

General Information

All marina facilities at Bernard's Landing are owned and operated by S&R Corporation, a wholly owned subsidiary of Bernard's Landing CPOA. The facilities are provided for use by Bernard's Landing homeowners and guests ONLY.

All boats, PWC's and trailers brought or stored on property by homeowners and guests (rental, family, or social) MUST be registered, bear a Bernard's Landing decal, and have a current state boat or PWC registration and a current state license plate affixed to any boat or PWC trailer.

On Site Storage: Homeowner decals are issued at the commencement of a lease agreement for a covered or uncovered slip, PWC space, or compound space.

Off Site Storage: a boat/trailer stored off of Bernard's Landing property on a regular basis. If you plan to bring your boat on property on an occasional basis and not store it at Bernard's Landing, then you may request an off-site (O/S) registration and decal for a one-time fee. Guest decals are issued for a daily fee and are available exclusively from the CPOA office, through an authorized rental agent, or from Bernard's Landing security.

When you become a Bernard's Landing homeowner you should contact the CPOA staff to determine the best arrangement for your boating equipment taking into account boat size, frequency of use and your unit's location. If you decide you want a covered slip, and if demand exceeds available slips, you may need to get on the Marina Waiting List and wait for a slip to become available. Your name will, over time, surface at the top of the list and you will be notified when a slip is available for your consideration. If you refuse the slip because of location or other reason your name will remain at the top of the list for consideration of the next available slip. We suggest that you take the first slip offered you that will accommodate your boat. We can then exchange slips if another one becomes available which better serves your needs.

When you accept a covered slip you must arrange for the purchase of the hoist equipment from the previous slip occupant. You will be responsible for all maintenance of the hoist equipment. The runner boards (which the boat rests on) may vary in length and height and may require adjustment for your boat. We can recommend a dealer to make this adjustment, which would be at your expense. While the CPOA has no control over the pricing of used hoist equipment, the

market has settled at about \$800 - \$900 for this type of used equipment. Likewise, PWC lifts belong to the previous owner and may be purchased from them.

12/12 Rule for building additional marinas or marina/convenience docks

Additional marina or marina/convenience dock construction shall be considered by the Board of Directors when the slip request waiting list has 12 requests for slips by homeowners who do not currently have a slip or when the person at the top of the list, who does not currently have a slip, has been on the list for 12 months and has not refused an opportunity to lease a slip (declining an opportunity to pre-lease shall not be considered declining an opportunity to lease). This is called the 12/12 Rule.

Boat Slip Standards

Boat slip Lessees are required to keep the area in and around the boat slip neat and tidy. Dock and boat fenders attached to the dock are to be of commercial material made for that purpose - rugs are not acceptable. The preferred color for fenders is white.

If you want to attach a bird shield to the rafters, use either blue or black vinyl. Reinforce the plastic with 1" x 2" wood strips or lattice strips to prevent the plastic from sagging. A 4" sag is the maximum acceptable limit. Bird shields presently in place will be "grandfathered", regarding both the color and type of material, providing they do not sag or look like they are in need of repair. Anyone having a bird shield that is torn and unsightly or one that sags more than 4" will be asked to repair it or remove it. If this is not done in a reasonable amount of time (normally 30 days), the management will have the option to remove it and the lessee will be charged the cost of the removal. It is important that nothing be stored above the rafters as this is a safety concern.

The option to install gutters to protect large boats from water runoff will be considered by the Board of Directors when a request is made by a Lessee to management. Any gutter request granted will be installed by S&R in a "professional manner" and any gutter may have a down spout attached to a piling and match the color of the guttering.

Standard Boat Cover Specifications

The purpose of a boat cover is to protect the interior surface of the boat from dust, spiders and debris. A boat cover that protects the upper body and interior of the boat and does not *to* extend beyond the bow, stern (not including the swim platform) or sides of the boat is allowed for that purpose. All boat covers are to be attached solely to the boat they protect. No covers are permitted that have any attachment to the marina structure, including rafters, piers, pylons, walkways or other support structures. Exceptions to this policy may be granted for persons with

disabilities or other such reasons as deemed valid by the Board of Directors. Any request for an exception to this policy must be made in writing to the General Manager of Bernard's Landing and must include both the grounds for seeking an exception and a description (including dimensions and color) of the proposed cover.

