

# OREGON YACHT CLUB MOORAGE RULES NOVEMBER 2018

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## SECTION 1: SAFETY

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### RULE 1.1

All houseboats shall have two #6 fire extinguishers, one to be mounted on the inside and one to be mounted on the outside of the houseboat. The outside fire extinguisher must be observable from the moorage walkway. All fire extinguishers must be maintained to required active charge. In addition, electrically wired tenders must have an interior fire extinguisher.

### RULE 1.2

All houseboats shall have an outside water outlet and one hundred feet (100') of hose on the outside of the houseboat. The hose must be visible from the walkway and must have a spray nozzle attached as per City of Portland Title 19.16.250 Harbors: Floating Dwellings. Houseboats on the moorage as of June 2004 whose hoses were not visible are considered in compliance and are grandfathered for this visibility requirement.

*(Revised 7/19/04)*

### RULE 1.3

Each houseboat and electrically wired tender shall have a fire/smoke alarm. A shareholder may be required by the Board to furnish proof that the fire/smoke alarm is installed and working.

### RULE 1.4

All utility hookups must be maintained in a safe and working manner.

*(Revised 10/16/03)*

### RULE 1.5

All sewer connections, pumps and honey pots must be maintained in working order. Shareholders will be responsible for the cost of repairs from the check valve at the walkway to all their houseboat connections.

### RULE 1.6

All floating structures must be adequately hooked on all riverside connections and on at least one end of house-to-house or house-to-piling connections.

*(Revised 10/16/03)*

### RULE 1.7

No chains, cords, lines, electrical wires or attachments of any kind may be connected to, around or touching in any way the dry fire line or natural gas line.

### RULE 1.8

Shareholders are responsible for keeping the walkway behind their houseboat free of litter and debris. Clear passage is to be maintained along both sides and the back of the houseboat at all times.

### RULE 1.9

There shall be semi-annual inspections of the houseboats by the Board. The inspections will be held in the spring and the fall with final inspections to take place within 30-45 days; the actual dates to be determined by the Board. Houseboats not passing either inspection shall be considered in violation of the Bylaws and Moorage Rules and have until the respective final inspection to come into compliance.

*(Revised 11/13/08)*

### RULE 1.10

In order to ensure uniform application of the provisions of Section 8 of the Bylaws, the City of Portland Building Code (as it applies to floating homes and related structures) Title 28 Floating Structures and Title 19 Harbors Section 16.250 Floating Dwellings shall be used as the reference standard to determine what constitutes being maintained in a safe condition and in good repair. Due consideration shall be given to the application of the standard when the structure was built before 1990.

## OREGON YACHT CLUB MOORAGE RULES NOVEMBER 2018

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### RULE 1.11

The Board, at its discretion, can engage a licensed building inspector to advise it as to the nature and extent of deficiencies in condition and repair of any structure that would be considered to be in violation of the Bylaws and Houseboat Rules. The cost of any such inspection will be considered a part of the cost of repairs made to correct the violations and chargeable to the individual shareholder as provided in the Bylaws.

### RULE 1.12

Water-skiing or wake-boarding from any houseboat is prohibited. This rule applies to starting and landing. Operation of any motorized watercraft (boats and jet skis included) must comply with current Oregon State Marine Board regulations.

### RULE 1.13

Roller-skating, skateboarding, bicycling, motorcycling or other mechanized means of travel is forbidden, except for disabled persons, on the moorage walkway or ramp.

### RULE 1.14

Any vehicles parked in the fire lanes or blocking entry roads will be towed at owner's expense.

### RULE 1.15

Each houseboat shall display its OYC space number on the walkway side and riverside as per Title 28 Section 28.06.070 Identification.

### RULE 1.16

A shareholder must contract with a caretaker to maintain the structure in his/her slip if all structures are unoccupied for more than one month. The Board, at its discretion, can engage a caretaker for the structures and charge the individual shareholder as provided in the Bylaws. The caretaker must be available by phone for emergencies. See Caretaker Guidelines included on the Extended Absence form on [oregonyachtclub.com/forms](http://oregonyachtclub.com/forms).

