

5.0 DOCKS AND WHARFAGE (*Modified by Resolution 19-07*)

5.1 General Rules

- 5.1.1 Wharfage CC&Rs – All docks within the Coronado Cays are subject to the Wharfage CC&Rs.
- 5.1.2 Dock Usage – All docks within the Coronado Cays may only be used for the purpose of berthing noncommercial boats owned by persons who reside in the Coronado Cays or who own property in the Coronado Cays.
- 5.1.3 Liveboards – Liveboards are not allowed on any boat docked or moored in the Coronado Cays. Persons found to be living on board will be immediately evicted.
- 5.1.4 Dock Appearance and Maintenance – All docks and pilings must be maintained in a neat, clean, safe, and useable condition. Privately owned docks that deteriorate to the point that they are no longer safe and useable may be removed by the Association and the cost of such removal may be billed to the owner of the dock.
- 5.1.5 Dock Alteration – There shall be no structural alteration, construction, or removal of any wharf, boat slip, dock, or other structure in the Coronado Cays Wharfage Area that is not in compliance with the Coronado Cays Wharfage CC&Rs.
- 5.1.6 Boat Ownership and Insurance – All boat owners or residents are required to provide evidence of ownership and insurance of any boat berthed in their assigned slip, annually to CCHOA. All boat owners and residents berthed in Association owned docks (Antigua, Jamaica, and Kingston Villages) must ensure that the Coronado Cays Homeowners Association is shown as an additional insured on the policy.
