

# RESIDENTIAL GUIDELINES & MARINA REGULATIONS





## EMERGENCY CONTACT NUMBERS

### **DROWNING, FIRE, ACCIDENT WITH INJURIES CONTACT SECURITY 419-1000**

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#### **NON-INJURY ACCIDENT / STORM / DOCK DAMAGE / ETC.**

1. CEO OF PSC COMMON SERVICES – 419-1000 Ext. 2270 OR 262-3756 (cell)
  2. GM OF PSC COMMON SERVICES – Ext. 2271
  3. CHIEF OF PSC SECURITY – Ext. 2272
  4. PSC DOCK MASTER – Ext. 2230
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|                      |     |
|----------------------|-----|
| Police               | 211 |
| Ambulance            | 511 |
| Fire                 | 311 |
| Directory Assistance | 411 |
| Operator             | 0   |

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#### **Barbados Coast Guard**

VHF Channel 16, call code 8 PAPA ZULU or 427-8819

**Hyperbaric Chamber - Scuba Diving** 436-5483

#### **Bayview Hospital**

St. Paul's Avenue, Bayville, St. Michael 436-5446

#### **F M H Emergency**

4A 3rd Avenue, Belleville, St. Michael 228-6120

*For the treatment of diving injuries and burn victims:* 228-6121

#### **Sandy Crest Medical Centre**

Holetown, St. James (near the Sunset Mall) 419-4911

**Barbados Red Cross Emergency Ambulance Service** 417-2727



# COMMON SERVICES

## RESIDENTIAL LIFE

Port St. Charles provides owners and renters with an excellent environment for comfort and relaxation in our quintessential Caribbean setting on the water. The residential nature of the community offers an engaging array of options ranging from privacy for those wishing to recoup from the busy schedule of their professional lives to numerous opportunities for social interaction and sports in the subtropical setting. With an ever-increasing fleet of sailboats and motor yachts of all sizes tied up at the individual berths, the call of the sea is a major part of daily life. Especially in season, many of these boats move in and out of the lagoon and up and down the coast on a regular basis. Meanwhile the invigorating swimming and snorkeling off the north and south beaches could hardly be closer to the doorstep.

# WHAT IS COMMON SERVICES ROLE?

**Port St Charles Common Services Ltd. (PSCCS)** is a non-profit maintenance company funded by contributions from shareholders (homeowners) for the maintenance of the common property of the entire residential marina. Services provided are: security, landscaping and general maintenance and cleaning of building exteriors, painting of exterior timber work and repair of docks and piers.

PSCCS does not manage or maintain services (electrical/data or potable water) within individual units nor any associated equipment or hardware. For example, items such as; AC equipment, water heaters, dock power/water pedestals, water filters, pools & pool equipment, TV/internet/telephone service, doorbells, switches or any other apparatus that is linked to the units electrical system would fall under the responsibility of the unit owner/property manager. If there are any issues regarding the items listed above a report should be made to the units property manager.



# RESIDENTIAL GUIDELINES & MARINA REGULATIONS

The residential nature of our community has benefited to date from a number of guidelines and regulations designed with the aim of maximizing harmony while maintaining optimum property values. The definitive text of the regulations can be found in the property conveyances and condominium declarations of each home. Owners committed themselves to respect these rules and covenants on signing their purchase contract.

The information listed below provides a useful summary of these details. They are included here as a reminder to all owners, residents and guests that the special identity of Port St. Charles depends heavily on our collective willingness to respect them.





# RESIDENTIAL GUIDELINES

## 1. Alterations

In order to maintain the aesthetic integrity of Port St. Charles, all proposed changes to the external appearance or structural integrity of individual units or villas must first be approved by Common Services and the Architect. Such changes might relate to items such as awnings, shades, antennas, paintwork, colours and landscaping. Any planned internal renovations that involve noise, dust, or debris generation must also be coordinated with common services well in advance in order to send notice and minimise disruption to surrounding residents.

## 2. Appearance

Laundry, towels and swimwear should not be left to dry over the terrace and balcony railings. This tends to be unsightly and can damage the painted surfaces.

## 3. Business

No commercial trade or business may be carried out from a residential unit, villa or private boat berthed in the Marina without the written permission of Common Services Ltd.

This does not refer to the business of operating the property as engaged by PSCCS and Port St. Charles Development Ltd; neither does it seek to restrict residents from their normal business activity in their home. Rather the main intention is to preserve and protect the residential nature of the community.

## 4. Fire

Fire extinguishers are located at the doors of every elevator. Villa owners provide their own at their discretion.

If a fire occurs, the Fire Service should be called immediately at 311, followed by a second call to PSC Security at 419-1000. Security will then ensure that Fire Service vehicles are allowed prompt entry to the site.

No owner or resident should do anything to increase the risk of fire or the infringement of fire insurance regulations in individual units or in any other part of Port St. Charles.

No open charcoal barbecues may be used on boats or on second or third floor terraces or balconies since the height of the open flames can represent a serious fire hazard when the barbecues are first lighted.

## 5. Fishing

Fishing is not allowed in the lagoon so as to protect the marine environment for the different kinds of fish, turtles and reef creatures that have now become established there.

## **6. Garbage**

Our own truck collects garbage every day. Each evening or before 7:30 in the morning condominium residents should place their sealed garbage bags inside the bins provided in the ground floor service areas. Villa residents use their individual service yards with the exception of Villas 101-104 which use the outdoor enclosure by the entrance gate pillars.

