

Section 7 Moorings & Small Vessels

Definitions:

Anchor: The word “anchor” shall mean to hold a boat in place by lowering a heavy weight into the water by chain.

Boating Season: The term “boating season” shall mean the period from April 15th to the following November 15th.

Buoy: The word “buoy” shall mean a white buoy with a blue band, not less than 15” in diameter, which is used to hold the chain up in the water and to mark the mooring location.

Chain: The word “chain” shall mean the galvanized chain connecting the anchor to the swivel or buoy if a swivel is not used. This term may also include shackles and swivels used to connect chain together.

Mooring: The word “mooring” shall mean a permanent anchorage installation, comprising of an anchor, chain, and mooring buoy. This may also be referred to as “mooring equipment”

Mooring Location(s): The term “mooring location(s)” shall mean the location of a mooring assigned by the Harbormaster.

Mooring Service Provider(s): The term “mooring service provider(s)” shall mean any approved service provider. CSTD Harbormaster will maintain a list of approved providers which will be available at the CSTD office.

Mooring Regulations:

Moorings are a privilege, not a right. Moorings are strictly regulated by First Light on all CT waters.

A. There is an established waiting list, which is strictly followed, for Candlewood Shores Tax District “CSTD” resident homeowners who own a boat and request a mooring. Waiting list applicants cannot transfer a mooring waiting list position to another homeowner. Contact the CSTD Office Manager or Harbormaster to get your name on the list.

B. Boat registration must be in the name of the resident homeowner. Tenants are not permitted a mooring. Renting or lending a mooring to others is STRICTLY prohibited and will result in immediate forfeiture of the mooring. No homeowner shall moor, anchor or set any mooring or boat without first registering with the CSTD office and paying the required annual fees. All mooring locations will be determined and assigned by the Harbormaster. A current CT Vessel registration and proof of boat insurance must be provided to CSTD at the time of registration.

C. Resident homeowners must be in good standing and current on all taxes and fees. Mooring registration will not be permitted if the resident is not in good standing with CSTD.

D. All moorings must be inspected at least once every 3 years, by an approved mooring service provider, with chains replaced every seven years or as required by inspection. The Harbormaster will maintain a list of approved mooring service providers, which can be obtained at the CSTD office. Only these approved mooring service providers will be accepted by CSTD for the purposes of inspections or new mooring installations. Under no circumstances can a mooring be “self-inspected” or “self-installed” by the homeowner.

The inspection shall require a diver to inspect and determine the overall condition of the mooring and identify structural and non-structural deficiencies, if any, which may present a potential safety hazard or have a negative impact on routine use of the mooring.

The mooring service provider performing inspection must provide a written inspection report on their company letterhead, stating that the mooring is compliant with these regulations, or if necessary, which parts of the mooring are defective and require repair and/or replacement. The written report shall be dated and signed by the mooring service provider performing inspection and must include a complete description of the mooring and any deficiencies observed during inspection, if any. Description of the mooring must include quantity of anchor blocks, approximate weight of anchor, size and type (stainless or galvanized) of chain, swivels and shackles used, and size of buoy. The report must also state the condition of the mooring and whether or not it passed inspection or describe the deficiencies in detail and recommendations to remedy observed deficiencies. Any deficiencies noted on the written inspection report must be corrected immediately at the homeowner's expense with proof of repair provided to CSTD. Said inspection report and/or proof of repair must be provided to the Harbormaster.

For any basic mooring repairs needed, such as replacing chain, replacing the buoy, or replacing worn shackles or swivels, the homeowner may do the repairs themselves, provided they have the knowledge and skill to do so, and provided they use approved parts as required in these regulations. All proof of repairs must be provided to the harbormaster as evidence of repairs, copies of all receipts must be provided, NO Exceptions. If the resident chooses to do the repairs themselves, they assume all liability and acknowledge that the Candlewood Shores Tax District, its managers, directors, officers & agents are not responsible and shall not be held liable for personal injury, death, or for any damage done to individual boats, dinghies, lines or moorings arising out of or in connection with self-repaired moorings. The mooring holder assumes all risk and liability of performing such repairs.