- 5.1.7 Navigational Aids – Navigational aids demark the channel east and north of Coronado Cays. Any person who damages a navigational aid is required to report the damage to the Association and the U. S. Coast Guard. Failure to notify the U.S. Coast Guard is a federal criminal violation.

5.2 Use of Boats in the Coronado Cays (*Modified by Resolution 20-07*)

- 5.2.1 Condition of Boats – All boats docked or moored in the Coronado Cays must be maintained in a neat, clean, and operable condition at all times. Boat covers must not be ripped or torn. Any repairs or maintenance work must not significantly degrade the appearance of the boat and must comply with all applicable environmental and Clean Marina rules. Smells or noises emitting from boats are a nuisance and are prohibited.
- 5.2.2 Boat Operation – Motor-driven boats are limited to a speed that creates no wake and a speed of no more than 5 mph within 300 feet of any residential property in the Coronado Cays.
- 5.2.3 Boat Docking – No boat shall be docked stern towards the bulkheads.

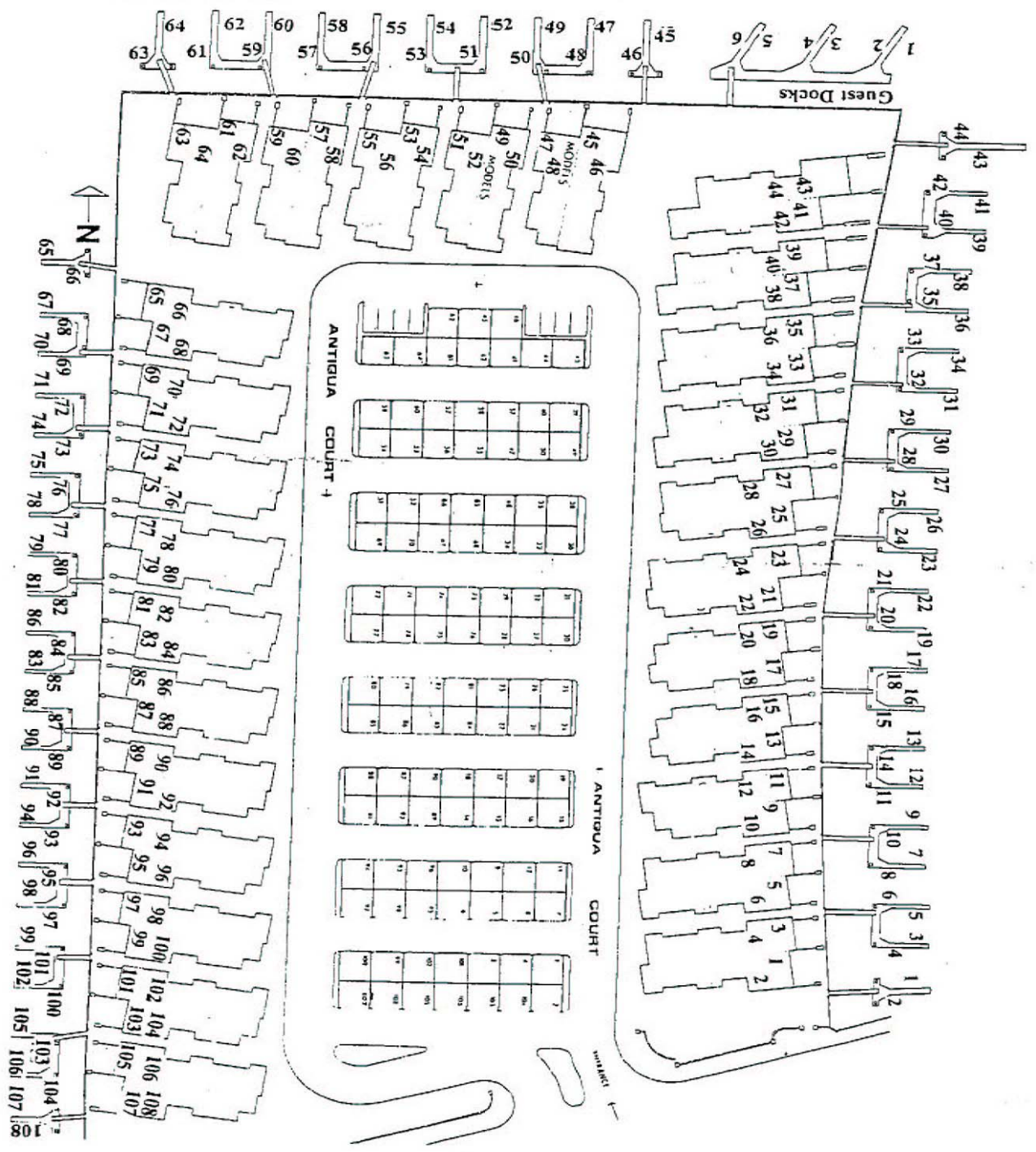
5.3 Association Owned Docks (Antigua, Jamaica & Kingston Villages)