*(Effective 9/21/01)*

### RULE 1.17

All fireworks, including sparklers, are prohibited at OYC. This includes all properties, parking lots, garbage area and floating home premises. Violations by shareholders, their renters or their guests will result in a fine to the shareholder of up to \$1,000 for each offense.

*(Effective 10/17/05)*

### RULE 1.18

Only DuraFlame or Presto Logs type logs may be used in open flame fire pits. Fire pits need to be placed on a non-combustible surface; must be attended by an adult at all times, and a working garden hose or a fire extinguisher must be within 20 feet of the fire.

*(Effective July 11, 2007)*

### RULE 1.19

Shareholders are responsible for keeping the walkway behind their houseboat free of snow. If the resident is unable to maintain a clear walkway, he should contact the Maintenance Manager to arrange for assistance. Such assistance may be billable.

*(Effective February 10, 2009)*

## **OREGON YACHT CLUB MOORAGE RULES NOVEMBER 2018**

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### **RULE 1.20**

Two types of mooring connections are allowed for floating homes that directly connect to the walkway (no spacer float): chains, or standoffs with chains. All floating homes to be moved within or into OYC must submit a mooring connection proposal in writing to the Board for subsequent approval by the Maintenance Manager. Implementation of the approved chaining plan shall be supervised by the Maintenance Manager during floating home relocation. Current floating homes at OYC are grandfathered in for prior moorage connections, including future connection resulting from bumps.

*(Effective April 11, 2011; March 9, 2017)*

### **RULE 1.21**

Long term occupants and guests residing at OYC for longer than 60 days should be introduced to the Board for community and safety reasons.

*(Effective 7/2014)*

# OREGON YACHT CLUB MOORAGE RULES NOVEMBER 2018

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## SECTION 2: SERVICE HOURS

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### RULE 2.1

Each Shareholder shall perform a minimum of 36 service hours annually. At least 18 of the service hours shall be performed by June 30<sup>th</sup> of each year. Hours to be worked shall be scheduled through the Commodore, appropriate committee heads or the maintenance manager.

*(Effective 2/04/07)*

### RULE 2.2

Service hours in excess of the maximum may be carried into the next calendar year only with Board approval and only if the service hours were performed on a major, long-term project.

### RULE 2.3

A shareholder may perform his or her own service hours, or, with Board approval, may assign the work to:

- a. Another shareholder
- b. A contractor or person approved by OYC. The work to be done shall be assigned by OYC.

*(Effective 2/04/07)*

### RULE 2.4

The corporation shall be paid fifty dollars (\$50.00) for each service hour not performed at the end of the six (6) month period.

*(Effective 2/01/09)*

# **OREGON YACHT CLUB MOORAGE RULES NOVEMBER 2018**

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## **SECTION 3: PET OWNERSHIP**

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### **RULE 3.1**

A member of OYC may own a maximum of two dogs, which must be confined to the owner's float or on a leash.

### **RULE 3.2**

All dogs, resident or visitor, must be on leash on OYC walkway, ramp or parking lot. Dogs must be under control at all times.

### **RULE 3.3**

Visitors must not leave dog(s) unattended outside

### **RULE 3.4**

All dogs and cats residing at OYC must have current Multnomah County licenses and current inoculations.

### **RULE 3.5**

Owners of all pets are responsible for maintaining the peace and tranquility of the moorage by restraining barking which disturbs neighbors and by immediately cleaning up pet waste.

### **RULE 3.6**

The Board member responsible for orientation of prospective members should brief them on the rules pertaining to pets. Prospective members and pet owners should be made aware that it is unlikely that insurance covers pet liability on owner's float. OYC insurance covers pets elsewhere on the moorage.