In order not to encourage the presence of insects and rodents, please do not leave the sealed bags or other containers on the floor or outside apartment doors. Bin covers and liners should be left in place. Also, please ensure that the door to the service yard is kept closed.

## **7. Maintenance**

The Common Services staff are responsible for the maintenance of common property, including the outside painting and external cleaning of homes. Other forms of maintenance which owners may wish to have done at their own expense can be arranged by calling Andrea Jackman at 419-1000 ext 2271 or the Common Services department at 419-1000. Please note that maintenance of any extension of service (potable water, electricity, data) from a unit is the owners responsibility. Dock utility pedestals/fittings breakers, taps, doorbells, A/C equipment, Water heating equipment, TV, Internet and Phone all fall into this category. If you are experiencing problems with any of the listed items above you can contact the unit's property manager.

Owners of any lot shall promptly perform maintenance or repair work on any building or construction within their own lot which, if neglected, would in the opinion of Common Services Ltd. adversely affect the building, the dock wall of the marina or the buildings on the lots belonging to other owners.

Such individuals shall be liable for any damage or liability which may result from failure to take the necessary remedial action.

## **8. Noise / Nuisance**

No resident or guest shall generate any noise or loud music or create any disturbance that will intrude unreasonably on others. Any such problem that cannot be resolved comfortably should be reported immediately to Security at 419-1000.

## **9. Pets**

Pets are not allowed at Port St. Charles.

## **10. Residential Pollution**

Care should be taken to ensure that no form of kitchen or galley waste falls into the lagoon where it could pollute the water. Similar caution should be exercised with the toilets and sinks in order not to damage our sewage and water treatment systems. Please do not dispose of personal effects, oils or hygiene products in the toilet or use Clorox or other chlorine based cleaners since they kill the bacteria in the treatment plant and can also cause the equipment to break down.

## 11. Security

Security guards are on duty 24 hours each day at the Main Entrance. The hours for the North and South gates vary according to the amount of seasonal traffic. Each morning and afternoon there is a security guard outside the gate to the south beach across from the water taxi dock.

After dark the security presence at the Main Entrance is complemented by additional officers who patrol the grounds and monitor the electronic security system.

The security personnel have contact numbers for the senior staff and are trained to respond to most situations. Please contact them without hesitation at 419-1000 if you have a concern. They are also required to log the name of the driver, the registration number and the time of entry for every vehicle wishing to enter Port St. Charles. Please be patient while this important security check is engaged. In the case of individuals wishing to visit an owner or resident, security staff will first ring the unit to check for authorization unless they have been informed ahead of time that the visitor is expected.

Please note that the berthing area for large yachts on the breakwater is an official port of entry with the usual restricted access to the customs area.

## 12. Signs

No signs, billboards, notices or other advertising matter of any kind may be placed anywhere in public view at Port St. Charles without the written consent of Common Services Ltd.

## 13. Sunset Isle

The pool is open all day to residents and guests. Discretion must be observed after dark to avoid disturbing nearby residents. Children under sixteen may use the pool only under the direct supervision of an adult. There is no lifeguard on duty and for safety please observe the signage posted. This is a no smoking area and there is to be no diving in the pool. For hygienic reasons we ask that you rinse first at the showers provided before entering the pool.

Drinks are available from a cooler in the bar area and based on an honour system, persons are asked to sign for the drinks that are used on the sheet provided.

## 14. Yacht Club

The yacht club facility on the breakwater provides an attractive timber decked lounge area with swimming pool and an adjacent salt water swimming zone in a roped off section of the outer harbour. The restaurant and bar are open most days of the week; however, the opening hours and days of operation vary depending on the season. There is parking available and very convenient access by dinghy, or water taxi.

Owners, residents and their guests are encouraged to use the yacht club but, unless prior arrangements have been made with the Yacht Club management, they are restricted from consuming their own food and beverage while there or berthed along side while the bar is open.



## 15. Swimming

Swimming is not allowed in the lagoon, the narrow channel entrance at the north end nor in the marked boat channel inside the breakwater.

## 16. Tennis

The courts may be used between 7.00am and 10.00pm daily upon reservation Reception. Bookings may be made singly but no more than a week in advance. Rackets and balls are available at reception for a reasonable charge.

Tennis shoes and proper attire are compulsory. Please use the courts in a responsible manner and turn off the lights if you have been playing after dark.

## 17. Gym

The gym may be used by residents and owners only. Please call reception to reserve your session. Keys must be signed for at reception or Maingate security (after hours). Please observe the gym rules posted at the end of this booklet.

## 18. Vehicles

Only passenger vehicles may be parked on the premises (no trucks, tractors, buses, boats, trailers etc. unless approved by Common Services).

Due to the number of blind bends and the frequent presence of pedestrians and gardening equipment in the roadways, there is a speed limit of 20kph/12.5mph within Port St. Charles. Please observe all signs, speed bumps and regulations and remember to keep well to the left, especially when driving round corners. It is recommended that you reverse into your parking space in order to reduce the risk of colliding with passing traffic.

Residents may park only in their designated space(s) or in others for which they have written permission. Undesignated spaces are reserved for the short-term visitors of residents.

No parking is allowed on roadways.