5.3.1 Jamaica Village – Docks in Jamaica Village may be rented to any resident or owner in the Coronado Cays upon CCHOA approval. Jamaica Village residents will have priority. The CCHOA Board will set fees for the rental of Jamaica Village slips and shall govern matters related to slip rentals.

5.3.2 Assignment of Slips in Antigua and Kingston Villages – Condominium slips in Antigua and Kingston Villages are permanently assigned to specific units. Each slip is for the exclusive use of the assigned unit owner in the same way that unit owners are assigned carport spaces, garages and patios. Only persons who own or rent property in Antigua or Kingston Villages may berth their boat in their respective village. No slip in Antigua or Kingston Villages may be rented, loaned, or leased to any person who is not an owner or resident in that village.

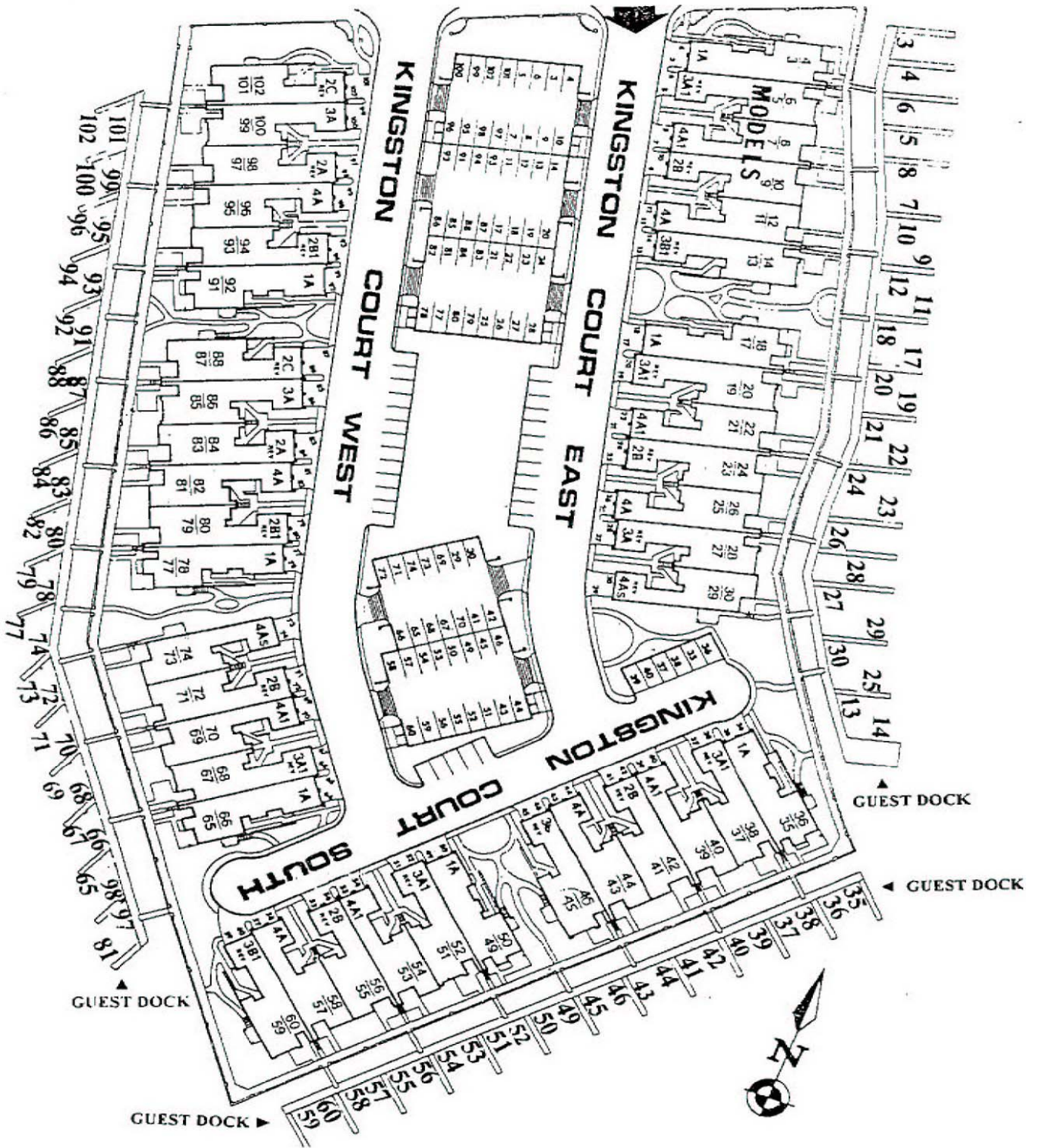
5.3.2.1

Antigua Dock Assignment – The map below shows the assigned dock spaces in Antigua Village.



5.3.2.2

Kingston Dock Assignment – The map below shows the assigned dock spaces in Kingston Village.



5.3.2.3 Exchange of Slips – Slips may not be permanently sold or exchanged. Slips may be temporarily exchanged within Antigua or Kingston Villages with the mutual consent of two owners of units in those respective Villages. Owners who want to temporarily exchange docks must sign a letter approving the exchange, which letter must also be signed by the Village Director and Association General Manager. All temporary exchanges may be terminated by either party at any time. If a temporary exchange is terminated, the owners shall notify the Association. All exchanges automatically terminate upon the sale of either unit.

5.3.2.4 Guest Docks in Antigua and Kingston Villages – Guest docks in Antigua and Kinston Villages are for the exclusive use of owners, residents, and guests. A resident or owner may request that a boat be berthed in a guest dock for no more than one 7-day period in any 30-day period. The owner or resident requesting the use of a guest dock must contact the Association and complete a guest dock use form before the General Manager will issue permission to berth a boat at a guest dock. The General Manager may, in consultation with the Village Director, approve berthing any boat in a guest dock for longer than 7 days, however, a rental fee may be charged.

5.3.3 Maximum Boat Sizes

5.3.3.1 *Maximum Boat Sizes for Antigua Village Docks – Boats berthed on the North or East side of Antigua Village may NOT extend more than seven (7) feet beyond the end of the boat slip finger on the channel side. Boats berthed on the West side of Antigua Village may NOT extend more than five (5) feet beyond the end of the boat slip finger on the channel side. No boat berthed in Antigua Village may extend more than half the distance to an adjoining finger.