Drop Down Boat Cover Policies and Specifications

- Drop Down Boat Covers will be limited to slip lessees who present a letter of medical necessity from a licensed physician.
- Drop down boat cover owners will be responsible for removing the cover and associated hardware (and return of the slip to its original pre-cover condition) at the end of their lease or within 10 days of lease by S&R to another lessee unless the new lessee qualifies to have a drop down boat cover and has reached agreement with the original lessee to purchase the cover, but in no event may the cover remain in place (unless sold to a new lessee) after 90 days from the date of termination of the cover owner's lease. If not removed in a timely manner, S&R will remove the cover and associated hardware and bill the cover owner for the removal expense.
- Only Touchless Boat Covers by MT may be installed, must meet Covenants Handbook specifications, including "Sea Gull Gray" color, and size (length as measured from rear edge of perpendicular walkway) as required for each Bernard's Landing marina, as follows:
 - Main Marina A -- 22'
 - Main Marina B – 23'
 - Main Marina C – 24'
 - Main Marina D – 24'
 - Peninsula Marina – 26'
 - Peninsula Cove Marinas/Convenience Docks – 27'
 - Meadows Marina – 27'
 - Sailor's Cove Marina – 27'
 - Beach Marina – 27'
- Existing drop down boat covers will be grand-fathered until they are removed or replaced. If replaced, they will have to meet current specifications.
- Any variance to the Drop Down Boat Cover policy will require approval by the [CPOA](#) Covenants Committee and the S&R Board of Directors.

Marina Locations

There are several things you should know about our Marinas. We have five (5) Marinas and two (2) Marinas/Convenience Docks in various locations on the property. The MAIN MARINA (Sections A-D), the largest, is located in front of the CPOA Offices and The Landing Restaurant and consists of 64 covered slips and eighteen (18) uncovered slips and two (2) PWC spaces. The covered slips are 20 ft. x 12 ft. with an overhead clearance of thirteen (13) feet at FULL POND.

The PENINSULA MARINA is located near the Peninsula Towers condominium building on Peninsula Point Drive and consists of 23 covered slips and four (4) uncovered slips for sailboats. Covered slips are 22 ft. x 12 ft. with clearance at 10 feet above FULL POND. Sixteen (16) PWC spaces are available.

The MEADOWS MARINA is located at the end of Route 940 near the BOAT RAMP. It consists of 14 covered slips. Ten (10) are 22 ft. x 12 ft. and four (4) are 25 ft. X 12 ft. with 10 feet clearance above FULL POND. Ten (10) PWC spaces are available.

The SAILOR'S COVE MARINA is located near the Sailor's Cove 800 condominium building and consists of 20 covered slips 25 ft. x 12 ft. with clearance 12 feet above FULL POND. One uncovered slip and twenty (20) PWC spaces are available.

The BEACH MARINA is located near the beach and consists of 16 covered slips 25 ft. x 12 ft. with clearance 12 feet above FULL POND. Sixteen PWC spaces are available.

The PENINSULA COVE MARINAS/CONVENIENCE DOCKS I and III are located near Peninsula Cluster townhomes 1 & 2 and 5 & 6. There are 4 covered slips 25 ft. x 12 ft. with clearance 12 feet above FULL POND in each facility.

Water (non-potable) and electrical outlets are provided at all marina locations.

Lease Agreements

All boats, PWC's and trailers stored on property must be under a lease agreement. Empty trailers may be left in the boat storage compound for brief and occasional periods in the un-numbered center area without a lease agreement but must bear a Bernard's Landing decal based on an O/S registration.

Annual leases for covered slips, uncovered slips, PWC spaces, and assigned boat compound storage spaces are available. Billings are semi-annual in December for January through June and again in June for July through December. Some covered slips are currently under a 5-year pre-paid lease agreement, which may be transferred to a buyer at purchase of a unit thereby, avoiding the wait for a slip. Annual leases may not be transferred to the buyer by the seller as the vacated

slip returns to the pool to be re-assigned to those on the Marina Waiting List.

Maximum Weight Restrictions

The maximum gross weight of any boat stored in a hanging slip in a Bernard's Landing marina is 6,000 pounds.

