



## **BOAT REGISTRATION**

Owners are required to register boats with the relevant government departments and with the Old Fort Bay (OFB) Property Owners Association (POA).

## **VESSELS DOCKED IN OLD FORT BAY**

1. Owners are required to register their motorized vessels with the POA when permanently docked in OFB.
2. Only owners of properties in OFB are permitted to register their vessels and to utilize the canal systems. Any guests of owners are to be pre-registered.
3. Owners are permitted to pass and repass on canals and waterways in any vessel not prohibited in width, depth or length by the POA.
4. Any vessels over 70ft in length or 5ft draft would require special permission from the POA for docking inside OFB waterways.
5. Owners are permitted to tie up boats where their own property adjoins a canal or waterway in accordance with the Rules and Regulations.
6. The Owner is advised to check their Vessel regularly.
7. No major repair or major reconstruction work shall be performed on any vessel within Old Fort Bay.
8. No repairs (where emergency repairs are necessary to prevent the vessel from sinking and shall not in any circumstances create a nuisance) or maintenance of a vessel shall be performed before 8:00am or after sunset except.
9. Any contractor or contractors enlisted by the owner to perform authorized repairs or maintenance must comply with the safety and policies of Old Fort Bay. All contractors and workers must be registered with Old Fort Bay security.
10. All owners and boaters are to acknowledge and keep clear a navigable waterway of 45 feet in each main canal waterway in OFB.

## **OPERATION OF VESSELS**

1. All persons operating motorized watercraft in OFB must comply with the Bahamian Laws on the operating of such.
2. All owners are warned of the limited draft available in the OFB canal systems, especially in the area known as "Fincastle Shallows" which is also environmentally sensitive and

not purposely built as a canal system. As such, this area is encouraged for the use of non-motorized water craft.

## **DOCK REGISTRATION WITH GOVERNMENT AGENCIES**

Owners are required to register all docks with the Port Department and pay the requisite annual government fee. At the time of registration, a sketch of the dock should be submitted with the requisite registration form including the length of the dock, width of the dock and the low water depth at the shoreline.

## **DOCK/GAZEBO CONSTRUCTION**

1. Dock setbacks from neighbouring properties are to be 10ft.
2. Boat setbacks from neighbouring properties are to be 5ft.
3. Floating docks of over 20ft would require special permissions for a 'relaxation' from the POA.
4. Personal watercraft drive-on docks will be approved by the POA on a case-by-case basis, but generally speaking should be no larger than 2 jet skis.
5. The use of Inlets for docks and boat lifts by property owners who border such inlets is to be reviewed on a case-by-case basis by HARC.
6. Canal/dock lighting is required to be downward facing.
7. Rafting is permitted on a temporary basis with permission from the POA.
8. Sand bags will remain the responsibility of the owners as stipulated in covenants for OFB.
9. All gazebo installations are subject to the approval of HARC. Homeowner must submit plans prior to installation showing a height less than 10ft at the eaves, the walls being open air. HARC will review such requests on a case-by-case basis.
10. Homeowners who request Storm Mooring installation will submit plans in full to HARC for approval, prior to installation. HARC will review on a case-by-case basis. Moorings should not obstruct navigation in the canal systems.

## **CANALS & WATERWAYS**

Rules concerning the use of canals and waterways are as follows:

1. All docks must conform to the Architectural Rules and Guidelines promulgated by the Association.
2. No refuelling of any sort may be carried on at any boat dock.
3. Boats and jet skis in the canals and waterways must be navigated at a no-wake speed to prevent damage to docked boats and prevent the washing away of seawalls and erosion within the waterways.
4. Silt curtains should be installed where aggregate run off from building sites can affect canal health.
5. The Owner must ensure that Vessels are properly and currently registered and the license number clearly displayed in accordance with the laws of The Bahamas.
6. Only Vessels in seaworthy condition are permitted in the canals and waterways. Owners must ensure that the Vessel is insured for liability.

7. No person may at any time water-ski, boogie board or use any other similar equipment in the canals and waterways.
8. Boats and vessels or other water devices shall not be used or positioned in such a way as to create an obstruction or a hazard.
9. No storage of fish of a quantity deemed for commercial use is permitted.
10. No person shall be permitted to fish from any docks within Old Fort Bay. No person shall dispose of dead fish, fish parts, or bait caught into the canals and waterways.
11. Please contact security on channel V-HF71, 10 minutes prior to arrival or departure. Also, provide security with the owner and vessel name for identification purposes.
12. In the event that an emergency has occurred during the owner's absence, Old Fort Bay POA reserves the right but not the responsibility to take such action as it deems necessary and prudent to safeguard a vessel or property within the canal and waterway. Any costs incurred by the Old Fort Bay POA shall be reimbursed to the Old Fort Bay POA for any and all costs it incurs on behalf of owner's vessel in emergency situations.
13. No part of the canal or waterways including but not limited to owner dock shall be used by an owner or a guest of an owner for any commercial, trade or business purpose. An owner must not carry on or permit to carry on any trade, profession or business.
14. The OFB Channel entrance will be dredged by the POA at intervals as necessary to maintain sufficient depths to permit repass by boaters.
15. Derelict boats and boat Lifts to be given a notice to remove within 30 days or they will be destroyed by the POA and owners will be billed the costs of removal and destruction.
16. In the event that a vessel sinks the owner must commence salvage activities within 24 hours that such sinking has taken place. Failure to commence such salvage action within the prescribed time shall give the OFB POA the right to salvage the vessel and the Owner shall reimburse the OFB POA for all expenses incurred in the salvage /attempted salvaging of the vessel.

## **ENVIRONMENTAL CONSERVATION OF WATERWAYS**

1. Greenery within 10ft of the water edge is to be protected where possible. Any removal of greenery is to be approved by HARC prior to its removal.
2. No bilge, sewage or other waste matter whatever shall be discharged or permitted to fall or be pumped into the canals and waterways at any time from any vessel or from the Owner's lot. All costs including but not limited to the clean-up shall be borne by the owner.
3. No person may willfully or negligently pollute or foul waterways or canals with fuel, oil, garbage, offal, bilge, sewerage, refuse or rubble of any kind whatsoever.
4. Any spill of any harmful discharge is to be reported to the POA Office or Security Department immediately. There are spill kits, booms and absorbents, available in the community in the event of such an emergency.
5. No person may within the area defined as the canals or waterways or attempt to disturb any bird or the nest thereof nor remove eggs from nests, nor disturb or attempt to disturb any animal or plant.

6. Where construction is taking place on a property, owners are required to install silt curtains to avoid run-off of aggregate into the canals and waterways which can negatively affect algae and plant life.
7. Homeowners are to avoid the run-off of chemicals into canals due to landscape applications and utilization of organic, or environmentally friendly chemicals where possible
8. Homeowners should avoid using detergents to clean bilge pumps and use non-toxic phosphate free biodegradable cleaners.
9. Cleaning boat bottoms should be left to 'on shore' where all debris can be contained and cleaned up.