

Rules and Regulations

General

- All boat owners shall comply with all applicable Thai laws in addition to the rules and regulations below.
- Reference to "The Company" shall mean Ocean Property Co., Ltd.
- Reference to "Ocean Marina" shall mean the area comprising the boat storage, boat lagoon, waterfront and breakwater, and the floating pontoon system.
- Reference to "berthing agreements" shall mean the agreements entered into between boat owners and The Company and under which permission to use berths within Ocean Property are granted by The Company.
- All boat owners are required to comply fully with the rules and regulations and respective berthing agreements. If any boat owner shall be in breach of any of these rules and regulations or any clause of the boat owner's berthing agreement, the Management may take such action it may deem fit.
- Boat owners shall refer any complaints or suggestions about the berths or Ocean Marina to the Marina office's Manager.

Facilities

1. Boat owners must use shore power when their vessels are berthed in Ocean Marina.
2. The Management reserves the right to transfer a boat owner's vessel to an alternative berth. Requests for berth transfer will be considered on a case by case basis by the Management, whose decision shall be final.
3. Fresh water outlets are provided for each walk-on berth. Unless otherwise notified. Metered electrical power outlets (220 volt/50 Hz) are provided for each walk on berth. Boat owners shall ensure that power cables and water hoses from vessels to the outlets are properly secured and do not obstruct the walkways.
4. Boat owners shall notify the Dock Master immediately of damage to any part of the berth.
5. All goods and services provided by The Company, boat owners have to pay by cash. The Company will charge the boat owner's monthly accounts only with written approvals have been signed by boat owners or their proxy.
6. Golf carts are strictly for the transport of boat owners and their belongings as well as those of their families, guests. Golf carts are not serviceable to non-boat owners except Ocean Marina personnel and those above (see also Berthing, article 5). Boat owners wishing to use this transport should check with Marina Office for availability and operating hours. Golf carts are not for the transport of heavy equipment.

Conduct

1. All boat owners in Ocean Marina shall conduct themselves responsibly and have due regard for other boat owners using Ocean Marina.
2. Boat owners are responsible for the conduct of their family, guests, maids, and crew while they are in Ocean Marina and for ensuring that such persons observe the provisions of the rules and regulations.
3. Visitor cards (available at Marina Office) shall be worn at all times while in Ocean Marina.

4. Pets shall be kept on leash or in cages or containers at all times. Owners are expected to clean up after their pets promptly.
5. Children must be accompanied by adults and shall not be allowed to run on the Marina piers.
6. No person shall obstruct or interfere with any employee of The Company in the execution of his duties. Such employee shall have the right to request persons to identify themselves while within Ocean Marina.
7. Boat owners must ensure that noise from engines; radios and other machinery are kept at a reasonable level and do not cause disturbance or annoyance to other persons using Ocean Marina.
8. Boat owners must use every effort to prevent their vessels' engines from discharging fuel or oil or giving off excessive smoke or fumes.
9. No persons shall discharge or dispose of any refuse or waste material or liquid of any kind. Boat owners shall bear a fine plus the costs of any clean up required as a result of their noncompliance. On the first offense, the offender shall be fined up to 5,000 Thai Baht (THB) plus the costs of any clean up required as a result of their offense. On the second offense, the offender shall be fined up to THB 15,000 plus all expenses as detailed above. In the event of a third offense, the offender shall be fined up to THB 25,000 plus all expenses as detailed above. The lease shall then be cancelled and the vessel must be removed from Ocean Marina.
10. No holding tanks, bilges or waste containers of any kind may be discharged or disposed of within 3 nautical miles of Ocean Marina.
11. No horns or warning devices may be sounded in Ocean Marina except in cases of emergencies or as may be necessary in the course of navigation.
12. Boat owners, their family, guests, and maids, and crew shall not live permanently on board their vessels while berthed at Ocean Marina. Boat owners may sleep on board over weekends and long weekends if their vessel is moved to the commercial pier or if the vessel is being prepared for special activities, but only with prior approval of the Management.
13. No laundry or washing may be hung within sight in Ocean Marina.
14. Boat owners shall not erect any structure whatsoever, whether temporary or otherwise, on the pontoon, in or on the water.
15. All vessels must be well-maintained, sea-worthy and capable of moving under their own power at all times. If stored on a trailer, the vessel, along with the trailer, must be well-maintained, sea-worthy and capable of moving at all times. The Dock Master shall have the right to inspect the vessel or trailer to determine whether these requirements are being observed. In the event that the trailer is defective, prohibiting the mobilization of trailer and vessel, The Company retains the right to undertake such repair and to charge the boat owner for labor and parts.
16. Boat owners shall not advertise or solicit the sale of a vessel within Ocean Marina except through The Company who maintains a vessel brokerage service.
17. Neither the boat owner, their family, guests, nor crew are permitted to use either their vessel or the Ocean Marina property for commercial purpose or for the purpose of promoting a commercial product or for commercial gain unless written approval has been obtained from the Management and the appropriate fees paid in advance.
18. The Company operates a pool of boat boys who may be hired by a boat owner at the current published rate. No boat owner may solicit, entice, or request a boat boy to leave the employment of The Company to become an employee of the boat owner (see also Safety and Security, article 11).