Proof of inspection is due by June 15th of the boating season. If proof of inspection is not received and your mooring buoy is not clearly marked with your mooring number, you will forfeit your mooring location and your mooring equipment will be removed at the homeowner's expense, or considered abandoned and given to the next resident on the waiting list.

The harbormaster and/or CSTD board, also reserves the right to perform periodic inspections on an as needed basis and will advise the homeowner of any defective or inadequate equipment. The defective part(s) must be corrected/replaced immediately, or the Harbormaster may remove or cause to be removed at the homeowner's expense, any mooring that fails to meet the provisions of these regulations.

Minimum Mooring Specifications:

- The anchor must be a minimum of three concrete blocks of 225 lb. each.
- Chain, which may include shackles and swivels, must be a minimum of 5/16" galvanized chain. If the depth of your mooring exceeds 30', then it is recommended to increase the size of your chain, shackles and swivels to 3/8" galvanized, unless the mooring service provider recommends otherwise (for instance, a smaller boat where 5/16" would be sufficient). Any shackles or

swivels used in the mooring must be galvanized and of the same size as the chain or larger. Rope of any kind will not be permitted under any circumstances as a substitute for chain.

- Mooring buoys must be a white buoy with a blue horizontal band. Buoys shall not be less than 15" in diameter and may require a larger diameter depending on mooring location and size/length of chain.
- All boats must have two rope lines connecting it to the mooring to create redundancy in the event one of the lines fails. The homeowner is responsible for causing such boat to be tied & secured with proper care and equipment in such a manner to prevent breakaway and resulting damage to any property.

The mooring specifications outlined above are minimum standards and are not designed to meet severe conditions. If severe weather is predicted, the mooring holder should take additional measures including the removal of the boat from the water. The mooring holder can exceed these specifications except where it would be unsafe or hazardous to do so. Each mooring holder is encouraged to contact their mooring service provider in such matters for advice as may relate to the particulars of their boat. It is the mooring owner's sole responsibility to ensure the mooring is properly sized for the boat and mooring location. Any boat or mooring that requires "CSTD" to tow and or remove the mooring due to unsafe or non-compliant conditions, will be at the homeowner's expense.

E. All authorized moorings must have mooring number clearly marked and maintained by the owner, have a "CSTD" brass tag (supplied by "CSTD" office manager) securely attached to the mooring in a location which can easily be viewed by the Harbormaster, and comply with state regulations. Any mooring not properly marked may be removed by the Harbormaster at the homeowner's expense and may result in forfeiture of the mooring location.

F. The Harbormaster assigns the mooring location in the water as permitted by First Light. Moorings shall not be moved from an approved location under any circumstances. Moorings MAY NOT be sold with the sale of a residence. If a residence is sold, mooring location is forfeited and offered to the next person on the waiting list.

G. A mooring holder who wants to transfer a mooring must contact the Office Manager or Harbormaster for the name of the next waiting resident. Transfer of mooring to a resident on the waiting list shall not have a profit motive. Only the depreciated value of mooring may be recovered by transferring holder (saving original receipts is strongly encouraged). A seller is transferring ONLY a buoy, chain and anchor to the buyer. A buyer must be reasonable and have good intent in their offer to the seller and is encouraged to inspect the mooring equipment prior to purchase. If the buyer and seller cannot reach mutual agreement, the mooring shall be removed by the homeowner and the new mooring holder must purchase their own mooring equipment and have installed by an approved mooring service provider.

H. Each mooring holder is required annually, to provide CSTD with a Mooring Registration form completely & accurately filled out, a copy of the current valid CT vessel registration, proof of vessel insurance, a completed Small Vessel Registration form and pay an annual fee to cover annual buoy field realignment and maintenance on the dock and storage area. Mooring fees are not refundable. Fees will be set each year on or before April 15th and will be indicated on the mooring registration form. Fees will be due on April 15th each boating season. Failure to pay the annual fee by June 15th of a boating season will result in a forfeiture of the mooring location and buoy, chain and anchor will be removed at the

homeowner's expense, or considered abandoned and given to the next resident on the waiting list.. No boat may be attached to a mooring until the annual fee is paid. CSTD reserves the right to tow any boat which is not in compliance at the homeowner's expense.