### **RULE 3.7**

The Commodore shall appoint a Pet Committee whose responsibility is to mediate and resolve complaints related to the moorage. The Committee will consist of three shareholders, each serving a two-year term and will meet as needed.

*(Section revised October 16, 2003)*

# OREGON YACHT CLUB MOORAGE RULES NOVEMBER 2018

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## SECTION 4: GENERAL

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### RULE 4.1

All houseboats are encouraged to fly a United States flag during the flag flying season, beginning on Memorial Day (the last Monday of May) and ending on Labor Day (the first Monday of September). The flag shall be at least 24" x 48" and in good condition at all times.

*(Revised 5/18/04)*

### RULE 4.2

Except for OYC Board members and those holding handicapped permits from the State of Oregon or approved by the Board, and for temporary parking at the head of the access ramp, all parking shall be open on a first-come-first-served basis. The Board shall designate the handicap space or spaces.

*(Effective 2/04/07)*

### RULE 4.3

The board shall have assigned parking spaces.

### RULE 4.4

The Board must approve any modification of OYC property. Examples are the walkway, parking area, landscaping, etc.

### RULE 4.5

All houseboats and tenders with sleeping facilities shall be individually licensed by the Oregon State Marine Board as per Title 28 Section 28.06.070 Identification.

*(Effective 2/04/07)*

### RULE 4.6

It is the responsibility of the owner of a home being spray-painted to notify the homeowners on either side when the painting is to be done so the neighbors can monitor the contractor performing the painting.

*(Effective 2/21/02)*

### RULE 4.7

For Sale signs are limited to 8-1/2"x11" on the bulletin board. Standard realtor signs may be posted on the front and back of the houseboat. There are to be no other signs posted except in the event of an open house when temporary signs may be posted for the duration of the open house.

*(Effective 8/15/02)*

### RULE 4.8

- No planters, pots, mats, decor or non-OYC owned items are allowed on the walkway.
- Any overhanging shrubs, trees, hanging pots or other plant materials which obstruct clear passage on all areas of the walkway, drip on the walkway, and/or litter the walkway are not permitted.
- Any debris on the walkway must be promptly removed by the responsible shareholder.

*(Effective 3/20/03, 6/8/17)*

### RULE 4.9

Trailers and all trailered vehicles are to be stored in the fenced and gated area of OYC's property that is designated as boat storage. Trailers and trailered vehicles are allowed to be temporarily parked in the parking lot for a period not to exceed seven (7) days.

*(Effective 5/15/03)*

### RULE 4.10

The Corporation shall be paid thirty dollars (\$30.00) annually for units stored in OYC's boat storage area.

*(Effective 2/04/07)*

## **OREGON YACHT CLUB MOORAGE RULES NOVEMBER 2018**

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### **RULE 4.11**

Special Events. A special event will be defined as an event for public or commercial purpose (i.e. home tour, photo shoot, filming, etc.), or that is open to the general public. Shareholders wishing to host, sponsor, or participate in a special event must:

- Notify the board 30 days in advance of the event.
- Have the organization indemnify and hold harmless OYC for the event date(s).
- Ensure that the organization adds OYC as Additional Insured to their insurance coverage, effective for the duration of the event. Documentation of this coverage (Certificate of Insurance) should be on file prior to event start.
- Secure parking at Oaks Park or provide people to manage parking activity in OYC guest parking area outside the gate. Event parking will not be permitted in residents' parking lot.

*(Effective 7/09/15)*

### **RULE 4.12**

Commercial and worker vessels may not be moored overnight in slip #2 (bottom of the ramp). Commercial and worker vessels may be moored overnight in a shareholder's slip or at the south shear dock. Exceptions must be approved by a board member.

*(Effective 5/08/16)*

### **RULE 4.13**

Any fee or charge incurred by the Oregon Yacht Club on behalf of a shareholder, for the exclusive benefit of that shareholder, will be reimbursed to the OYC by the shareholder.

*(Effective 11/12/18)*