Extra parking is available outside the north gate and in the public car park between PSC and the Beaches Resort for persons expecting a large number of visitors. Please contact Common Services management at 419-1000 ext 2271 to make the necessary parking arrangements if you are having a large party.

If you discover an unauthorized car parked in your space, please contact Security immediately so that the guilty party can be identified and the vehicle removed. Do not park behind the offending car. It could belong to a member of the medical services making an emergency call to assist one of your neighbours.

## 19. Water Taxi

The Water Taxi service is available free of charge to residents and guests within the marina between 9.00am and 5.00pm. Please call reception at 419-1000 to request a pickup at the time you intend to travel.



# PORT ST. CHARLES MARINA REGULATIONS

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## OUR GOAL

Port St. Charles is a residential community in the parish of St. Peter on the northeast coast of Barbados. The residences are built around the MARINA in immediate proximity to the docks and finger piers where the berths are located. The presence of owners living in close proximity and the fact that the homes are situated at the water's edge require that some of these regulations are necessarily more restrictive than those of commercial marinas, especially in terms of noise control, on-board maintenance, protection of the environment and aesthetics of the marine environ. ***The successful application of these regulations is deemed very important for the common good of all,*** they will serve to improve our overall property value, and not negatively impact or cause inconvenience to any individual owner.

### 1 APPLICATION OF THE REGULATIONS

1.1 Every person entering the MARINA for any purpose and by any means shall be deemed to agree to and be bound by these Regulations. It is the responsibility of the OWNERS to read and understand these regulations.

1.2 While the MARINA is common property and owned by Port St. Charles Common Services Ltd. on behalf of the Shareholders, it is the practice of Port St. Charles Common Services Ltd. to seek advice and consult Port St. Charles Development Ltd. regarding the marina regulations.

## 2 DEFINITIONS

Wherever the following terms appear in the Regulations they will have the special meanings defined here.

| TERM                                  | DEFINITION                                                                                                                                                                                                                                                                                                      |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BARBADOS SPEEDBOAT REGULATIONS</b> | BARBADOS PORT AUTHORITY (WATER-SPORTS) REGULATIONS, 1990                                                                                                                                                                                                                                                        |
| <b>BERTHING INDEMNITY</b>             | An agreement that indemnifies PSC Common Services, Development Company and other owners at PSC from Damage caused by the vessel of the party in agreement.                                                                                                                                                      |
| <b>BOAT</b>                           | Includes any form of craft, boat, ship, yacht, dinghy, multihull, or other floating marine structure which is the property of or is in the care and control of the OWNER.                                                                                                                                       |
| <b>LENGTH OVERALL</b>                 | (LOA) means length overall of the BOAT including davits, bowsprits, boarding ladders, sterndrives, tenders, outdrives, rudders, anchors, pulpits, push pits and any other extension fore and aft of the BOAT.                                                                                                   |
| <b>LIVING ON BOARD</b>                | Port St. Charles Common Services (PSCCS) defines Living on Board to be any persons who use a BOAT as a temporary or permanent, primary or secondary residence while moored in the MARINA.<br><br>UNDER NO CIRCUMSTANCES IS LIVING ON BOARD ALLOWED WITHIN THE PORT ST. CHARLES MARINA.<br>See also Section 7.1. |
| <b>MAJOR MAINTENANCE</b>              | Any maintenance that is beyond the normal, routine cosmetic upkeep and or servicing of a BOAT.                                                                                                                                                                                                                  |
| <b>MARINA</b>                         | Means The Lagoon water body located within the residential property.                                                                                                                                                                                                                                            |
| <b>MINOR MAINTENANCE</b>              | Normal, routine upkeep not requiring significant skills, tools, or equipment to perform.                                                                                                                                                                                                                        |

## 2 DEFINITIONS CONT'D

| TERM                                            | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NUISANCE NOISE</b>                           | Noise is defined as: (a) a sound, especially one that is loud or unpleasant that causes disturbance; commonly known as an "unwanted sound"; (b) loud, confused or senseless shouting or outcry.<br>Nuisance Noise is defined as a noise which exceeds a decibel level of 55 dB. Noise level may be measured by any method including both non-calibrated electronic devices or based on the experience of the PSC Managers or PSCCS SECURITY personnel. |
| <b>OWNER</b>                                    | Includes any person or corporate body who, as principal or agent, master, agent, lessees or other person for the time being in charge of the BOAT.                                                                                                                                                                                                                                                                                                     |
| <b>OWNER'S PARTY</b>                            | Means the OWNER'S family and private guests or visitors lawfully at any time within the MARINA.                                                                                                                                                                                                                                                                                                                                                        |
| <b>PROOF of REGISTRATION and BOAT INSURANCE</b> | Means submission of completed registration form and Third party insurance cover letter.                                                                                                                                                                                                                                                                                                                                                                |
| <b>PSC UNIT OWNER</b>                           | Includes any person or corporate body who, as registered with PSCCS, is the owner of a housing unit property within Port St. Charles, Heywoods, St. Peter, Barbados, W.I.                                                                                                                                                                                                                                                                              |
| <b>PSCD</b>                                     | Port St. Charles Development Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>PSCCS CEO</b>                                | The CEO of PSC Common Services Ltd. is the person responsible for the day-to-day management and administration of the MARINA on behalf of PSCCS.                                                                                                                                                                                                                                                                                                       |
| <b>SLEEPING ON BOARD</b>                        | The use of a BOAT for the sole purpose of sleeping within the cabin of the BOAT while in the MARINA. See Section 7.2 for full requirements and limitations of SLEEPING ON BOARD.                                                                                                                                                                                                                                                                       |
| <b>USER</b>                                     | Means any person using the MARINA for any purpose whatsoever.                                                                                                                                                                                                                                                                                                                                                                                          |

### 3 BARBADOS REGULATIONS

OWNERS must comply fully with all applicable regulations for the waters of Barbados including licensing and registration as defined in BARBADOS PORT AUTHORITY (WATER-SPORTS) REGULATIONS, 1990 (as amended from time to time as most recent Gazette date).