Marina Fees (Subject to change at the discretion of the S&R Corp. Board of Directors)

Annual Covered slips..... \$1650/year billed semi-annually (Slips <25')
\$1850/year billed semi-annually (Slips >25')

Wait List Deposit \$100.00

Annual Uncovered slips. \$1000/year billed semi-annually

Annual PWC spaces..... \$600/year billed semi-annually

Annual Boat Storage Compound Space Fees:

Unassigned Spaces

Boat or PWC Trailer Only Storage (Unassigned Center of **Boat Storage Compound**.... No charge

Off-site User Fee..... \$ 50.00 per boat or PWC (one-time fee)

Rack for canoes & sailfish class boats..... \$135/year billed semi-annually

Single PWC or boat under 13' on trailer..... \$235/year billed semi-annually

Boats over 13' or double PWC's on trailer.... \$335/year billed semi-annually

Assigned Spaces

\$335/year billed semi-annually

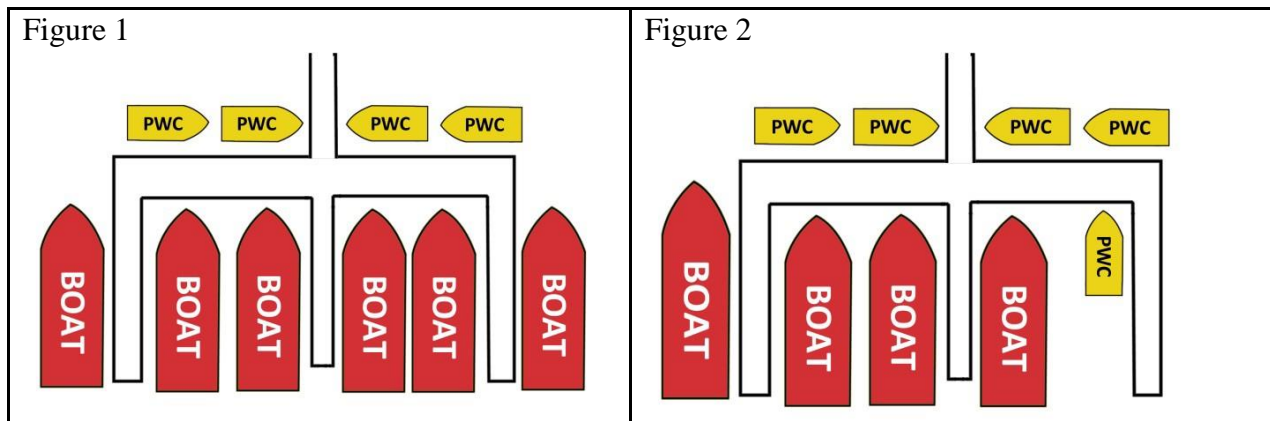
Convenience Docks

Twenty-four (24) convenience docks (and the Peninsula Cove marinas/convenience docks) are located around the property. They are for temporary use by homeowners and guests and not for

prolonged dockage. **All boats and PWCs docked at a Bernard's Landing convenience dock must have a current Bernard's Landing decal. No boat or PWC may be docked overnight at any of the convenience docks for more than 14 total nights in any 30 day period.** Moving boats from one dock to another to exceed the limit is not allowed. Our Security staff takes an inventory every night to determine violations by both homeowners and guests. Homeowners or guests who violate the limit rules are reported to the CPOA Board of Directors for further action and guests may be asked to remove their boats/trailers from the property. On major holidays the property is crowded with people and boats. If you lease a slip for your boat we ask that you return the boat to the slip and not use the convenience dock near your unit for overnight dockage. This makes room for those who have no other space available.

The designated area for PWC docking is on the back of the courtesy docks (Figure 1). The slips on the front are designated for boats. If your boat will comfortably fit in the interior slips, please make one of them your first choice, leaving the outside available for larger boats.

Should all of the designated PWC spaces be taken (Figure 2), you may then use one of the slips designated for boats. When using an interior slip, please tie up parallel to the finger, taking up only one side of the slip.



Boat Storage Compound

Boats/trailers stored under separate agreements are assigned numbered spaces along the fence. The middle area of the compound is currently designated for parking empty trailers only, and based on availability. Do not park in a numbered space unless it has been assigned to you.

Security

Even though we have uniformed Security personnel patrolling the property, we strongly urge that you do not leave keys or other valuables -- fishing poles, clothing, accessories, etc. in your boat. All leases state that the owner is responsible for loss or damage to all equipment stored in boats. We have virtually no problems in this regard but still must warn you against such storage. It is prudent to keep trailer hitches locked.

