

## KPYY Marina and Yard Rules

Welcome to Kittery Point Yacht Yard. We're glad you're here. At KPYY, we are dedicated to delivering an excellent boating experience for our customers and their families. We are also dedicated stewards of this beautiful location. The following rules are added to all mooring, storage, and service contracts. They are designed to ensure that everyone at KPYY has a safe, fun, and sustainable boating experience:

- 1. Owner work:** KPYY is a private full-service marina and storage facility. While hauled out or at a slip or mooring, vessel Owners or their agents, guests, and families planning to perform any level of maintenance or repair work to his or her vessel, must obtain consent from the office before commencing such work and agree to review and adhere to the yard's Best Management Practices and Environmental Policies.
- 2. Parts and Supplies:** Due to our wholesaler relationships, marine parts can be conveniently purchased thru the yard often at, or less than, prices paid at marine retailers. If not in stock, most items can be delivered next day. Your support of the yard for marine parts purchases is appreciated.
- 3. Ladders and Staging:** Staging is prohibited from being erected in the yard. Owners who wish to board their boats regularly must provide their own ladders. Personal ladders must be removed from the property when the boat is launched. Ladders remaining in the yard are subject to disposal. The yard is not responsible for lost or stolen ladders. Please tie off your ladder when boarding your vessel. Owner's use of power equipment (power washers, steam cleaners, table saws, chop saws, etc.) is strictly prohibited.
- 4. Bottom Washing:** In water and out of water bottom cleaning by non KPYY personnel at the KPYY facilities is strictly prohibited by both KPYY policy as well as State and Federal Law. Federal bottom washing regulations require EPA approved recapture systems and can only be performed by KPYY personnel in accordance with MDEP requirements.
- 5. Environmental:** KPYY is a designated "Clean Marina". We take our stewardship of the environment very seriously. Discharge overboard of any fuel, contaminated bilge water, or from any head, holding tanks or grey water tanks is strictly prohibited while on the dock, on a mooring or in the yard. Owner and guests shall not create any hazard, annoyance or nuisance to the yard or to other Owners or guests of the yard. Recycling is promoted by the yard. Please recycle. All waste must be properly disposed of. All hazardous or special waste disposals must be performed by the yard personnel, or taken off premises by the owner. Please see the office if you have special waste needs or need clarification on what is "special" or "hazardous" waste.
- 6. Subcontractors:** While hauled out, moored, or at a slip, no outside contractors or hired help may be employed without prior consent of KPYY management. Subcontractors are not permitted on the KPYY facility, including the mooring field without KPYY Management's knowledge and consent. All approved subcontractors must sign in at the office and execute an Adherence to Yard Policies Form before commencing work. Proof of liability insurance in coverage amounts acceptable to KPYY is required.
- 7. Pets and Children:** KPYY is a pet and kid friendly facility. Unruly dogs or pets must be under leash at all times and must not run loose on the premises. Pet owners are responsible for the proper clean up and disposal of droppings. Young children must be supervised at all times and parents must adhere to state and federal laws concerning the use of lifejackets for children.
- 8. Parking:** Please park in designated spaces only. Parking is provided on a first come first served basis.
- 9. Hauling, Cover, and Transport:** Upon haul out for storage or transport, the yard will power wash the bottom of each boat, at the owner's expense. Boat transport customers may rig/unrig

prior to stepping/ unstepping on a mooring or at dock, if space is available, if not, then the yard reserves the right to perform the rig/unrigging tasks. Boat covering or shrink-wrapping by owners is prohibited. Tying off custom covers to boat stands is prohibited and unsafe. Owner removal of shrink wrap is allowed by KPYY management consent only and subject to owner's removal of all materials from the property the same day (option not available at Kittery yard). Owner's use of KPYY dumpster's for disposal of shrink-wrapping materials is prohibited and Owner will be charged the full shrink wrap removal rate upon violation.

- 10. Dock Usage:** Mooring customers must ask KPYY for permission to tie off on the docks for loading, unloading, cleaning, water, etc. Boats left in a slip or unattended without office approval will be moved by KPYY at the owner's expense. Dinghies left in unauthorized locations outside of the dinghy dock will also be moved at the owner's expense. KPYY is not responsible for pumping out dinghies or for damage caused by flooded dinghies.
- 11. Subleases and short-term rentals:** KPYY moorings or slips may not be sublet and vessels cannot be used as short-term rentals such as Airbnb or VRBO. Pursuant to slip and mooring agreements, KPYY has the right to use any unoccupied mooring or slip. Owners must notify KPYY if they are going to be away from their mooring or slip for more than two nights. Slip and mooring rentals are not transferable with a sale of a boat, without prior written consent of KPYY. Permanent live-a-boards are NOT permitted.
- 12. Yard Power:** For boats in winter storage, heaters and battery chargers are prohibited without office approval. The yard is de-energized outside of normal operating hours and is not responsible for damage caused by owner's use of yard power.
- 13. Mooring Pennants:** It is the responsibility of the owner to make sure he/she has chafing gear on the line in the way of chocks and it should be checked each time the boat is used and after storm events. If the pennant should wear from lack of chafing gear, it is the owner's responsibility to notify KPYY and request replacement at his/her expense.
- 14. Boat Access:** Owner will provide KPYY with a set of hatch and ignition keys to facilitate any requested service in season and for any security inspections, emergency service or required vessel relocations.