**3.1** All boats capable of 15 knots must be registered with the Barbados Port Authority.

**3.2** Only individuals holding a valid Speedboat License as required by and issued or approved by the Port Authority may operate any BOATS within the MARINA.

**3.3 Storms**

Whenever stormy or inclement weather is expected, especially during hurricane season, steps should be taken to reduce windage and to add extra lines ahead of time. Furlled sails and cockpit biminis may need to be taken off and stored below, depending on the expected force of the wind. No placing of anchors or chain is allowed in the lagoon except in an emergency.

Please Note: The PSC Marina is deemed a 'Safe Harbour' for public vessels during any storm or hurricane threat. The allocation of berths for vessels seeking harbour is managed by the PSCCS CEO assisted by PSC security. The PSC water taxi/security patrol will guide incoming vessels in an orderly fashion to their respective allotted berths during such events.

### 4 SAFETY AND ENVIRONMENT

**Please note: The Government of Barbados has serious penalties for damaging coral reefs. Anchoring along the coast of Barbados is allowed only in clear, sandy places where anchors and chains will not come into contact with the coral.**

**4.1 Marina Safety**

4.1.1 Whenever stormy or inclement weather is expected, especially during hurricane season, steps should be taken to reduce windage and to add extra lines ahead of time. Furlled sails and cloth cockpit biminis may need to be taken off and stored below, depending on the expected force of the wind this being obligatory in the event of a Named Tropical Storm or Hurricane forecast to affect Barbados.

4.1.2 In the event of an unsafe condition being observed during an OWNER'S absence, PSCCS or PSCD shall have the right to board and enter the BOAT (by force if necessary) to carry out any necessary actions related to safety on the BOAT or perform emergency or previously scheduled MARINA work without prior notice to the OWNER. IF FORCED ENTRY IS REQUIRED, PSCCS AND PSCD SHALL BE INDEMNIFIED AND HELD HARMLESS BY THE OWNER FOR ANY DAMAGES CAUSED BY THE ENTRY.

4.1.3 The OWNER or any other persons whilst on the MARINA are to immediately report to PSC Security staff any damage, injury or accident that they become aware of within the MARINA.

## **4.2 Fueling**

- 4.2.1 The OWNER may only refuel the BOAT, its tenders and equipment in a safe and responsible manner and wherever possible in the designated refueling area at the Fuel Dock. The OWNER shall comply at all times with all the directions and regulations displayed in the refueling area.

## **4.3 Waste Management**

- 4.3.1 The OWNER shall take all steps to be aware of current Barbados Environmental, water use management and control policies and other legal requirements and shall comply with all reasonable instructions of the MANAGER in connection with all matters relating to the safe and efficient operation of the MARINA.
  - 4.3.1.1 Marine toilets, sinks and bilges must not be discharged within the confines of the MARINA.
  - 4.3.1.2 No waste or refuse is to be thrown into or deposited in any part of the MARINA. OWNER is responsible for removal of all waste or refuse from the MARINA.
  - 4.3.1.3 The disposal of oil, petrol, tar, paint (antifouling or otherwise), sewage or any other similar toxic or noxious substances is forbidden. In no circumstances shall such waste materials be discharged into the water or left elsewhere in the MARINA.
  - 4.3.1.4 The disposal of out of date flares or other pyrotechnics is the sole responsibility of the OWNER and cannot be disposed of by PSC.
  - 4.3.1.5 No dangerous, combustible, poisonous or noxious substances, spirits, oil or petrol or other inflammable liquid, gas or solid shall be brought into the MARINA or stored on the BOAT except in properly secured containers expressly designed to contain such substances against leakage or escape. The consequences and expenses of any leakage or escape shall be for the OWNER'S account.

### **4.3.2 Fire**

- 4.3.2.1 The OWNER shall take all necessary precautions against the outbreak of fire in or upon the BOAT.
- 4.3.2.2 The OWNER shall provide at least one fire extinguisher in or upon the BOAT suitable for the type of engines, fuel and equipment relating to the BOAT and of a kind which shall be approved by the appropriate Government Department. Such extinguisher shall at all times be kept instantly ready for use and in good and efficient working order.
- 4.3.2.3 No charcoal or gas grills, barbecues, hotplates, hobs, ovens and the like may be used on board either above or below decks nor on the dock or finger pontoon whilst in the MARINA. Gas bottles must have their shut-off valves closed fully whenever the boat is unoccupied.