5.3.3.2 Maximum Boat Sizes for Antigua Village Docks

AV Unit #	Max Overall Boat Length Permitted*	Max Overall Beam Width Permitted	Unit #	Max Overall Boat Length Permitted*	Max Overall Boat Width Permitted
1	43 ½ feet	13 ¼ feet	55	46 ½ feet	14 ¼ feet
2	43 ½ feet	15 feet	56	40 ½ feet	13 ½ feet
3	39 feet	12 ½ feet	57	46 ½ feet	15 feet
4	45 ½ feet	13 ½ feet	58	40 ½ feet	13 ½ feet
5	39 feet	12 ½ feet	59	40 ½ feet	13 ½ feet
6	45 ½ feet	12 ½ feet	60	46 feet	15 feet
7	39 ½ feet	12 ½ feet	61	46 feet	13 ½ feet
8	45 ½ feet	12 ½ feet	62	40 ½ feet	13 ½ feet
9	45 ½ feet	12 ½ feet	63	43 ½ feet	15 feet
10	39 ½ feet	12 ½ feet	64	43 ½ feet	13 ½ feet
11	45 ½ feet	12 ½ feet	65	36 ½ feet	15 feet
12	39 ½ feet	12 ½ feet	66	36 ½ feet	15 feet
13	45 ½ feet	12 ½ feet	67	36 1/3 feet	15 feet
14	39 ½ feet	12 ½ feet	68	30 1/3 feet	12 ½ feet
15	45 ½ feet	12 ½ feet	69	36 ½ feet	13 feet
16	39 ½ feet	12 ½ feet	70	30 1/3 feet	12 ½ feet

AV Unit #	Max Overall Boat Length Permitted*	Max Overall Beam Width Permitted	Unit #	Max Overall Boat Length Permitted*	Max Overall Boat Width Permitted
17	45 ½ feet	12 ½ feet	71	36 ½ feet	13 feet
18	39 ½ feet	12 ½ feet	72	30 1/3 feet	12 ½ feet
19	45 ½ feet	12 ½ feet	73	36 1/3 feet	12 ½ feet
20	39 1/3 feet	12 ½ feet	74	30 1/3 feet	12 ½ feet
21	45 ½ feet	12 ½ feet	75	36 1/3 feet	12 ½ feet
22	39 1/3 feet	12 ½ feet	76	30 1/3 feet	12 ½ feet
23	45 ½ feet	12 ½ feet	77	36 ½ feet	12 ½ feet
24	39 ½ feet	12 ½ feet	78	30 1/3 feet	12 ½ feet
25	45 ½ feet	12 ½ feet	79	36 ½ feet	12 ½ feet
26	39 1/3 feet	12 ½ feet	80	30 1/3 feet	12 ½ feet
27	43 1/3 feet	12 ½ feet	81	30 1/3 feet	12 ½ feet
28	37 1/3 feet	12 ½ feet	82	36 ½ feet	12 ½ feet
29	43 1/3 feet	12 ½ feet	83	30 1/3 feet	12 ½ feet
30	37 1/3 feet	12 ½ feet	84	30 1/3 feet	12 ½ feet
31	43 1/3 feet	12 ½ feet	85	36 ½ feet	12 ½ feet
32	37 1/3 feet	12 ½ feet	86	36 ½ feet	12 ½ feet
33	43 1/3 feet	12 ½ feet	87	30 1/3 feet	12 ½ feet
34	37 1/3 feet	12 ½ feet	88	36 ½ feet	12 ½ feet
35	37 1/3 feet	12 ½ feet	89	36 ½ feet	12 ½ feet
36	43 1/3 feet	12 ½ feet	90	30 1/3 feet	12 ½ feet
37	43 1/3 feet	12 ½ feet	91	36 ½ feet	12 ½ feet
38	37 1/3 feet	12 ½ feet	92	30 1/3 feet	12 ½ feet
39	50 ¼ feet	12 ½ feet	93	36 ½ feet	12 ½ feet
40	50 ¼ feet	13 ½ feet	94	30 1/3 feet	12 ½ feet
41	50 ¼ feet	12 ½ feet	95	30 1/3 feet	12 ½ feet
42	58 ¼ feet	12 ½ feet	96	36 ½ feet	12 ½ feet
43	51 feet	12 ½ feet	97	36 ½ feet	12 ½ feet
44	51 feet	15 feet	98	30 1/3 feet	12 ½ feet
45	41 ½ feet	15 feet	99	36 ½ feet	12 ½ feet
46	41 ½ feet	14 ½ feet	100	36 ½ feet	12 ½ feet
47	46 feet	14 ½ feet	101	30 1/3 feet	12 ½ feet
48	40 feet	13 ½ feet	102	30 1/3 feet	12 ½ feet
49	40 feet	13 ½ feet	103	30 1/3 feet	12 ½ feet
50	46 feet	14 1/3 feet	104	36 ½ feet	12 ½ feet
51	40 feet	13 2/3 feet	105	36 ½ feet	12 ½ feet
52	46 ½ feet	14 1/3 feet	106	30 1/3 feet	12 ½ feet
53	46 ½ feet	14 ¼ feet	107	32 1/3 feet	12 ½ feet
54	40 feet	13 2/3 feet	108	32 1/3 feet	15 feet