Safety and Security

- Boat owners are required to leave a spare set of keys to their vessels with the Marina Office for use in case of an emergency. Otherwise, The Company shall not be responsible for any damages to the vessel in the case of emergency break-in entry.

- Boat owners shall not place supplies, materials, accessories or debris on the walkways, and shall not construct thereon any lockers, chests, cabinets, or similar structures. Boat owners shall ensure that all mooring lines, hoses, power cables and the like are neatly coiled and arranged on the pontoons so as not to cause any obstruction or danger to other persons. The Management reserves the right to confiscate hoses and electric cords which are not stowed.
 - All ancillary crafts (dinghies, sail boards, jet skis and the like) equipment, gear and supplies must be kept on the boat owners' vessels or in boat storage (at the current published rates) and not on the walk-on berths or elsewhere in Ocean Marina. The Dock Master shall have the right to remove any such craft, equipment, gear or supplies left unattended in Ocean Marina.
 - In the interest of safety of all vessels, dinghies, sail boards, jet skis and the like, shall undergo inspection by The Dock Master to ensure conformation with the following minimum safety requirements.
 - 1 life jacket per person for all vessels and/or (excluding dinghies, sail boards, jet skis and the like) 1 life buoy per 4 persons.
 - 1 x 2 kg . dry powder fire extinguisher per 10 ft . of vessel.
 - First aid kit.
 - Flash light, spare batteries, and bulbs.
 - Refuse bin and 4 spare plastic garbage bags.
 - 3 handheld flares.
 - VHF marine radio (not a requirement, but highly recommended).
 - Hand or electric bilge pumps or, in vessels under 20 ft ., hand bailing facilities.
 - 2 fenders for vessels under 25 ft ., 1 fender per 10 ft . of the length of overall (LOA) for vessels over 25 ft .
 - 5 mooring ropes, each not less than the LOA of the vessel. If on arrival, a
- boat owner's vessel fails to conform to the above safety check list, the boat owner shall comply within one month. At the end of this grace period, the Dock Master will re-inspect the vessel. Noncompliance after the grace period will be regarded as grounds to terminate all berthing agreements. Safety inspections will be carried out annually, but the boat owner is, required as condition to stay at Ocean Marina, to maintain all safety equipment in a good and serviceable condition at all times.
- No charcoal, open fires or cooking of any kind will be allowed within Ocean Marina premises except in designated picnic areas on the land (if any). Smoking within Ocean Marina is strictly prohibited.
 - Fishing within Ocean Marina is strictly prohibited.
 - No swimming or diving is permitted within Ocean Marina. Diving for the purpose of hull checks or minor maintenance is allowed only with prior approval of the Marina Office's Manager.
 - The Dock Master shall have the right to enter and/or remove vessels from their berths or take other safety precautionary measures as may be necessary in case of emergencies. The Company shall not be responsible for any damages to vessels or other property of boat owners caused as a result of such precautionary measures, or for any damages to the vessel should such protection be inadequate.
 - Vessels may only be refueled in Ocean Marina at the designated fueling docks and must comply with all safety procedures set out by the Management. When coming alongside refueling docks, extinguish all open flame. No smoking. Stop engine. Boat owners are responsible for refueling their own vessels and to check and sign the refueling docket. The Company accepts a refueling payment in cash only.
 - The Management may refuse approval for a vessel to be removed or leave from Ocean Marina until confirmation is obtained from the registered owner. Please make sure that if friends or relatives are to use your vessel, Marina Office has received prior notification in writing.

- An employee of The Company who resigns is not permitted to re-enter Ocean Marina (unless reemployed by The Company) for a period of 1 year or 3 years in the case of dismissal (see also Conduct, article 18).
- Equipment and baggage shall be inspected prior to entering Ocean Marina.
- If a boat owner has a problem with his personal employees (crew), please inform the Dock Master so that steps can be taken to restrict entry of undesirable persons.

Damage and Liability

1. Boat owners have to insure their boats with complete marine insurance, including hull coverage and liability insurance.
2. Boat owners shall be responsible for any damage caused by wake and wash of their vessels, whether intentionally or unintentionally caused, or arising from their own negligence.
3. All persons and vessels entering or departing from Ocean Marina do so at their own risk. No responsibility will be undertaken or accepted by The Company for any loss, damage, or injury to persons or property while in Ocean Marina.
4. Improperly secured sailboat halyards which bang against the spars shall be secured by Ocean Marina personnel and the boat owner will be charged for this ?service? at the rate of THB 200 per service.