## **5 GENERAL MARINA USE**

### **5.1 Registration, Berthing and Insurance**

- 5.1.1 All vessels arriving at Port St. Charles for the first time must call the Dock Master (presently Derek Ince) on VHF channel 77 before entering the outer harbour.
- 5.1.2 Each BOAT resident within or using the MARINA must be registered with the PSCCS CEO.
  - 5.1.2.1 PSCCS requires all boat owners to sign a BERTHING INDEMNITY and to provide Proof of Registration and BOAT INSURANCE , in particular Third Party Insurance at a level decided from time to time by the management PSCCS, and valid for at all times during the period of stay.
  - 5.1.2.2 The OWNER acknowledges and agrees that PSCCS shall have the right without prior notice to require the OWNER to move and re-berth the BOAT and shall itself have the right to move and re-berth the BOAT to any new location within the MARINA for reasons of safety or Marina Maintenance.
- 5.1.3 BOAT LIFTS - In respect for the residential nature of the Marina and to be in harmony with the rest of the community, no further boat lifts will be allowed at Port St. Charles.

### **5.2 Navigation within the Marina**

- 5.2.1 The OWNER, or their designee, shall navigate and control the BOAT in the MARINA at all times in a seamanlike manner so as to cause no danger, damage or inconvenience to any other person or boat.
- 5.2.2 All BOATS must adhere to the rules of the sea by keeping to the starboard side of the channels in the marina and outer harbour and by passing oncoming boats port side to port side.
- 5.2.3 Wash and wake shall be kept to a minimum. A maximum water speed limit of three-knots must at all times be observed within the MARINA. Between the outer red channel marker off the helipad and the innermost parts of the marina, all vessels operating in this area must observe the three-knot limit on speed in order to respect our No-wake regulation.
- 5.2.4 Sailboats weighing over 1000lbs must be operated only on engine power within the MARINA and outer harbour. No use of sails is allowed in these areas.
- 5.2.5 BOATS entering and leaving the marina during the hours of darkness are required to have their running lights on at all such times.
- 5.2.6 The BOAT shall be berthed by the OWNER in such a manner that all necessary lines and fenders shall be provided by the OWNER and the OWNER expressly undertakes and agrees to ensure that the BOAT is properly and safely secured and attached to the mooring at all times. In particular it is the responsibility of the OWNER to check the security of lines and to replace them when necessary.

### **5.3 Embarking / Disembarking**

- 5.3.1 The OWNER shall not operate or permit to be operated within the MARINA any engine, generator, machinery, radio or any other apparatus so as to cause any noise, dust, pollution or any nuisance, annoyance or inconvenience to other USERS or any Port St. Charles owner, resident or guest.
- 5.3.2 BOAT engines may be run at the dock for a maximum of five minutes prior to leaving the berth and after returning to the dock in order to avoid exposing nearby residents to unnecessary noise and exhaust fumes. Failure to observe this regulation creates a major nuisance throughout the MARINA.

### **5.4 Nuisance Noise and Behaviour**

- 5.4.1 The OWNER understands and agrees that the management of PSCCS has the right to require the OWNER or the OWNER'S PARTY (or any of them) to leave the MARINA immediately if they act recklessly, belligerently or unreasonably or fail to observe these or any other applicable regulations.
- 5.4.2 The MARINA does not allow entertaining at the dock (e.g., prior to leaving for a cruise or after returning from a cruise). OWNERS and guests will make every attempt to not occupy the BOAT or finger piers for more than 15 minutes prior to embarking for a cruise or after disembarking from a cruise.
- 5.4.3 The OWNER shall ensure that at all times halyards, flags, banners and other items attached to the BOAT shall be secured so as not to cause any noise, nuisance, annoyance or inconvenience to any Port St. Charles owner, resident or guest.
- 5.4.4 The OWNER further undertakes and agrees for themselves and the OWNER'S PARTY that they shall behave in a considerate manner while using the BOAT and MARINA facilities and in such a way as to cause no nuisance, annoyance or inconvenience to any Port St. Charles owner, resident or guest.

### **5.5 Animals**

- 5.5.1 Animals may only be brought into the MARINA to go cruising on a vessel on condition that they are at all times kept under the control of the OWNER. So far as is reasonably practical animals shall be kept aboard the BOAT at all times. Once returned to the dock, any animals must leave the premises promptly. Pets are not allowed to stay on property or in an apartment for any length of time.

### **5.6 Housekeeping**

- 5.6.1 The docks must remain free from debris that may cause a safety hazard. Hoses, lines, fenders, must be kept in a neat and tidy fashion. Bicycles, barbecues, etc. are not allowed to be stored on the dock.
- 5.6.2 Boat exteriors must be kept in a clean, neat and orderly manner. Any personal or boating related items must be stored onboard the vessel or in an approved dock box and are not allowed on the docks.
- 5.6.3 The OWNER shall not erect any clothes line on the BOAT or within the MARINA or allow any laundry to be displayed on the exterior of the BOAT. No wet towels or clothing is allowed to be dried on the exterior of the BOAT as this is an eyesore.
- 5.6.4 Finger piers must remain free of boat gear, dock boxes and any other such items. The same applies to planters and grass areas in the vicinity of the docks. These too must be kept completely free of boat tackle.

