

New Orleans Municipal Yacht Harbor Management Corporation

Boathouse Rules and Regulations

These Boathouse Rules and Regulations have been established by the New Orleans Municipal Yacht Harbor Management Corporation pursuant to the Rules and Regulations provision contained in the Boathouse Leases for boathouses located at the Municipal Yacht Harbor. They may be amended, from time to time, by the Board of Directors of MYHMC. Each Boathouse Lessee is obligated to comply with these Rules and Regulations.

VIOLATION OF ANY RULE OR REGULATION BY A BOATHOUSE LESSEE OR INVITEE OF A BOATHOUSE LESSEE SHALL BE A BREACH OF SAID BOATHOUSE LEASE AND SUBJECT THE BOATHOUSE LESSEE TO THE REMEDIES AVAILABLE TO MYHMC FOR BREACH OF THE BOATHOUSE LEASE.

DEFINITIONS:

As used herein these terms shall have the following meanings:

<u>MYHMC:</u>	New Orleans Municipal Yacht Harbor Management Corporation.
<u>Boathouse Lease:</u>	The lease between MYHMC and any Lessee with respect to a Boathouse.
<u>Lessee:</u>	Any person or entity that leases a Boathouse at Municipal Yacht Harbor from MYHMC.
<u>Boathouse:</u>	Each of the boathouses located at Municipal Yacht Harbor that is leased by MYHMC to a Lessee; more particularly the Leased Premises, as defined and described in the applicable Boathouse Lease.

BOATHOUSE RULES AND REGULATIONS:

Invalidation of any one of these Boathouse Rules and Regulations, or a portion thereof, by judgment of court, shall in no way affect any other provision which shall remain in force and effect.

- BHRR-1.** Except for routine garbage/trash pick-up, Lessee shall not place or allow to be placed any debris, garbage, trash, or other such material outside of the Boathouse. If the Lessee violates this prohibition, MYHMC may (in addition to any other remedy provided for by these Rules and Regulations, the Boathouse Lease, or the law) remove the debris, garbage or trash without notice to the Lessee and bill Lessee for the cost of the removal. Lessee's failure to pay the cost of such removal within thirty (30) days of being billed by certified mail constitutes a violation of these Rules and Regulations and a breach of the Boathouse Lease.

- BHRR-2.** Trash/garbage receptacles or containers may not be placed in front of the Boathouse for pick-up except on the evening prior to or the morning of the pick-up. Once the pick-up of the trash/garbage has been completed, the receptacles shall be removed as soon as possible, but no later than 5:00 PM the following day, and stored in an area which is concealed from view from the street on which the Boathouse fronts. All trash or garbage put out for pick-up must be in appropriate plastic containers; no loose bags or cardboard boxes are permitted.
- BHRR-3.** Disorderly conduct, indecent exposure, profanity and excessive noise are prohibited. Lessee shall not make or permit to be made by his family, guests, or tenants any disturbing noises in or about the Boathouse or the public areas in the vicinity of the Boathouse. Lessee shall not do or permit anything to be done by his family, guests, or tenants that will interfere with or disturb the rights, peace, comfort and convenience of other Boathouse Lessees, or their families, guests, or tenants. Music and other sounds may not be broadcast at a volume which makes such sounds audible to persons in the adjacent Boathouses between 8:00 p.m. and 9:00 a.m. the following morning on weekdays and 10:00 p.m. and 9:00 a.m. the following morning on weekends. Lessee shall not commit or permit to be committed by his family, guests, or tenants any public or private nuisance or other act or thing which may disturb the quiet enjoyment of any other Boathouse.
- BHRR-4.** Parking is prohibited on sidewalks, grass covered areas, and bare ground. Motor vehicles may only be parked in paved parking areas or areas designed for parking. No boats, vessels, watercraft, recreational vehicles, campers or trailers of any kind may be parked or kept at or about the Boathouse or in any vehicle parking area or on any street within the property managed by MYHMC or on the City's servitude area within that area; except that a vessel's trailer and towing vehicle may be parked in a parking space in the boat launch area for as long as the vessel is actively being used on Lake Pontchartrain and its adjoining waters.
- BHRR-5.** No automotive repairs (except emergency service or repairs) shall be permitted to be performed at or about the Boathouse or within the property managed by the MYHMC. The storage of vehicles, other than vehicles used on a day-to-day basis, is prohibited at or about the Boathouse or anywhere within the property managed by MYHMC.
- BHRR-6.** Lessee shall not post any signs, or other forms of advertisement at or about the Boathouse, except that "For Sale" or "For Rent" signs of reasonable and customary size and appearance are allowed.
- BHRR-7.** Windows, doors and other openings must be kept secure so they cannot be opened from the outside.
- BHRR-8.** Lessee shall not permit the presence of any attractive nuisance to children, including without limitation abandoned, neglected, unused or unprotected machinery located at or about the Boathouse.

- BHRR-9.** Construction and wood debris, including cuttings, unless an active construction project is occurring, shall not be permitted at or about the Boathouse.
- BHRR-10.** All exterior property areas shall be maintained free from weeds, grass, plant growth and vegetation that is not cut and maintained in a fashion that maintains an attractive appearance.
- BHRR-11.** Outside storage of material of any kind is not permitted.
- BHRR-12.** Balconies and outside decks shall not be used for storage. Instead, they shall be maintained in a neat and attractive appearance, with appropriate furniture, plants and fixtures (appropriate to use, not storage) being all that is kept on them.
- BHRR-13.** Fires and open flames of any nature on boats, docks, parking spaces, the boat slip areas under the Boathouses or in the Harbor are prohibited, excepted in areas designated for that purpose, if any, by MYHMC and clearly marked as such by permanent signage.
- BHRR-14.** No fireworks of any type are permitted in the Harbor, the Boathouses, open areas on the Leased Premises of the Boathouses or in areas adjacent thereto or in any other area under the management of MYHMC.