

**MORGAN CREEK HARBOR ASSOCIATION  
RULES & REGULATIONS  
APRIL 2004**

1. All private docks and walkways shall be kept and maintained in such a manner so that they are uniform in structure, form, appearance and style with the other private docks on Waterway Island, Morgan Place, Morgan Cove Drive and Yacht Harbor Court which fall within the jurisdiction of Morgan Creek Harbor Association, Inc.

No boatlifts are allowed in the marina without the express, written permission of the Board of Directors for Morgan Creek Harbor Association.

2. All owners are obligated to maintain the private docks and walkways attached to their lots and dock areas. In the event that a lot/dock owner shall neglect or fail to maintain the dock or walkway in good repair the Association shall give the owner written notice of the need for repairs. If the owner fails to submit plans and specification for repairs, acceptable to the Association, within thirty (30) days after the giving of said notice and to commence said repairs within said period, the Association shall have the right to perform the repairs and assess the owner for the cost of said repairs including, but not limited to, reasonable contractor's fees, architectural fees and any other charges of fees associated with planning, supervising, and completing said repairs and collecting the assessment. All repairs shall be in a workmanlike manner and shall be completed in a timely fashion but in no event more than ninety (90) days from commencement. Any assessment for repairs shall be paid within ten (10) days of receipt of same by the owner and shall be a lien on the affected lot/dock and a personal obligation of the owner and collectible and enforcement in the same manner as set forth in the Covenants and Restrictions for Morgan Creek.

3. In no event shall any commercial use be made of any private dock or walkway or any boat, craft or vessel docked or moored to a private dock.

4. No boat, craft or vessel docked or moored at a private dock shall be longer than the lineal footage of the bulkhead forming the harbor side boundary of the lot to which it is adjacent, less twenty (20) feet and no boat shall be docked or moored closer than ten (10) feet to the points where the side lines of the lot intersect the bulkhead. No parallel parking of boats, crafts or vessels shall be allowed without the written permission of the Board of Directors for Morgan Creek Harbor Association.

5. No vessel either designed or construction by an individual or organization not principally engaged in the business or yacht design or construction shall be berthed in the Harbor Basin Area without the prior written permission of the Board of Directors for Morgan Creek Harbor Association, which may require the submission of plans and photographs to assist in determination of the vessel's compatibility with the aesthetic standards of the Harbor Basin Area.
6. All vessels berthing in the Harbor Basin must be maintained in a seaworthy condition at all times.
7. All lights used aboard vessels and visible outside the vessel shall be moderate intensity and shall be focused in such a fashion as to prevent appreciable glare in the Harbor Basin. The use of spot lights is prohibited except for periods not to exceed five minutes while berthing at night. No spot light shall be directed at another vessel or at buildings ashore.
8. The use of docks to perform maintenance activities or for storage of any article overnight is prohibited. Slip occupants may use the finger pier adjacent to their slip for brief storage of items, provided that such storage does not deprive other slip occupants of the normal use of their slip or vessel. Nothing may be stored on the main stems of the floating docks at any time.
9. Any and all repairmen, outside contractors, or other working on the boat owner's behalf shall be governed by all applicable provisions of the Covenants & Restrictions as well as the Rules & Regulations which may from time to time be revised. The boat owner shall be responsible for informing such agents of the requirements by which such agents are bound.
10. No hanging of laundry or clothing of any type shall be allowed within the Harbor Basin Area or on the wharfs, docks, boat slips or boats.
11. No manufacturing or similar activities shall be allowed in the Harbor Basin Area or on the wharfs, docks, boats slips or boats.
12. No firearms or fireworks shall be discharged or used in the Harbor Basin Area, or in the wharfs, docks, boats slips or boats.

13. No vessel with the Harbor Basin Area may be allowed for residential usage nor shall any trash or refuse be discharged overboard including, but not limited to, any sewage (whether treated or not), petroleum-based products or bilge water containing petroleum-based products. The Association and its agent may inspect boats to determine their compliance with such laws and regulations.

14. Vessels occupying Morgan Creek Harbor shall perform all sewage pump-out at the gas dock, using the facilities provided. Individual sewage pump-out stations may not be installed on individual docks without the express prior written consent of the Board of Directors for Morgan Creek Harbor Association.

15. No diving or swimming will be allowed in the Harbor Basin Areas or its approach channels.

16. No "for sale or for rent" signs may be posted on boats berthed at the Harbor Basin Area. All signs must be approved in writing by the Board of Directors for Morgan Creek Harbor Association and if approved shall be of a size not exceeding 24 X 26 inches.

17. No holes or openings for utility or other installation to the docks will be allowed without the express written permission of the Board of Directors for Morgan Creek Harbor Association.

18. No items will be attached to the steel bulkhead wall at any time without the written permission of the Board of Directors for Morgan Creek Harbor Association.

19. Owners are cautioned to use great care in the planting of any materials within the easement area for Morgan Creek Harbor Association including, but not limited to, trees and walkways. Any request for installation of a walkway, path, irrigation, trees, plantings and the like MUST be submitted, in writing, to the Board of Directors for Morgan Creek Harbor Association. All requests will be responded to in writing with approval or disapproval.

SHOULD YOU HAVE ANY QUESTIONS OR NEED FURTHER INFORMATION, PLEASE  
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