- 5.6.5 All dock boxes must be of the standard size and colour approved by PSCCS Management for use in the MARINA in keeping with our residential guidelines. These boxes must be kept clean and in good working order at all times. The area around the boxes must be kept tidy and free of excess gear, debris and rubbish.
- 5.6.6 Boat fenders must be of the approved design in the designated colours of white, blue or black. No other colour is allowed.
- 5.6.7 Auxiliary Craft - Before leaving the boat for extended periods, it is the responsibility of the owner to ensure that all auxiliary craft (dinghies, rowboats, runabouts) are secured on davits or on the deck of the main vessel tied at the dock. Under normal conditions the tender must not extend beyond the dimensions of the berth as defined in the homeowner's Offer Document.

## **5.7 Upkeep, Maintenance and Condition**

- 5.7.1 PSCCS reserves the right to require an OWNER to maintain their BOAT and other systems, equipment and accessories in an operable condition (e.g., a seaworthy BOAT or a system, equipment and appurtenance capable of performing its intended function).
- 5.7.2 No person shall be permitted to work on the BOAT or otherwise in the MARINA so as to cause nuisance or annoyance or inconvenience to other MARINA users or Port St. Charles owners, residents or guests.
- 5.7.3 The PSCCS CEO can, with 30 days' notice, require the OWNER to remove an unseaworthy BOAT or an inoperable system, equipment or appurtenance. After 30 days PSCCS may remove the unseaworthy BOAT or an inoperable system, equipment or appurtenance at OWNERS expense.
- 5.7.4 No alterations to docks or finger piers may be carried out without the written permission of the PSCCS CEO.
- 5.7.5 MAJOR MAINTENANCE or overhaul activities are not allowed within the MARINA.
- 5.7.6 The use of a mechanized sanding device or machine and the repair of fiberglass is not allowed within the MARINA.
- 5.7.7 The OWNER shall at all times be responsible for the proper upkeep and safe shore) and shall maintain it in good, clean and seaworthy condition and ensure that the BOAT is able to navigate under its own power at all times.
- 5.7.8 All steps shall be taken to ensure that the minimum of dust is caused when cleaning or maintaining the BOAT or as a result of any other operations.
- 5.7.9 The OWNER shall ensure that all materials used for minor BOAT maintenance shall be cleared daily.
- 5.7.10 If a BOAT sinks in the lagoon or outer harbour, the OWNER is required to remove it within forty-eight hours or to make satisfactory arrangements with PSCCS CEO for this to be done. Failure to do so will result in the vessel being removed by PSCCS. All related costs will be charged to the OWNER, including costs for collateral damage.

- 5.7.11 Painting, scraping, sanding or repairing vessels or equipment is not permitted without the consent of PSCCS CEO, and only then in emergency situations. Routine maintenance and minor repairs are restricted to activities that can be performed without disturbing the peace and tranquility of Port St. Charles or incurring the risk of harmful materials falling into the lagoon. Thus the scrubbing of hulls and cleaning of boat decks with any harmful chemicals, soaps or detergents is not permitted inside the Marina.
- 5.7.12 Maintenance that involves oil, fuel, the use of chemicals or noisy equipment may not be carried out at the berth.

## **5.8 Boats for sale/on offer**

- 5.8.1 One "For Sale / On Offer" sign is allowed per BOAT.
- 5.8.2 The sign must be no larger than 12 by 40 cm (5 by 16 inches) and must consist of a white background with black or Navy Blue letter font.
- 5.8.3 The PSCCS CEO has the right to require the BOAT OWNER to remove the "For Sale / On Offer" sign if the sign does not meet the standard listed above.

## **6 WATERSPORT ACTIVITIES**

- 6.1** The use of motorised tenders by owners or operators of boats authorised to be in the MARINA is not considered a Watersport Activity and is permitted for reasonable purposes connected with their BOAT.

### **6.2 Prohibited Watersport Activities**

- 6.2.1 Unless explicitly defined within §6.4 Permitted Watersport Activities all other generally recognized watersport activities are prohibited within the MARINA. Prohibited activities include, but are not limited to; Swimming, diving, scuba diving, snorkeling, fishing, towing of individuals or equipment, water skiing or wake boarding or the like, speedboat racing, windsurfing or other use of windsurf boards, hydroplaning, and jet skiing.

### **6.3 Watersport Activity Safety**

- 6.3.1 Any person under the age of 16 must be accompanied by an adult for all Permitted Watersport Activities within the MARINA.
- 6.3.2 Permitted Watersport Activities within the MARINA shall occur only between 07:00 and 17:00 (5 PM) local time.
- 6.3.3 All watersport activity participants must act responsibly, conduct themselves with appropriate care, and take appropriate safety measures while in the MARINA.
- 6.3.4 Permitted Watersport Activities shall not occur during named storms or while thunder is heard or if lightning is occurring within 10 km of the MARINA.
- 6.3.5 Permitted Watersport Activity safety measures minimally include a floatation device being worn by each person and the person to be in the possession of a noise making device (whistle or air horn) while in the MARINA.
- 6.3.6 Permitted Watersport Activity participants must have on file with the PSCCS CEO a waiver of liability to acknowledge the risks involved in the watersport activity and to release Port St. Charles Common Services Ltd. and its Directors and Officers and Port St. Charles Development Ltd. and its Directors and Officers of any liability from incidents associated with the permitted watersport activity.

