

Lorain Harbor Boat Club

House and Grounds Rules

I. Behavioral Expectations of Members and Guests.

- A. LHBC is committed to providing a safe, inclusive, and welcoming environment for all members and guests. Harassment of any kind—including verbal, physical, sexual, or visual harassment based on race, color, religion, sex, sexual orientation, gender identity, age, national origin, or disability—will not be tolerated on club grounds or at any club-sponsored event.
- B. Similarly the use of profane, harassing or abusive language or gestures is strictly prohibited on club grounds or at any club sponsored event.
- C. All members and guests are expected to be mindful of the family friendly nature of LHBC, and to treat others with dignity and respect at all times.
- D. Any individual who believes they have experienced or witnessed harassment should report the incident immediately to a member of the Board.
- E. The Board will promptly and confidentially investigate all complaints, and any member found to have engaged in prescribed behavior will be subject to disciplinary action, up to and including the immediate suspension or termination of their club membership.
- F. In addition to the above, if at any point two or more Board members are personally aware of conduct that violates this policy they may summarily expel a guest from LHBC premises or suspend a member until the next scheduled Board meeting where further disciplinary action may be considered. During the term of this suspension, the member may not enter the club house or any other common area of LHBC and may only enter club grounds for purposes of accessing his or her vessel.

II. Reciprocity with Recognized Boating and Yachting Clubs

- A. LHBC extends reciprocity to members of clubs that are members of the Inter-Lake Yacht Association and other recognized yachting/boat club organizations to the extent of allowing access to LHBC and LHBC functions not specifically excluding nonmembers, and the rental of transient dock space. Additional benefits may be agreed upon with individual clubs.
- B. LHBC discourages charging any expense by LHBC members to any other club, regardless of the other club's policy. In the event that a LHBC member charges any expense to LHBC via another club, any such expense shall be due and payable immediately upon receipt of the invoice from the other ILYA club. A ten percent service charge, with a minimum of \$20.00, will be added to all such charges. Additional late fees of 5% per month will accumulate on any unpaid balance.
- C. LHBC shall not extend credit to visiting members of other clubs.

III. Guests

- A. Members are responsible for the behavior of their guests, including any damages caused by their guests, and for ensuring that their guests comply with all LHBC rules.
- B. The member must be present when his/her guests are present.
- C. To comply with IRS guidelines, each member shall pay for any service, food, drink or

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goods provided by LHBC. This limit does not apply when the guests are primarily invited to the member's boat and use of LHBC facilities is minimal.

- D. A parent or other legal guardian must be present when persons under the age of 18 are on LHBC premises, except when:
 - 1. the underage person is participating in an LHBC-sanctioned event/program specifically designed for persons of that age.
 - 2. the underaged person's parent or legal guardian has explicitly authorized the underage person to be under the care and supervision of another LHBC member over the age of 18.

IV. Expense Reimbursement

- A. All expenses incurred by members for LHBC purposes must be approved by the Board before they may be reimbursed.
- B. Expenses incurred without preapproval are strongly discouraged and not guaranteed reimbursement.
- C. All expenses must be submitted on an expense report, using a form approved by the Board. All expenses reports must include detailed receipt(s) or invoice(s). A credit card statement or credit card receipt is not sufficient.
- D. Expenses must be submitted within 45 days of incurring the expense unless other arrangements are authorized by the Board.

V. Ground Rules

- A. Active, Associate, and Lifetime members have access to LHBC's Clubhouse 24/7. If you are the last one leaving, it is important to lock the Clubhouse door and the main gate. Failure to properly lock up when leaving may result in suspension of this privilege on an individual basis at the discretion of the Board or an individual Officer.
- B. Social member's access to the Clubhouse is restricted to posted hours, unless accompanied by an Active, Associate, or Lifetime member.

Use of the kitchen in the main Clubhouse is restricted to bar employees and authorized bar volunteer members, except during Board sanctioned LHBC events..

- C. Smoking, including e-cigarettes or vaping, is not permitted in the Clubhouse or on the patio. Cigarette butts must be discarded in proper containers. Smokers are encouraged to stay downwind from the patio.
- D. Marijuana is not permitted in the public areas of LHBC.
- E. Pets must be under the control of their owners at all times. Pets must be leashed during LHBC events while in LHBC common areas. Pet owners will be responsible for damages caused by their pets. In addition, the Board reserves

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the right to fine pet owners who do not remove their pet's waste. Pets are not permitted in the Clubhouse (except certified service animals).

- F. Fishing is prohibited in the boat basin, including fishing from a boat docked in the boat basin.
- G. During the boating season, parking is only permitted within designated parking spots within the fence line. Exceptions will be made for active loading/unloading, while working on a boat that is not in the water, or while working on a club maintenance project. Parking may be restricted at the Board's discretion during LHBC events
- H. Fire Arms and other dangerous ordnance, including those with concealed carry permits, are not permitted on Club premises except:
 - 1. by duly authorized law enforcement officials while on duty and in the performance of their duty.
 - 2. to the extent allowed by law, firearms may be kept locked in a car in the upper parking lot or locked in a members boat.
- I. No person may remove any LHBC property without explicit authorization from an Officer.
- J. Use of LHBC tools, portable equipment and club supplies on site must be approved by the Commodore, Vice-Commodore, or Yard Manager. The member using these will be responsible for any damage or loss of the tools and portable equipment.
- K. No swimming is permitted within the boat basin or from the seawall.
- L. All members and guests are encouraged to don life vests prior to walking out onto catwalks or docks. Children under the age of 12 must wear life vests within 10 feet of the boat basin or seawall.
- M. Dock boxes must be confined to the triangular area at the head of dock piers and catwalks, or within thirty inches of the wall along D dock. All dock boxes and their method of installation must be approved by the Board
- N. No modifications to docks is permitted without approval of the Board Anything which requires drilling a hole or use of a nail or screw is a modification.
- O. All oil or fuel spills or leaks must be reported to the Yard Manager immediately, who will determine if it is necessary to report the spill to the Coast Guard or other authority. The owner is responsible for clean-up costs.
- P. All vessels must be tied up securely at all times, with dock lines of suitable size and in good condition. Vessels inadequately secured may be secured by Club personnel to prevent damage to other vessels or the docks. If the Yard Manager or another Board Member determines that dock lines must be purchased to properly secure a vessel, said lines will be purchased from the Black River Fuel Dock and the member's account will be assessed.

