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**Emerald Plantation Master Association**

Boat Storage, Boat Ramp and Day Dock Rules and Regulations 9.15.2025

**BOAT STORAGE**

Boating season runs from early spring to late fall. Assigned spaces should be occupied at least three months out of the year. **If a space is not occupied at least three months out of the year the Dock Master has the right to re-assign the space 30 days after notifying the occupant of the space in writing via text, email, or letter.**

Due to the size of the boat storage areas, we cannot accommodate boats longer than 26 feet or trailers wider than 8 feet, six inches. (Length of vessel and trailer from end of stern including motor to the front of the trailer tongue should be less than 32 feet.) Where tongues can be turned back, we recommend this be done and we will measure to that point. Please contact the dock master if you plan to have a boat larger than 22 feet in length.

**The Dock Master will have authority to reassign space location based upon boat size and space need.** We only have a few spaces that can accommodate larger vessels. Smaller vessels will be put in smaller spaces. We may not have space for a larger boat but have space for a smaller one.

For those residents that bring a vessel down for a weekend or a week, they can use the overflow parking behind the pool for a period of up to 8 consecutive days. This will ensure that part-time residents can have access to the ramp and docks while maximizing full-time occupant spaces.

Vessels and the trailers must be registered in the Emerald Plantation Homeowners’ name. In the case that a renter has the rights the names on the rental document and vessel registration must be the same.

**BOAT RAMP and DAY DOCK**

To prevent use of the dock by people who are not residents or guests of an EPMA homeowner it is recommended to bring your pool pass, have proper decals on your vessel or a local ID when using the ramp or dock. Proof of residency should be presented if questioned by a Board Member or local authority.

Kayaks, jet skis, or other watercraft cannot be stored on the boat ramp, day dock or on the kayak launch. They must be properly moored in the water.

If a resident is using the boat ramp for an activity other than launching or retrieving a vessel, such as fishing or sunbathing, and resident is ready to launch a vessel the residents should move items such as golf carts, lawn chairs, coolers, etc., to allow the vessel to be safely launched or retrieved.

Please use common water sport courtesy when using these facilities: cut bait only on the fish cleaning station, do not cast over or under another person’s line, do not throw cast nets where others are pole fishing, maintain reasonable noise levels, follow local ordinances, and clean up after yourself.

If you leave a bait bucket or crab trap in the water, please be sure to have your identification on it.

**From our RULES and REGULATIONS -** REGULATION #3 COMMON AREAS

Section 4: Boat Ramp and Dock

1. A dock master will be appointed by the Board to administer the reservation and use of the above facilities.
2. Use of the facilities is for property owners and houseguests only.
3. Reservations are not required, however reservations through the dock master will take priority over slip in question. Reservations are for one week only and can be renewed if slips are available.
4. All watercraft utilizing the facilities must have an Emerald Plantation decal on both the watercraft and the trailer. Decal is to be placed on the starboard (right) side below the registration numbers. For trailers the location is on the tongue or stanchion.
5. If no decal exists and owner is unidentifiable, the boat and/or trailer will be removed and placed in storage at owners’ expense.
6. Use of the boat slip is one slip per property owner, regardless of the number of properties owned.
7. Trailers are not to be left at the launch area unattended.
8. Repeated violations of these regulations will subject the owner to suspension or forfeiture of future use of the dock and ramp facility at the discretion of the Board.

Section 5: Boat Storage

1. A dock master will be appointed by the Board to administer the reservation and use of the above facilities.
2. Only property owners and renters can use the boat storage area. The boat and trailer must be registered in the property owner’s name. Friends and relatives of a property owner are not allowed to use the storage area. If the property is rented, either the property owner or their renter can have space, not both. (i.e. – one space per owner)
3. All boats and trailers must be registered with the dockmaster and have current registration stickers affixed to both the boat and trailer. Boats and trailers that are not properly registered will be towed at owner’s expense.
4. Emerald Plantation Master Association is not responsible for damage or theft to boats stored in the storage area. All owners should carry their own insurance.
5. Storage spaces will be assigned on an annual basis (May). If required, spaces will be assigned by lottery. The lottery will grant one space per registered boat owner until all spaces are taken. If space is still available a second round of lottery will be made until all spaces or boats are accounted for.
6. If a boat owner fails to get space on the first round of the lottery, the owner will automatically have space for the next year.
7. All boats and trailers must be operable and in good condition with up-to-date tags.
8. Spaces assigned must be kept clean. Storage of crab pots, tanks, etc., outside of the boat is not permitted.