

Owners' and Tenants' Guide



Rules & Regulations

Sea Harbour Condominium Yacht Club, Inc
Oriental, NC

Enjoying Sea Harbour Yacht Club

The first order of business is to relax and enjoy your home away from home. SHYC is a friendly, laidback and tranquil community surrounded by water valued by its slip owners and renters.

As all of you know, Oriental is a unique place where you can enjoy a variety of fun filled activities. We hope while you are here, you not only enjoy the wonderful sailing opportunities the Neuse offers, but also some of the local festivities such as the Croaker Festival in July, Spirit of Christmas in December and the Dragon Walk on New Year's Eve. For the shop-a-holic, there are several shops in Oriental offering a wide variety of unique products and gifts. Whether you've spent the day sailing, swimming, or just relaxing, treat yourself to a delicious dinner at one of Oriental's fine restaurants.

Oriental is also blessed with residents whose performing and artistic talents are enjoyed by all. The Pelican Players and the Pamlico Chorale are groups of dedicated performers offering plays and musicals several times each year. Be sure to catch a few of their performances at the Civic & Cultural Center. There are also local artists who display their work at art galleries and restaurants in town. Don't miss seeing some of the talent that lives in and around Oriental.

While you are here enjoying the wonders of Oriental and Sea Harbour Condominium Yacht Club, please remember the following to help us maintain this environment:

Around the Yacht Club:

Please help keep restrooms clean and neat for others by mopping when necessary and not leaving your belongings in shower stalls. Please leave the facilities cleaner than you found them. If there is a functional problem with any of the facilities, please contact the SHYC Staff or leave a note in the suggestion box in the lobby by the men's room.

No swimming in the dock area.

Be respectful of others. Not everyone may enjoy your taste in music!

The docks must be kept free of obstructions at all times. No alterations or changes may be made to the docks and piers without specific written authorization of the Board of Directors.

Please observe the "no wake" policy at SHYC.

Any device or equipment installed by the SHYC Staff shall remain in place without tampering beyond its intended purpose. Any device or lock on SHYC common property that would impede SHYC Staff will immediately be removed even if destroyed.

Adherence to North Carolina Laws:

All members, tenants and their guests must adhere to all laws of the State of North Carolina.

Boat Maintenance Requirement:

Standing rigging on all vessels must be in place (stepped and rigged) at all times to ensure safe access in case of emergency. Exceptions are allowed only with the written permission of the Board of Directors.

Dinghy Policy:

One onshore dinghy space is allotted to each slip. If you need additional space, it will be your responsibility and at your expense to have additional space built.

Dock Boxes:

Dock Boxes may be purchased from the office or you may bring in an approved one of the same style. Please check with the staff and we can help you with this.

Electricity Use:

Each boat slip is individually metered. You will be billed for your actual usage typically on a quarterly basis. During the winter when you are not at Sea Harbour, any electrical heating unit should be operated from the thermostat set no higher than 35 degrees F. (It is the policy of SHYC that each boat owner must purchase a freeze buster thermostat for use during the winter).

Fireworks:

Pursuant to the laws of the State of North Carolina, the discharge of fireworks on the grounds of Sea Harbour Condominium Yacht Club, Inc. and SHM-NC, LLC is prohibited.

Fuel:

Fuel is available by a caddy system. When fuel is needed, please contact a Staff member. For your convenience, any purchase made at SHYC can be charged to your slip account and will appear on your monthly statement.

Grills:

Grills are provided on the grounds for your enjoyment. Grilling is not permitted on your boat or the docks.

Guests:

No guest will be allowed the use of the club unless accompanied by a member or tenant. The number of guests invited at any one time should be in keeping with the rights of other members to have and enjoy the use of the same facilities.

Members and tenants are responsible for their guests. Please advise them of Sea Harbour Rules.

Hurricane Preparation Policy:

The Staff is responsible for preparing Sea Harbour facilities, however, it is your responsibility to prepare and secure your boat for hurricanes according to the established hurricane policy. When a storm is forecast, we require every boat owner to prepare their boat at least 36 hours before the storm is forecast to arrive by NOAA.

The SHYC strongly recommends that all head sails, dodgers and biminis be removed, and mainsails wrapped. This is to minimize damage to your boat and damage from your boat to others.