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VI. Transient Docks

- A. Active and Lifetime members may make occasional use of open docks on a space available basis for day dockage of boats they own that are not docked at LHBC. Overnight dockage will incur a transient dock fee equal to 50% of the transient dock fee for non-members. Use of the docks must be cleared with the Yard manager on a case-by-case basis: space available will take into account transient dock reservations, and LHBC events.
- B. Boats being used to support LHBC-sanctioned events may use available docks overnight without charge for the duration of the event.
- C. Transient dockage for non-members is controlled by the Yard manager.

VII. Yard Services and Work

Travel lift, hoists, and other yard services are available only to Active and Lifetime members except on an emergency basis, and for boats participating in LHBC-sponsored regattas or other Board-sanctioned boating events specifically open to non-member. Only trained and authorized employees and members are permitted to operate the travel lift.

- A. Contractors working on a member's boat on LHBC premises must be approved by the Board prior to beginning work. Proof of insurance coverage must be provided upon request.
- B. Boat owners and their volunteer helpers may work on their own boats on LHBC premises. All work practices must comply with Clean Marina guidelines.
- C. Tarps must be used for any painting, scraping or sanding operations. Power sanders or grinders must be connected to a vacuum for dust collection. Spray application of paints or other coatings is not permitted.
- D. Boats in dry sail or winter storage shall not be connected to shore electrical power except while the owner/contractor is present and working on the boat.
- E. LHBC does not have facilities for hazardous waste disposal. The boat owner is responsible for proper disposal of hazardous waste offsite. (e.g. dust and chips from sanding or scraping, oil, transmission fluids, coolants, antifreeze, paint, solvent, oil, fuel, rags or wipes contaminated with any of these substances, and any other hazardous waste.)
- F. LHBC does not have facility for large volumes of trash such as shrink-wrap. The boat owner is responsible for removing shrink-wrap and other high-volume waste from LHBC. Recycling is encouraged.

VIII. Bar Rules

- A. Alcoholic beverages purchased from LHBC must be consumed within the Clubhouse or on the Clubhouse patio. The bar is not permitted to sell package goods.
- B. Alcoholic beverages and food not purchased from LHBC are not permitted

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within the Clubhouse or on the Clubhouse patio when the Clubhouse is open and serving food and drink.

- c. Only specifically-authorized employees or specifically-trained and authorized volunteer members may operate the Bar or Kitchen.
- d. Only LHBC members may make purchases from LHBC, except registered transient dockers, visiting members of recognized boat/yacht clubs, and participants in Club sanctioned events open to the public (such as regattas and fishing tournaments) during the event. Members may purchase food or drinks for their guests. Identification may be required to confirm membership.
- e. The Board shall establish and post normal operating hours for the Bar.
- f. The Club does not extend credit. All tabs must be paid in full before leaving the premises.

IX. Club House Rental

- a. Only Active or Lifetime members in good standing, a recognized non-profit organization, or an organization whose purpose aligns with LHBC's purpose of promoting recreational boating may rent the Clubhouse for non-Club events.
- b. Club-sponsored events will have priority. Member requests for use will be considered in the order received.
- c. All use of the Clubhouse for non-Club events must be approved by the Board.
 - 1. Use of the Clubhouse must be requested in writing, using the form approved by the Board, to the Commodore, copied to the Secretary.
 - 2. Request for use of the Clubhouse must be received in time for the Board's consideration at a regularly-scheduled Board meeting.
 - 3. The request must include details of the event, including date, time, expected number of guests, how the Clubhouse and grounds will be used, and whether a bartender to serve alcoholic beverages will be required.
- d. The request must be covered by LHBC's insurance to be accepted.
- e. The Board will accept or reject the request on its own merits, including but not limited to whether the event furthers LHBC's purpose.
- f. The Active/Lifetime member renting the Clubhouse must be present during the event and is responsible for the behavior of, and any damages caused by, attendees of the event.
- g. Organizations renting the Clubhouse must be sponsored by an Active or Lifetime member, who will be responsible for the behavior of the Organization during the event.

The rental fee is established by the Board and may vary depending on the nature and timing of the event.

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- H. If alcoholic beverages are served, they must be purchased from LHBC. An additional fee to pay the bartender will be incurred. Only bartenders authorized by the Board may tend bar at LHBC.
- I. The member renting or sponsoring an organization renting the Clubhouse is responsible for clean-up after the the event, including removal of trash generated. If the member does not fulfill this requirement, the member will be charged on a time and material basis for clean-up, with a minimum of \$100.00.
- J. Members should be respectful of “private” member events, but shall not be denied the use of LHBC facilities, including access to the Bar if the Bar would normally be open during the event.
- K. Any Board Member is authorized to terminate an event if these conditions are not followed.