## **6.4 Permitted Watersport Activities**

- 6.4.1 Permitted Watersport Activities are limited to transit to or from the MARINA to the open waters beyond the entrance to the MARINA.
- 6.4.2 The use of kayaks/canoes provided that they have purpose designed seats for the occupants is allowed as a Watersport Activity.
- 6.4.3 The use of stand-up paddle boards is allowed as a Watersport Activity.
- 6.4.4 The use of PWC (Personal Water Craft) are permitted, requests need to be made to the Board, decisions will be made on a case by case basis.
- 6.4.5 Owners of permitted watersport craft and participants must be aware of any limitations of their homeowner general liability insurance with regard to watercraft. Homeowner general liability insurance does not commonly cover watercraft incidents while the watercraft is in the water.

## **7 LIVING ON BOARD / SLEEPING ON BOARD**

**7.1** Living on Board a BOAT is not permitted within Port St. Charles. Under no circumstances or conditions will a Living on Board condition be allowed. The PSCCS Board of Directors and the PSCCS CEO reserves all rights to immediately enforce this provision of these MARINA REGULATIONS. No explanation of the refusal is required or to be expected by the OWNER.

### **7.2 Sleeping on Board**

- 7.2.1 Sleeping on Board a BOAT is allowed within Port St. Charles with the following requirements and limitations. Only with written registration and approval of the PSCCS CEO will a PSC Unit Owner be approved for Sleeping on Board their OWNED BOAT. A PSC Unit Owner, while in residence, may use their boat to provide sleeping accommodation ONLY for Friends/Family/Guests who are staying in the apartment.
- 7.2.2 Sleeping on Board is not permitted while the apartment is rented, vacant, or inhabited by anyone other than the Owner. The PSC Unit Owner must be in residence.
- 7.2.3 Under no circumstances will the lessee of a dock, berth, or BOAT be allowed Sleeping on Board privileges.
- 7.2.4 Under no circumstances will a captain, crew or anyone in the PSC Unit Owner's employ (Directly or indirectly), who performs maintenance or looks after the boat be allowed sleep on board privileges.
- 7.2.5 Prior to approval the PSCCS CEO will require the Unit OWNER/BOAT OWNER to sign an indemnity taking full responsibility and a waiver of liability for PSCD & PSCCS Board of Directors, PSCD & PSCCS Officers, and PSCD & PSCCS Staff for any accidents or injury arising from Sleeping on Board.
- 7.2.6 Right of Removal – Based on direct observation by the PSCCS CEO or after two documented calls to SECURITY regarding nuisance noise, light, sound, cooking, entertaining, or other behaviour contrary to customary norms, the PSCCS CEO reserves all rights to require the immediate removal of any or all persons Sleeping on Board and their guests. The PSCCS Board of Directors and the PSCCS CEO reserves all rights to immediately enforce this provision of these MARINA REGULATIONS. No explanation of the refusal is required or to be expected by the OWNER.

- 7.2.7 A Sleeping on Board EVENT is defined as a maximum of 7 consecutive nights of Sleeping on Board by any group of people. Sleeping on Board for greater than 7 consecutive nights is considered Living on Board as defined elsewhere in these Marina Regulations.
- 7.2.8 Sleeping is not allowed above deck. Cooking, entertaining, talking loudly (so as to be heard from people on the docks or adjacent units, walkways) is not allowed during Sleeping on Board.
- 7.2.9 Only BOATS appropriately registered/documented with a holding tank are eligible to be considered for Sleeping on Board status. Vessels must also meet Barbados laws at all times which include those pertaining to navigation and safety equipment. Vessels must be seaworthy and operable, immediately ready for cruising in local waters.
- 7.2.10 At least 30 consecutive calendar days must elapse between Sleeping on Board events. Or as approved by PSCCS CEO.
- 7.2.11 The BOAT OWNER is responsible for the behaviour of any person, regardless of age, who is sleeping on Board.

## **8 MARINA VISITORS, GUESTS, and LESSEES**

### **8.1 Use of PSCCS Facilities**

- 8.1.1 Crew members and guests and crew associated with boats in rented berths do not have authorization to use of PSCCS facilities, including but not limited to: Sunset Isle patio or pool; Tennis courts; Gym or PSCCS Water Taxi. On returning to the berth after a cruise, guests and crew are asked to leave Port St. Charles promptly after securing the boat. The boat shall not be used for entertainment purposes while in the MARINA.

### **8.2 Loaning, renting or leasing a berth**

- 8.2.1 In the event of a homeowner renting or loaning the unit's berth to another person (the "BERTH LESSEE"), the homeowner must sign an agreement assuming all responsibility for any damage, spillage, disruption or violation of these PSCCS MARINA REGULATIONS by this person or any individual associated with the boat or renting or loaning the unit's berth.
- 8.2.2 Prior to bringing the boat into the Marina, the outside yacht owner must register with PSCCS CEO and provide copies of the boat insurance document and a signed Berthing Indemnity. It is the Lessor's responsibility to ensure that the required third party insurance coverage (\$ 4,000,000.00 BDS) for the Lessees Vessel is met and kept current. PSCCS requires an Insurance cover Letter for each renewed Insurance period.

### **8.3 Parking for OWNERS GUESTS**

- 8.3.1 Port St. Charles numbered parking spaces are for the exclusive use of Port St. Charles residents. The only on-site parking for OWNERS GUESTS are numbered spaces allocated to the OWNERS and any unused parking space (un-numbered) allocated by Port St. Charles.