Make sure extra line is easily accessible (not locked up in cockpit lockers). When leaving, make sure management has the key or combination for your boat. Unfortunately, SHYC Staff will be unable to prepare individual boats for storms. A detailed set of instructions will be issued at the beginning of each hurricane season.

Ice:

Please use the honor system when purchasing ice. Place money in the box located by the machine.

Insurance Requirements:

Each boat owner is required to carry property damage and liability insurance on his vessel. Evidence of such coverage must be provided to SHYC prior to mooring said vessel in the club facilities.

Kenworthy Lounge and Kid's Lobby:

When using these rooms:

Please clean up after yourself.

- Wash, dry, and put away dishes used.
- Please take all your belongings upon leaving either room.
- Books should be put back on the shelf.
- A vacuum is in the laundry room for your use when necessary.

Do not wear wet bathing suits/clothing.

Pets/animals are not allowed.

No smoking.

Children should be supervised while in the Kenworthy Lounge. The lobby has been designated as the children's TV and playroom.

Living Aboard:

Residence aboard a boat at the club is permitted for periods not to exceed one month, except as approved in writing by the Board of Directors. Permanent residence is specifically prohibited.

Noncompliance:

Noncompliance with these Rules and Regulations may be subject to fines. Each day of noncompliance constitutes a violation of the Rules and Regulations pursuant to the Bylaws of SHYC Sec.12.

Outboard Motors and Gas Tanks:

There are two racks available to store outboard motors. Due to insurance regulations, NO on site storage is permitted for gas or diesel tanks. These must be kept either on your boat or in your dock box.

Parking:

Please do not block access to or from any dock, pier or roadway. Do not park in the area near the ice machine and trash containers. This is a fire lane and should be kept clear. No trailer or camper of any type may be parked in the common area for more than twenty-four hours without written permission from the Board of Directors. In no case shall there be sleeping in trailers, campers or vehicles.

Pets:

We welcome all pets, but keep in mind:

Dogs must be kept on a leash, out of the pool area and never allowed in the buildings.

Please keep dogs away from the picnic area for their daily walks. Please use the provided scoopers whenever necessary.

Don't leave pets unattended in the common areas. Pets should not be tied to trees, tables or docks except for very short periods (less than 10 minutes).

Pump Out Station:

A pump out station is located at the end of "A" Dock for the disposal of waste. Remember it is illegal to discharge the holding tank into the creek. Please ask SHYC Staff for assistance.

Pool Safety:

Whether you're sunning, swimming or just sitting around, please remember the following safety tips:

No one under 12 admitted in the pool area unless accompanied by an adult.

NO DIVING!!

Please use only plastic containers for drinks—no glass.

Keep pets out of pool area.

Please refrain from all roughhousing and running around the pool.

If gate is locked, pool is closed, do not enter.

There is no lifeguard; use the pool at your own risk.

SHYC Organization:

Sea Harbour Condominium Yacht Club, Inc. is a North Carolina Not for Profit Corporation organized under the provisions of Chapter 47C of the North Carolina General Statutes entitled "North Carolina Condominium Act".

Sea Harbour Condominium Yacht Club, Inc., acting through its duly elected Board of Directors, is the legal entity responsible for the administration, operation, maintenance and management of the Club.

Any complaints, dissatisfactions or concerns are to be directly brought to the attention of the Board of Directors, who will address these issues at their regular meetings. The primary task of the Board of Directors is to address these issues in the best interests of the majority of the slip owners in order to maintain SHYC as a friendly, laidback and tranquil community.

The SHYC has entered into a contract with Winstead & Associates, a management company, to provide for professional services necessary in the operation and management of the Association.

Trash/Recycling:

Sea Harbour Recycles! Please place all trash in the trash containers maintained on the property. All trash must be in plastic bags which are tied at the top. Please use the 'Recycle' containers for all recyclable material. Used oil recycling is available onsite. Please contact a Staff member for help.

Sea Harbour Yacht Club
PO Box 442
6020 Harbour Way
Oriental, NC 28571

(252) 249-0808

This booklet is prepared and issued by the SHYC Board of Directors
January, 1997
Revised November, 2008
Revised March 2010

Sea Harbour Yacht Club
PO Box 442
Oriental, NC 28571