

Fogg Cove Homeowner's Association, Inc. Floating Dock Rules and Regulations

The Fogg Cove Homeowner's Association, Inc. ("Fogg Cove") adopts the following rules and regulations governing floating docks tethered to the fixed Fogg Cove piers or moored in boat slips.

1. Definitions:

a. **Community Floating Dock:** A community floating dock is owned in common by the Fogg Cove Homeowner's Association, Inc. for temporary use by residents, guests and visitors. It serves as a temporary mooring for access to the Fogg Cove piers and property and to facilitate the launch and retrieval of dinghies and small recreational craft.

b. **Privately-Owned Floating Docks:** Private floating docks may be owned by homeowner's or residents. These docks are for the exclusive use of the owners and their guests. Owners may install small open structures on these docks to store dinghies, recreational craft, and related equipment.

2. Restrictions:

a. The surface area of any approved floating dock shall not exceed 16 by 20 feet. It shall have a height of no more than 20 inches above the surface of the water when floating freely and without any load.

b. **Community floating docks:** Community floating docks may not be used for temporary or long-term storage of dinghies, recreational craft or other equipment.

c. Privately-owned floating docks:

1. Dinghy/recreational craft storage structures may not exceed 48 inches in height.

2. The storage of dinghies or recreational craft is limited to "one-level." The "stacking" of dinghies or recreational craft is prohibited.

3. No part of any stored dinghy, recreational craft or equipment may extend higher than 54 inches above the surface of the floating dock except for the mounted mast and supports of sailboats.

4. To maximize homeowner or resident access, floating docks moored outside of a boat slip must be co-owned by a minimum of four different homeowner's or residents.

5. Co-ownership of more than one floating dock is prohibited.

6. Ownership of all or part of private floating docks tethered to the Fogg Cove piers or moored in Association member boat slips may be sold or transferred only to Fogg Cove homeowner's or residents.

3. Approvals:

a. Floating docks require written approval of the Board of Directors of the Fogg Cove Homeowner's Association, Inc. Approval for floating docks may also be required from the Maryland Department of the Environment and the U.S. Army Corps of Engineers.

b. Application to the Maryland Department of the Environment and the U.S. Army Corps of Engineers for a community floating dock may be made only by the Board.

c. Application for a privately-owned floating dock is subject to the approval of the Board. The Board will render a decision regarding the application after receiving a written request addressing the docks:

1. Specifications (dimensions, construction materials, flotation devices, etc.).
2. Proposed location.
3. Ownership organization.

d. If the Board approves the request, and if so required, application for a permit will be made to the Maryland Department of the Environment and the U.S. Army Corps of Engineers. Placement of a floating dock may also be subject to a site survey by the U.S. Army Corps of Engineers.

4. Construction:

a. Approved floating docks must have a top surface solidly constructed of wood planking or a marine grade composite and a side fascia. It shall be constructed in a manner and with materials similar to the existing Fogg Cove piers and floating docks.

b. Floating docks, tethered to the Fogg Cove piers, must be equipped with at least one fixed access ladder.

5. Mooring:

a. Floating docks will be tethered at locations directed/allowed by the Board, Maryland Department of the Environment and the U.S. Army Corps of Engineers.

b. Floating docks will be secured to the Fogg Cove piers or slips with adequate cleats, lines, chains, shackles, etc., to protect against property damage.

6. Miscellaneous:

a. Owners of private floating docks are responsible for all costs of construction, placement in an approved mooring location, and ongoing maintenance.

b. Community and privately-owned floating docks will be maintained in a neat and orderly manner and will be kept in good repair.

c. Dinghies, recreational craft and equipment on privately-owned floating docks will be properly secured or stored.

d. Owners of private floating docks are responsible for obtaining liability insurance to protect their interests against loss or property damage.

e. The resolution of disputes between multiple owners of a private floating dock is the responsibility of the owners, not the Fogg Cove Homeowner's Association, Inc.

e. Floating docks that do not meet the requirements set forth in these Rules and Regulations may be removed by the Board. Costs of removal will be the responsibility of the owner or owners. Removal of a floating dock requires at least 30 days notice.

7. Amendments:

The Board of Directors of the Fogg Cove Homeowner's Association, Inc. may amend these Rules and Regulations as deemed necessary.

8. Certificate of Adoption:

The Floating Dock Rules and Regulations were adopted by the Board of Directors of the Fogg Cove Homeowner's Association as of August 16, 2004.

Fogg Cove Homeowner's Association, Inc.



Chairman, Board of Directors

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