***Maximum overall boat length is defined as the overall measurement from bowsprit to swim step.**

5.3.3.3 **** Maximum Boat Sizes for Kingston Village Docks** – Boats berthed on the South or East side of Kingston Village may NOT extend more than seven (7) feet beyond the end of the boat slip finger on the channel side. Boats berthed on the West side of Kingston Village may NOT extend more than five (5) feet beyond the end of the boat slip finger on the channel side. No boat berthed in Kingston Village may extend more than half the distance to an adjoining finger.

5.3.3.4 **Maximum Boat Sizes for Kingston Village Docks**

KV Unit #	Max Overall Boat Length Permitted**	Max Overall Beam Width Permitted	Unit #	Max Overall Boat Length Permitted**	Max Overall Boat Width Permitted
3	55 feet	16 feet	54	41 feet	12 ½ feet
4	58 feet	16 feet	55	41 feet	12 ½ feet
5	55 feet	16 feet	56	41 feet	12 ½ feet
6	55 feet	16 feet	57	41 feet	12 ½ feet
7	48 feet	15 ½ feet	58	41 feet	12 ½ feet
8	50 feet	15 ½ feet	59	41 feet	12 ½ feet
9	44 feet	15 ½ feet	60	41 feet	12 ½ feet
10	44 feet	15 ½ feet	65	32 ½ feet	11 ½ feet
11	44 feet	13 ½ feet	66	32 ½ feet	11 ½ feet
12	44 feet	13 ½ feet	67	32 ½ feet	11 ½ feet
13	46 feet	13 ½ feet	68	32 ½ feet	11 ½ feet
14	46 feet	15 ½ feet	69	32 ½ feet	11 ½ feet
17	44 feet	13 ½ feet	70	32 ½ feet	11 ½ feet
18	44 feet	13 ½ feet	71	32 ½ feet	11 ½ feet
19	44 feet	13 ½ feet	72	32 ½ feet	11 ½ feet
20	44 feet	13 ½ feet	73	32 ½ feet	11 ½ feet
21	44 feet	14 ½ feet	74	32 ½ feet	1 ½ feet
22	44 feet	14 ½ feet	77	32 ½ feet	11 ½ feet
23	56 feet	15 ½ feet	78	32 ½ feet	11 ½ feet
24	52 feet	15 ½ feet	79	32 ½ feet	11 ½ feet
25	52 feet	14 ½ feet	80	32 ½ feet	11 ½ feet
26	60 feet	16 feet	81	32 ½ feet	11 ½ feet
27	60 feet	15 ½ feet	82	32 ½ feet	11 ½ feet
28	62 feet	16 feet	83	32 ½ feet	11 ½ feet
29	55 feet	15 ½ feet	84	32 ½ feet	11 ½ feet
30	52 feet	14 ½ feet	85	32 ½ feet	11 ½ feet
35	41 feet	12 ½ feet	86	32 ½ feet	11 ½ feet
36	41 feet	12 ½ feet	87	32 ½ feet	11 ½ feet
37	41 feet	12 ½ feet	88	32 ½ feet	11 ½ feet
38	41 feet	12 ½ feet	89	32 ½ feet	11 ½ feet
39	41 feet	12 ½ feet	91	32 ½ feet	11 ½ feet
40	41 feet	12 ½ feet	92	32 ½ feet	11 ½ feet
41	41 feet	12 ½ feet	93	32 ½ feet	11 ½ feet
42	41 feet	12 ½ feet	94	32 ½ feet	11 ½ feet
43	41 feet	12 ½ feet	95	32 ½ feet	11 ½ feet

KV Unit #	Max Overall Boat Length Permitted**	Max Overall Beam Width Permitted	Unit #	Max Overall Boat Length Permitted**	Max Overall Boat Width Permitted
44	41 feet	12 ½ feet	96	32 ½ feet	11 ½ feet
45	41 feet	12 ½ feet	97	32 ½ feet	11 ½ feet
46	41 feet	12 ½ feet	98	32 ½ feet	11 feet
49	41 feet	12 ½ feet	99	32 ½ feet	11 ½ feet
50	41 feet	12 ½ feet	100	32 ½ feet	11 ½ feet
51	41 feet	12 ½ feet	101	32 ½ feet	11 ½ feet
52	41 feet	12 ½ feet	102	32 ½ feet	11 ½ feet
53	41 feet	12 ½ feet			

**** Maximum overall boat length is defined as the overall measurement from bowsprit to swim step.**

5.3.4 Dock Uses – Nothing may be built on or attached to any dock in Antigua, Jamaica, or Kingston Villages without the written permission of the Association.