## **8.4 Parking for BERTH LESSEES**

- 8.4.1 Visitor Parking (e.g., unnumbered parking spaces) shall not be used by persons leasing a BERTH. Port St. Charles numbered and unnumbered parking spaces are for the exclusive use of Port St. Charles residents and their guests.
- 8.4.2 The only on-site parking for individuals leasing a berth is in any unused parking space allocated by the Port St. Charles OWNER (e.g., ONLY the numbered parking space with the number of the leased berth) and only if such permission is approved by the OWNER and provided in writing to PSSCCS CEO.
- 8.4.3 For BERTH LESSEES for whom no on-site parking is available must park outside the Port St. Charles and enter on foot. Equipment, coolers, gear, guests, may be dropped off with a vehicle and then the vehicle parked outside.

## **9 COMMERCIAL OPERATIONS WITHIN MARINA**

- 9.1 Under no circumstances shall a commercially operated BOAT be allowed to embark or disembark passengers within the residential MARINA. a commercially operated boat shall mean any vessel, whether owned by a PSC homeowner, or not, that is being used directly or indirectly for any reason involving hire and reward including, but not limited to formal charter, carrying of paying passengers (or any other party paying or contributing to costs on their behalf), etc.
- 9.2 An exception to section 9.1, may be made with the approval of the PSSCCS CEO for a "learner driver" receiving training from a "licensed driver" for the purpose of obtaining a Barbados Speedboat License under BARBADOS PORT AUTHORITY (WATER-SPORTS) REGULATIONS, 1990 (or current Official Gazette date).
- 9.3 With the exception, as allowed in Section 5.8, for a BOAT on offer, under no circumstances shall the OWNER display or caused to be displayed any 'For Sale', 'For Charter', 'To Rent' or other notice on or in the BOAT or on any other part of the MARINA.
- 9.4 No parts of the BOAT or other equipment, dinghies, gear, fittings, supplies, stores or similar items shall be stored or left upon or otherwise within the MARINA without the prior written consent of the PSSCCS CEO.

PSSCCS Board of Directors reserves the right to introduce Regulations and new terms and conditions or to vary these Regulations and terms and conditions to promote the better administration of the MARINA in the best interests of MARINA users as a whole.





## EMERGENCY CONTACT NUMBERS

|                      |     |
|----------------------|-----|
| Police               | 211 |
| Ambulance            | 511 |
| Fire                 | 311 |
| Directory Assistance | 411 |
| Operator             | 0   |

**Barbados Coast Guard**  
VHF Channel 16, call code 8 PAPA ZULU or 427-8819

**Hyperbaric Chamber - Scuba Diving** 436-5483

**Bayview Hospital**  
St. Paul's Avenue, Bayville, St. Michael 436-5446

**F M H Emergency**  
4A 3rd Avenue, Belleville, St. Michael 228-6120  
*For the treatment of diving injuries and burn victims:* 228-6121

**Sandy Crest Medical Centre**  
Holetown, St. James (near the Sunset Mall) 419-4911

**Barbados Red Cross Emergency Ambulance Service** 417-2727

**DROWNING, FIRE, ACCIDENT WITH INJURIES.  
CONTACT SECURITY  
419-1000**

# GYM RULES

1. GYM USE IS RESTRICTED TO HOMEOWNERS, THEIR GUESTS WHO ARE STAYING IN THEIR UNIT AND RESIDENT RENTERS.
2. THE GYM AC IS SET AT 21 DEGREES, PLEASE DO NOT ADJUST THE AC SETTINGS.
3. THE WINDOWS AND DOORS ARE TO REMAIN CLOSED AT ALL TIMES.
4. NO BAREFEET OR BAREBACKS ARE ALLOWED. PROPER GYM ATTIRE MUST BE WORN. PLEASE CLEAN YOUR SHOES PRIOR TO ENTERING THE GYM.
5. YOU MUST SIGN IN THE LOGBOOK IN ORDER TO USE THE GYM.
6. TV IS CONTROLLED BY THE FIRST PERSON IN THE GYM.
7. NO MUSIC, PLEASE USE HEADPHONES FOR MUSIC.
8. PERSONAL TRAINERS WILL RESPECT OTHER PEOPLE'S USE OF THE GYM AND SPEAK SOFTLY.
9. CHILDREN UNDER 16 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.
10. PLEASE CLEAN PERSPIRATION FROM THE EQUIPMENT WHEN YOU ARE FINISHED.
11. WHEN LEAVING, TURN OFF ALL LIGHTS AND EQUIPMENT.
12. PLEASE REPORT ANY EQUIPMENT FAILURES OR PERSONS NOT COMPLYING WITH THESE RULES TO RECEPTION OR SECURITY.
13. FAILURE TO RESPECT THESE RULES WILL RESULT IN THE OFFENDER BEING BANNED FROM THE GYM.

**NOTE:** PORT ST. CHARLES DEVELOPMENT LTD.,  
PORT ST. CHARLES COMMON SERVICES LTD. AND THE OWNERS  
AT PORT ST. CHARLES ARE NOT LIABLE FOR ANY INJURIES SUFFERED  
WHILE USING THE GYM.

WE WELCOME ANY SUGGESTIONS  
AND HOPE YOU ENJOY YOUR WORK OUT!



**Port St Charles**  
St. Peter, Barbados,  
West Indies  
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Fax (246) 422-4646