

**CAROLINA MARINA MASTER RECREATIONAL CAMPGROUND
LEASE AGREEMENT
TERMS AND CONDITIONS (updated November 2024)**

**EXHIBIT “B” RULES AND REGULATIONS
(To Carolina Marina Recreational Campground Lease)**

Rules and Regulations

1. Admission, registration and lot assignment.

Only recreational trailers in good condition will be assigned a lot. All trailer owners must report in person, to the Marina office upon arrival for registration and lot assignment. Owner will not change lots without the written permission of Marina.

- (a) Only Park Model units that are RPTIA (Recreational Park Trailer Industry Association) approved, and with a maximum of 400 square feet, will be allowed in the campground. Units may have metal or shingled roofs
- (b) Axles must be left under the unit, and units must be underpinned. No footings are allowed.
- (c) As units are moved on to lot, Marina must see and approve positioning before unit is blocked or strapped.
- (d) Unit must have lot number attached to unit and visible from road.
- (e) Owner is responsible for all preventative maintenance on unit, and for general maintenance of the lot. Trash and leaves should be removed promptly.
- (g) Marina must be notified in advance of replacement park models or of the sale of a park model. Please advise Marina of year and model.

2. Termination. Marina may cancel this agreement and order any trailer owner to vacate the campsite being occupied for the violation of any of the Rules and Regulations of Carolina Marina.

3. Docks. Docks are provided to each campsite lot. Lessee is not permitted to switch docks with another lessee unless written permission is obtained from Marina.

- (a) Docks may be a maximum of 144 square feet. Some larger docks exist and are grandfathered in. Lessee must maintain docks in good condition. Outside bands and legs may not be removed, or lessee will violate Duke Energy policy and will forfeit dock. In these cases, rebuilt docks must return to maximum of 144 square feet.
- (b) Any changes to dock must maintain existing profile. Any work over the water of Belews Lake must be approved in writing in advance by Marina and Duke Energy Lake Services.
- (c) No new wood is allowed in the lake – no exceptions.
- (d) Only one boat lift or jet ski lift is allowed per each side of dock. Installation of a new lift must be approved in advance in writing by Marina. Unapproved lifts will be removed at owner’s expense.
- (e) Dock boxes must be white fiberglass, 72” long by 24” wide by any height. If platform is required for box, Marina will install at a cost of \$150. No other structures may be added to dock without advance written approval of Marina.
- (f) No drop cords to boats are allowed unless owner is present.
- (g) Sunken vessels must be promptly removed by owner. If not removed, Marina will remove sunken vessels at owner’s expense

4. Decks and other structures. Any modification to or addition of decks, sea walls, awnings, pathways, sitting areas or any other structural change to the Park Model unit or the lot must be prior approved in writing by Marina. If not approved, any changes described above will be removed by Marina and owner will be responsible for all costs of removal. No modifications may be within 25 feet of lake. All required local or state building permits are the responsibility of lessee.

- (a) Decks must be limited in size to 14 feet x length of Park Model
- (b) No permanent structures, such as brick grills, are allowed.
- (c) No concrete, sackrete or stone glue is allowed.
- (d) Outside showers, screened-in porches, swimming pools, storage buildings, garages, carports, animal houses, rope swings, water gardens, fountains, fuel or other types of storage tanks, and sprinkler systems are not allowed.
- (e) Sea walls may be constructed only of rip-rap, even if replacing a sea wall of a different material. No sand beaches or sitting areas may be constructed. No sand is allowed at edge of lake or in lake.
- (f) Patios may be leveled using rock sand. One paver patio up to 225 square feet is allowed per lot.
- (g) Pathways/walkways may be constructed of pavers, large flat stones or gravel. No concrete, sackrete or block glue is allowed.
- (h) Awnings must not exceed 14 feet by length of Park Model. Awnings must use aluminum structure. New or replacement awning requires permit Rockingham County permit.
- (i) Portable fire pits are allowed.
- (j) Tree removal must be approved in advance by the Marina. If approved, trees not deemed dead can be removed by lot holder who is responsible for all costs of removal. If tree is dead, customer will pay 2/3 cost of removal with Marina paying 1/3. Adding screws, bolts or other fasteners to trees is not permitted.

5. Advertising, Soliciting and Commercial Use.

- (a) Advertising or soliciting, including advertising for the lease or sale of Owners Park Model unit, shall not be permitted.
- (b) Units and lots shall not be used for commercial purposes.

6. Checking out at termination of Agreement. Owner agrees to notify Marina when unit is going to be replaced or sold, and shall settle his/her account with Marina prior to departing. Marina reserves right to make appropriate changes to lot necessary to bring in compliance with latest code. Marina requests that Owner leave a forwarding address to facilitate handling of any additional correspondence. All personal property must be removed from dock boxes when campsite agreement is terminated. After the departure of Owner's vessel, locked dock boxes shall be opened by Marina and Marina shall not be responsible for any contents therein.

7. Marina Clean Vessel Regulation. Owner agrees to comply with all City, State and Federal laws and regulations regarding the stowage and disposal of human waste. All boaters are prohibited from discharging raw sewage into Belews Lake and Marina waters. All holding tank valves shall be set to direct all wastewater into an on-board holding tank. The valve directing the waste into the holding tank shall be secured to prevent over-board discharge. Marina will make best efforts to make available for hire pump-out service for holding tanks. Owner is encouraged to use Marina restrooms in lieu of on-board toilet facilities when in Marina waters.