

Community Docks & Boat Ramp Regulations

Current as of: 02/18/2025

For more information, contact: RecFacilities@thespringsathighrock.org

Introduction

The following document outlines rules and regulations for using SHR HOA-owned community docks, ramp and slips. Property Owners and their families may use these amenities, while guests must always be escorted. In addition to SHR rules, all watercraft and watercraft operators using the community docks and ramp must also obey all requirements of [North Carolina boating laws](#).

The Board of Directors of The Springs at High Rock Homeowners Association, Inc. ("Association") has the sole responsibility for the management and assignment of docks use privileges. The Association, its members, and Board of Directors, and Cedar Management assume no responsibility for loss through fire, theft, collision, or other damage to boats/watercrafts, their contents, other boats/watercrafts, and structures in the area set aside for the community docks. Additionally, the Association assumes no responsibility for personal injury or death to the owner, his/her crew, family, or guests anywhere on the premises or docks, whether due to negligence of the Association, its members, and its Board of Directors.

Definitions

Property Owner in good standing – A Property Owner (Owner) in good standing is a person recognized as an owner of property according to the recorded property deed within the SHR community and has no outstanding HOA fees or violations. "HOA member" is synonymous with Property Owner.

Family Member – A Family Member is a person directly related to the Property Owner that either lives with the Property Owner or is an overnight relative of the Property Owner.

Guest – A Guest is an invited visitor of a Property Owner that is not a directly related Family Member.

Assigned Slips: Lot numbered slips are privately assigned and not available for general Springs' such as day slips or overnight mooring use. These regulations apply to SHR HOA-owned slips at Docks 1, 2, and 3

General Regulations for All SHR Docks, Slips & Ramp

1. **Ramp and Docks for Member's Watercraft Only:** Only watercraft owned by Property Owners in good standing of the Association are authorized to dock at the community docks and/or use the community ramp. All guests must be escorted by the Watercraft/Property Owner or their family member.
2. **No Commercial Activity:** The docks are for pleasure usage only. No commercial activity or usage is allowed.
3. **Day Slips:** Five (5) slips at Dock 1 and four (4) slips each at Docks 2 and 3 are available for day use with no overnight mooring. They are available on a first-come, first served basis and may be used from 7 AM with all watercraft being removed by sunset. Any watercraft left overnight at a day slip may be removed at the owner's expense.
4. **Walkways:** All persons must stay on the designated walkways when walking down to the dock areas. Do not block the dock with your gear.
5. **Cleanliness:** No trash or other refuse is to be left at the dock or thrown into the lake. The person bringing it in is responsible for the removal of all items and trash.
6. **Glass Containers:** No glass containers of any kind are permitted on the docks or areas around the docks including the ramps, parking areas, and boat storage area.
7. **Pets:** All pets must be kept on leashes and not left unattended. Owners are responsible for immediate cleanup of any accidents.
8. **Disturbances:** Loud parties, inappropriate conduct, and other disturbances are not permitted.
9. **Size:** Watercraft width must not exceed 8.5 feet (102 inches).
10. **Electric Devices:** The use of electric cords and devices is prohibited on all docks.

11. **“Live Aboard”**: No one is allowed to live aboard any boat/watercraft or to sleep overnight on boats or the dock areas.
12. **Refueling**: Refueling is allowed from the docks. Fuel containers must meet the EPA standards for gas emissions and refueling containers cannot be stored on the dock or in a watercraft that is moored at the dock."

Watercraft owners may be denied reservation privileges for any gas spillage on the docks or into the water. Filled or semi-filled gas containers cannot be left unattended or on overnight docked watercraft.

General items of concern: **No fires, no smoking, no fireworks and/or no explosive devices are allowed at any time.**
13. **Dock Boxes and Use**: No dock boxes or storage containers may be left on the dock. The dock and surrounding areas must be kept clean of all gear, tackle, and other obstructions.
14. **Damage to Docks**: Any damage to docks or surrounding areas will result in the Property Owner responsible for those damages being billed for all repairs. Violation of any of these rules may also lead to suspension of privileges.
15. **Children**: Children under 16 must be accompanied by an adult while on a dock.
16. **Guests**: Property Owners are responsible for the behavior of all of their Guests. Please use common sense and respect for other owners using the docks or surrounding areas.
17. **Vehicle Parking**: Automobile or golf cart parking at Dock #1 is limited to one owner vehicle and one vehicle for guest(s). Parking is allowed in designated areas only. There is a parking lot at the corner of Rocky Cove and Mistral provided for Property Owners that wish to use the Day Slips at Docks 2 and 3 as well as for those who wish to walk the area. No on-road, roadside, or easement area parking is permitted.
18. **Trailer Parking**: Trailer parking is prohibited at Dock 1 (at the Boat Ramp) on weekends and holidays between (and including) the first weekend in April and the last weekend in September. On these days, trailers must be removed from the area immediately after launching and are subject to towing at the owner’s expense if left there. Otherwise, trailer parking is allowed at Dock 1 at the designated areas only from 7:00 AM to sunset on weekdays. Trailers may not be parked on the road, roadside, common property areas and/or launch ramp at any time.
19. **Swimming**: No swimming at any time, near or around any community dock and/or boat ramp.

Overnight Mooring Privileges at Community Docks

1. Four slips at Dock 2 and four at Dock 3 are available for overnight mooring use by Property Owners in good standing from May through October. The fee for this overnight mooring privilege is \$100/month, which will be used to cover future repair and maintenance of the slips and walkways due to the additional wear and tear.
2. To apply for these slips, complete the Application for Overnight Mooring at Dock 2 or 3 (found on www.thespringsathighrock.org), and send the application to the Recreational Facility Committee (RFC). A member of the Committee will be in touch with next steps.
3. Assignments of slips will be for a period of up to one calendar month. These slips will be assigned on a first-come, first-served basis unless demand exceeds the eight slips. In that case, a lottery method of assignment will be used for allocation. Once the usage period is complete, the Property/Watercraft Owner must remove the watercraft. That Property/Watercraft Owner may rejoin the “overnight mooring request list” after all other eligible Property/Watercraft Owners requesting overnight mooring privileges have had a opportunity to use these slips. If Property/Watercraft Owners do not remove their watercraft in a timely manner, The Springs HOA Board may have it removed at the owner’s expense.

Additional Regulations that Apply to Overnight Mooring Privileges

1. Watercraft authorized to use an overnight slip may also use the same slip from 7AM to sunset. In other words, this slip is assigned to a particular watercraft all day.
2. Be courteous and mindful of neighbors.
3. Only the watercraft identified in the application may be moored in the slip.
4. All of the general regulations above, with the exception of Day Slip Use, apply to this privilege.
5. Vehicular Parking for Dock 2 and 3 is only at the lot on the corner of Rocky Cove and Mistral Lane and not at the right of ways by the dock walkway.

6. Moored watercraft must be registered and have a current license with the NC Wildlife Resource Commission.
7. The applicant must have current and adequate watercraft insurance.