5.3.4.1 Head walks and Finger Docks (*Modified by Resolution 21-01*)

- A. Head walks shall be kept clear at all times.
- B. Finger docks shall be kept clear at all times in Antigua and Jamaica Villages.
- C. Paddle boards and small boats such as kayaks may be stored on the fingers of docks in Kingston Villages only by the mutual consent of both of the owners who have exclusive use of the two slips served by the finger. Mutual consent must be agreed upon in writing, signed by the owners, and submitted to the Village Director and General Manager. Clear access from the head walk to the end of the finger must be present at all times.
- D. The following items are the only items that may be approved by the Association for installation on or attachment to a dock in Kingston, Jamaica, or Antigua Villages:
 - 1. Dinghy/Jet Ski docks
 - 2. Anti-fouling Tub
 - 3. Hydro Hoist
 - 4. Boarding steps for access to moored boat. The steps must be of light weight construction and may not be used as a storage locker
 - 5. Swim Ladders – Requires an Administrative Approval, a signed Use Agreement, and must be installed by CCHOA (Antigua and Kingston Villages only)
 - 6. Security/Safety Lighting
 - 7. Storage boxes for docks are provided by the Association and are located on the head walks. No other storage container is permitted on the head walks or finger docks

8. Storage racks for paddle boards and small boats such as kayaks. Must be attached to the bulkhead side of the head walk, such that they do not extend over the head walk. Requires an Administrative Approval, a signed Use Agreement, and must be installed by CCHOA (Antigua and Kingston Villages only)

To obtain approval for the installation of any of the above items, an Administrative Approval form must be executed by the owner of the unit and the General Manager. Administrative Approval forms can be obtained at the Association office. In addition, a License and Indemnity Agreement, as described in Section 9.17 may be required.

5.3.4.2 No Open Flame Devices – No open flame devices such as fire pits or grills or any flammable materials may be used on any Association docks.

5.3.5 Dinghy Docks

5.3.5.1 Association Approval of Dinghy Docks – Dinghy docks may only be used for storing small watercraft. The construction and/or installation of any dinghy dock must be approved in advance by the Association.

5.3.5.2 Location of Dinghy Docks – Dinghy docks in Antigua, Jamaica, and Kingston Villages may be attached to the head walk within the space of the owner’s assigned boat slip and must allow enough space for the offloading of watercraft on adjacent dinghy docks. Additionally, dinghy docks may be attached to the head walk between the dock and bulkhead, as close as possible and practical to the unit owner’s boat slip, in Antigua and Kingston Villages.

5.3.5.3 Construction and Size of Dinghy Docks – The dinghy dock must be constructed of marine grade materials and be either:

- A. Wood Docks - treated lumber or polymer-wood (e.g., Trex), left unpainted. All hardware must be galvanized or stainless steel. Rubber bumpers must be white and nailed with aluminum nails, and must use sealed, enclosed flotation; or
- B. Watercraft Docks - polyethylene with enclosed foam flotation.
- C. The maximum size shall be seven (7) feet by ten (10) feet. The dinghy dock must leave seven (7) feet of clear waterway between the bulkhead and the closest portion of the dock or stored watercraft.

5.3.5.4 Attachment of Dinghy Docks – The dinghy dock must be designed to float independently from the head walk and within 6 inches of the head walk. Dinghy docks should be attached either:

- A. Wood docks – by means of lines between cleats on the dinghy dock and the head walk. Fenders should be placed between the dinghy dock and the head walk; or

- B. Watercraft docks – by means of Schedule 80 four-inch PVC pipe offsets or galvanized pipe offsets which keep the dinghy dock away from the head walk while allowing independent vertical movement.
- C. A dinghy dock frame cutout for pilings is recommended if needed. A two-inch clearance should be maintained between the dinghy dock and the head walk frame around the piling.

5.3.5.5 Damage Caused by Dinghy Docks – Owners are required to reimburse the Association for any damage caused by the dinghy docks. Dinghy docks that are not properly maintained or that damage the headwalk will be removed at the owner's expense.