

Overlook Owners Association

Boat Dock Rules and Regulations

Effective: August 19, 2025

Amended: November 7, 2025

Applies to: All slip owners, lessees, and their guests

The following rules and regulations govern the use of the boat docks and surrounding marina areas within the Overlook community. These provisions are intended to ensure safety, preserve property values, and comply with all applicable state and local regulations.

1. Dock Designation and Access Rights

- The docks are not general community amenities like the pool, clubhouse, or sports fields. They are leased property from Duke Energy and are designated for exclusive use by slip owners (deeded leaseholders).
- Each slip owner has the right-of-way access only to their specific slip, as defined in their deed. For example, ownership of Dock H1 does not grant access to Dock J2.
- Dues for dock maintenance and leasing are separate from general HOA dues and are maintained in a separate account.
- Only slip owners or sub-lessees and their guests may access the docks. Guests must always be accompanied by the slip owner or sub-lessee.
- Slip owners are responsible for their guests' behavior, including but not limited to, littering, damage to property, or any misconduct.
- The docks must not be accessed for sunbathing, unauthorized boarding of other boats, inappropriate conduct, or any form of vandalism.
- Slip owners may not sub-lease slips to non-residents. All sub-lessees must own property within the Overlook community.

2. Legal Compliance and Conduct

- All activity on or around the docks must comply with local, state, and federal law.
- Prohibited activities include underage drinking, public nudity, trespassing, and illegal drug use.
- Swimming in the marina is strictly prohibited per North Carolina and NC Wildlife regulations for residential marinas.
- No open flames, fireworks, or grilling are permitted on the docks at any time.
- All general boating and safety laws must be followed while on or around the docks.

3. Dock Use and Maintenance

- The docks provide right-of-way access to the leased water slip, similar to how roads provide access to homes.

- Docks are not for fishing or swimming and may not be used for unauthorized storage of items such as kayaks, boat parts, or covers.
- Modifications to the docks are not permitted without written approval and permits obtained through the HOA from Duke Energy.
- Slip owners may not perform personal repairs. All maintenance issues must be reported to the HOA Board or Boat Committee.
- Slip owners are responsible for any damage resulting from misuse or unauthorized modifications.
- All boats and watercraft must be in good working condition and capable of safe operation.

4. Boat Lifts and Modifications

- Slip owners are responsible for any misuse damage on the docks or issues created by an owner modification and/or unauthorized modifications. Examples include but are not limited to the improperly installed or applied boat lifts that generate an unlevel dock floating situation or attempting a self-repair.
- All boat lifts must be properly installed and maintained in good working order.
- No boat lift or dock modification may be installed without prior written approval from the HOA and any necessary permits from Duke Energy.
- All maintenance or adjustments to boat lifts must be assessed and performed by licensed professionals.
- Slip owners must immediately report any malfunctioning lifts or dock damage to the HOA or Boat Committee.
- Any issues or damage to the dock caused by a boat lift will result in the slip owner being held financially responsible for all repairs to the affected dock.

5. Guest and Owner Responsibilities

- All guests must be accompanied by the slip owner or sub-lessee.
- Slip owners are liable for any damage caused by themselves or their guests to docks, boats, or other personal property.
- Unaccompanied guests will be considered trespassers and may be reported to law enforcement.

6. Boat Appearance and Condition Standards

To preserve the aesthetic and safety standards of the Overlook marina, all boats must be maintained in good working order and presentable condition at all times.

Appearance Standards:

- Boats must be kept clean and free from visible damage, excessive rust, peeling paint, or accumulated trash.
- Slip areas must also be maintained in a neat and orderly condition.
- No unsightly tarps, loose parts, or hazardous materials may be stored aboard or around the boat.

Compliance and Inspections:

- The HOA or Boat Committee will conduct periodic inspections to ensure compliance with appearance and maintenance standards.
- Owners found in violation will be notified in writing and given a reasonable period to address and correct the issue.
- Continued non-compliance may result in penalties, including fines or removal of the boat at the owner's expense.

Exemptions:

- Temporary exemptions may be granted for boats undergoing active repairs. Owners must notify the HOA in advance and provide an estimated timeline for completion.

7. Boat Ramp Access

- The boat ramp is a general community amenity and is maintained by the HOA's general fund.
- Only Overlook residents may use the boat ramp. Residents must be present while third parties assist in launching or retrieving watercraft.
- Trailer parking is restricted to vehicles with trailers. Passenger vehicles should use alternate parking.
- The ramp bypass lane is not for parking but for facilitating traffic flow during boat launching.
- All general boating ramp etiquette must be observed.
- Access fobs or codes may not be shared with non-residents.
- The ramp dock is only for temporary use during watercraft launch or retrieval. No swimming, fishing, or loitering allowed.

8. Safety and General Conduct

- Children under 16 must be supervised at all times.
- Life jackets are encouraged for all individuals, particularly children under 13.
- Noise levels must be kept to a minimum, especially between 10:00 PM and 7:00 AM.
- No littering. All trash must be disposed of in proper receptacles.

9. Enforcement and Reporting

- Violations may result in warnings, fines, suspension of dock privileges, or legal action.
- Slip owners and sub-lessees are encouraged to contact law enforcement if trespassing or illegal activities occur.
- Law enforcement may request ID and proof of slip ownership. For minors, parents will be contacted.
- All incidents should be reported to the HOA Board or Boat Committee to assist in documentation and prevention of future incidents.

10. Changes and Amendments

- The HOA Board reserves the right to amend these rules as needed. Notice will be provided prior to any changes.

11. Agreement

- By using the dock and ramp facilities, all residents and guests agree to abide by these Rules and Regulations.
- Your cooperation is essential in maintaining a safe and respectful environment for all.