Rules on the Water

- 1) No Wake Zones -We have two of these areas. One marks the entrance to the Main Marina and the other marks the entrance to the cove in front of the Peninsula Townhouses. When entering or leaving a No Wake Zone you must slow down sufficiently to meet the Virginia Game and Inland Fisheries definition of “no wake”: “slowest possible speed to maintain steerage and headway.” The Virginia Game Commission patrols these areas and will write a citation which is a Class 6 misdemeanor under Virginia law. Boaters should review the Virginia Watercraft Owners Guide (www.dgif.virginia.gov/boating).
- 2) Navigational Aids -"Red right returning" is a common phrase used by most seamen and it means to keep the red channel markers on your right (Starboard) as you come into port from the sea. Here on the lake, the dam is considered the sea and as you go back up the lake or upstream towards the bridge, the red channel markers should be on your right and the green channel markers on your left. The reverse is true as you go downstream towards the dam. Red markers bear even numbers and are preceded by a letter that identifies the area of the lake that you are in. Green markers bear odd numbers and along with red markers mark the deep-water channels. You should always remember the last marker you passed in case you have problems and need to identify your location for emergency personnel.

Storage Suggestions

In the event you plan to leave your boat for a long period of time we suggest that you raise the boat to the highest point in the lift. If you have a bimini top please lower it in case of high water. We do rarely have floods and this could prevent damage to your boat if it hits the top of the building. Remember that we are not responsible for your boat but would attempt to lower the bimini or raise the boat in its slip IF time allows. If we provide this service to you at your request, you will be charged \$25.00.

Key Locker

In case of fire, flooding or other emergencies we may need to move your boat. We suggest that you provide us with both boat and hoist keys that will be kept in the boat key storage cabinet in the CPOA Office.

Rules & Regulations

Below is a list of the basic Marina Rules & Regulations for the property. All boat and PWC owners should make certain that their family members and other Bernard's Landing guests are familiar with these rules. All owners and lessees are responsible for actions and/or violations of their families and invitees.

- 1) All boats, PWC's and trailers of Bernard's Landing homeowners and guests (rental, family, or social) stored or brought on property **MUST** bear a current Bernard's Landing decal and a current state registration (boat or PWC) and license plate (trailer). Those in violation are subject to removal and storage/disposal at the owner's expense.
- 2) Leased marina slips may not be sub-leased or used by persons other than Bernard's Landing Unit Owners without prior written permission of the Board of Directors.
- 3) Use of leased boat slips or PWC spaces for purposes other than boat/PWC storage is prohibited.
- 4) Boats and/or trailers are not to be parked in a numbered space in the boat storage compound **UNLESS** assigned. Parking of trailers only is permitted in the middle (unnumbered) area of the Boat Storage Compound, is on a "first come, first served" basis, and is only for properly identified (decal) and authorized (applicable fees paid) trailers.
- 5) Docking at convenience docks is on a "first come, first served" basis and **all watercraft** must display a current Bernard's Landing decal. **No boat or PWC may be docked overnight at any of the floating convenience docks for more than 14 total nights in any 30 day period.** Long-term use is prohibited.
- 6) All boat/PWC and trailer parking is prohibited anywhere on property except the boat storage compound and the area designated adjacent to the dumpster. No boats and/or trailers are allowed in unit parking lots at any time. Violators are subject to being towed at the expense of the owner
- 7) Fishing, swimming and other non-boating activities are prohibited at all times on all marinas. Fishing from convenience docks and marina/convenience docks is prohibited when boats are

moored at the docks.

- 8) Cleaning of fish is prohibited at all times on marinas, marina/convenience docks and convenience docks.
- 9) The storage or keeping of bait, extra batteries or gasoline at marinas, marina/convenience docks, or convenience docks is prohibited.

Emergency Telephone Numbers

Fire – Police – Sheriff – 911

State Police - 800-542-5959

Poison Center - 800-451-1428

Boating Accidents – Virginia Game Commission – 540-483-3000

Coast Guard Auxiliary – VHF-16

Bernard's Security - 540-721-8316

Virginia Department of Health Pump-Out Notice

Smith Mountain Lake is a sewage discharge-free impoundment and therefore, in accordance with regulations of the Virginia Department of Health, all boats with pump-out requirements must use facilities licensed with the Virginia Department of Health for such purposes.

Accordingly, Bernard's Landing has entered into a pump-out agreement with the Virginia Dare Marina (formerly Beacon Marina) located on the Bedford side of the lake between channel markers R21 and R22 near the State Park. The marina has agreed to honor requests from Bernard's Landing boat owners for pump-out services at a fee of \$10.00 for holding tanks of up to 50-gallon capacity. If more than 50 gallons, the fee may be adjusted. Boat owners are encouraged to contact the marina directly between the hours of 9:00 AM to 5:00 PM seven (7) days a week (in season).