I. Each year boat owners must provide a copy of the current valid CT Vessel Registration and proof of vessel insurance. Mooring registration will not be permitted without proof of registration and insurance.

J. Boat length is limited to twenty-four (24) feet maximum.

K. A change in boat registration must be provided in writing to Office Manager (Harbormaster) within 15 days of such change.

L. In the event that a mooring holder does not use his mooring location for 50% of the boating season, said mooring location may be deemed abandoned and/or reassigned, unless the permit owner has notified the Harbormaster, in advance, of his/her intent not to use the mooring location for a period not to exceed one boating season. If you are unable to use your mooring for a boating season, a letter of hardship must be provided to the Harbormaster. If your reasons for non-use do not constitute a hardship, then the mooring will be considered abandoned and transferred to the next resident on the waiting list. Such notice must be received by June 1st of each boating season. In such event the Harbormaster may make the mooring location available for transient or temporary assignment. A temporary assignment will require the next waiting homeowner to pay the annual registration fee in full.

M. Dinghies used to row out to mooring must have mooring number clearly marked and must be registered at the CSTD Office. Mooring registrants will be guaranteed a small vessel space.

N. Boat repairs are not permitted at a mooring under any circumstances. If any mooring equipment requires repair and/or replacement, boats must be removed from assigned moorings while mooring equipment is being repaired or replaced.

O. Notwithstanding any of the provisions set forth in these mooring regulations, "CSTD" is not responsible and shall not be held liable for personal injury, death, or for any damage done to individual boats, dinghies, lines or moorings arising out of or in connection with any mooring compliant with the specifications set forth herein. Nothing in these mooring regulations shall be construed as a basis for imposing liability on CSTD. The mooring holder assumes all risk and liability of owning a mooring.

Small Vessel Regulations:

A. Each small vessel must be registered annually with CSTD, by completely and accurately submitting a Small Vessel Registration Form. Registration forms can be obtained at the CSTD office. An annual fee will be due at the time of registration. The fee will be set each boating season on or before April 15th and will be indicated on the small vessel registration form. No small vessel shall be placed on any CSTD small vessel rack until the vessel is registered and the fee is paid in full.

B. A rack location will be provided by the CSTD office and will be on a first come, first served basis. The homeowner's small vessel must only be placed in the assigned location.

C. Small vessels may be locked and secured to a rack using the homeowner's locking equipment. CSTD is not responsible for any lost, stolen or damaged equipment while stored on the small vessel racks.

D. All small vessels & locking equipment must be removed from CSTD small vessel racks no later than November 15th of each boating season. Any small vessel not removed by this deadline will be moved and stored by CSTD. The homeowner will incur a handling fee of \$50 if their small vessel must be moved by CSTD. Locking equipment may need to be cut to remove the small vessel from CSTD racks. CSTD is not responsible for any damaged locking equipment.

E. Any small vessel stored by CSTD must be claimed by March 15th of the following year, otherwise will be considered abandoned. The homeowner will incur a \$50 storage fee in addition to the above handling fee if the small vessel is stored by CSTD between the time from November 15th through March 15th of the following year.

F. Any small vessel found stored on CSTD small vessel racks, which has not been registered will be moved by CSTD. The small vessel owner will incur a \$100 fee for non-compliance with these regulations.

Section 9 – VIOLATIONS AND PENALTIES:

A. The penalty for violation of any provision of this Ordinance shall be a fine of not more than (\$30.00) Thirty Dollars for each offense unless otherwise stated above, except for the disposal of household garbage deposited in any trash receptacle maintained by the Tax District.

B. The disposal of household garbage shall be a fine of (\$75.00) Seventy-Five Dollars for each offense.

C. " CSTD" reserves the right to exclude from the recreation areas any person who repeatedly and knowingly violates any provision of this Ordinance.