee's slip, and to charge therefore, when the slip is not being used by the Lessee.
10. The laws of the State of Colorado, and the Clean Water Act of the U.S. Government specifically prohibits discharge or deposit of any rubbish, waste material or refuse material of any kind or description into the waters of any river, stream, lake, pond, or tidal waters. The Dillon Marina supports these regulations and will provide every assistance to the enforcement agencies to assure compliance within the Dillon Marina. Tenants, tenant's family and guests will cooperate by using the Dillon Marina's shoreside toilets and placing all garbage and refuse in the receptacles provided by the Dillon Marina.
11. Dumping of portable toilets into our shoreside toilets can cause failure of our sewer system. Please dump portable toilets into receptacles specifically provided and marked for this purpose.
12. Tenants shall not place supplies, materials, accessories or debris on the walkways, and shall not construct thereon any lockers, chests, cabinets or similar structures. Water hoses and electric cords shall be removed when not in use, or shall be neatly coiled and stowed. The Dillon Marina reserves the right to confiscate hoses and electric cords which are not so stowed.
13. Tenants are expected to conduct themselves, and to see that children and guests for whom they are responsible also conduct themselves, so as to create no annoyance, hazard or nuisance to the Dillon Marina or to the other Tenants. In addition to the good housekeeping practices listed above, this rule specifically includes the following:
 - a. Swimming, diving or fishing from the Dillon Marina piers is not permitted.
 - b. No charcoal or open fires will be allowed on the Dillon Marina premises except in designated picnic areas.
 - c. Dogs will be kept on a leash at all times. Owners are expected to clean up after their pets promptly.
 - d. Children shall not be unsupervised at any time on the Dillon Marina grounds.
14. All boats wishing to utilize Dillon Marina's shore power system must meet the American Boat and Yacht Council's Standards for Electrical Systems. Dillon Marina reserves the right to inspect boats for adherence to these standards, and to refuse service to any boat not so equipped.
15. The Marina Manager may limit overnight camping if Marina or Lake conditions, in the sole discretion of the Marina Manager, so warrant.
16. All inboard and stern drive boats shall have oil absorbent materials located in bilge area.