Navigation (see also Rules of the Road, page 9)

- Boat owners shall navigate their vessels in and out of Ocean Marina with caution so as not to endanger or inconvenience other vessels.
- Boat owners must comply with any direction or communication given by the Marina Office with regard to the movement of vessels within Ocean Marina.
- All vessels, other than small dinghies, are to enter and leave Ocean Marina under power, not sail, and are requested to hoist/lower their sails well clear of the buoyed entrance channel.
- The maximum speed within Ocean Marina and entrance channel is 5 knots or less if your vessel makes a big wash. Violation of the speed limit and failure to give due consideration to boat owners will be subjected to penalties and/or fines (THB 1,000).

Berthing

- No vessels shall be allowed to berth in Ocean Marina without prior approval of the Management. Boat owners must submit the following documents in order to obtain such approval.
- Mooring application form.
- Evidence of ownership.
- Valid boat license or registration.
- Valid insurance certificate conforming to the prevailing insurance requirements of The Company.
- A vessel is allocated a berth, not the boat owner. If a boat owner wishes to substitute his original vessel for another, he must either complete another application form for the new vessel and submit it for approval or make arrangements with the Marina Office's Manager to have his vessel berth at the commercial pier and pay the current commercial rates.
- The Dock Master controls all vessel movements inside Ocean Marina. Prior approval must be obtained to move from an allocated berth to a berth at the commercial pier.
- If berthed, all vessels shall be secured in a manner acceptable to Ocean Marina, or Ocean Marina personnel will

properly secure the vessel for the boat owner and will charge the boat owner for labor and material.

- It would be of service to all concerned if boat owners leaving Ocean Marina would make an effort to notify the Marina Office's Manager in person or by VHF (channel 80) of the expected duration of their absence, their destination, and expected time of arrival back at Ocean Marina. Vessels contacting the Marina Office's Manager on their return to Ocean Marina will be assisted by our staff in berthing and, if required, golf cart transport is available (see also Facilities, article 6).
- The loading and unloading of vessels other than for personal clothes, is restricted to 08.00 until 17.00 hrs, unless prior approval has been obtained.
- Only boat owners and persons authorized in writing by the boat owners may remove vessels from Ocean Marina by the boat owners' risks and responsibilities.

Maintenance and Repair

1. Boat owners are welcome to perform service work on their own vessels provided the following:

- The vessel is moved to a designated work area, available only upon prior scheduling and upon payment of the posted fee, for work involving the use of power tools, paint, paint remover, solvent or the like on any exterior part of the vessel.
- Absolutely no paints, thinners, solvents, oils or similar materials, or any sawdust, sanding residue, paint scrapings or the like be spilled, dumped or discharged into the waters of Ocean Marina. Boat owners should note that serious damage to other vessels can be caused by accidental spills and that the offending parties will be held completely responsible for repair of these damages.
- The repairs or service shall not involve prolonged or high speed operation of a vessel's engine.
- Outside contractors, service organizations or individuals shall not be permitted to undertake any work on vessels in Ocean Marina unless the boat owner first:
 - Obtains prior approval from the Marina Office's Manager; and
 - Provides written authorization for the contractors, organizations or individuals to board the vessel to perform the indicated work.
 - Pays the admission fee (THB 60 per person per day).

All outside contractors, service organizations or individuals violating such rules and regulations will be prosecuted as trespassers.

- All outside contractors, service organizations or individuals permitted to undertake work in Ocean Marina are required to register with the Marina Office subject to the prevailing terms and conditions thereof.

Boat Crew

1. If boat owners wish their crew to have independent access to Ocean Marina, they must obtain a crew identity card for each individual crew boat owner. Application forms are available from the Marina Office.
2. Boat Crew are not permitted entry into or remain in Ocean Marina unless they are carrying a crew identity card or are accompanied by a boat owner.
3. Boat crew identity cards are not transferable and must be produced upon request by the Management's staff.
4. Boat crew identity cards may be withdrawn by the Management if, in their opinion, any crew boat owner is guilty of any misconduct or failure to observe these rules and regulations.
5. If any crew ceases to be employed by a boat owner, the boat owner shall immediately notify and return the crew identity card to the Management.

6. If a crew identity card is lost, the boat owner shall immediately notify the Management of the loss and apply for a replacement card which may be issued subject to the boat owner paying a charge (THB 100).

Rules of the Road (see also Navigation, page 7)

1. The following rules and regulations have been set to control the movement of vessels entering, leaving, and within Ocean Marina.

2. All vessels are advised that there are coral heads on both sides of the buoyed entrance channel; small shallow draft vessels must give way to large or deep draft vessels within the channel approach.

3. The maximum speed within Ocean Marina and entrance channel is 5 knots or less if your vessel makes a big wash.

4. Vessels entering or leaving through Ocean Marina entrance channel are to keep to starboard so that vessels pass port to port. No vessel is permitted to overtake or attempt to overtake another vessel within Ocean Marina, the channel entrance, or the channel approach.

5. Vessels approaching Ocean Marina shall give one prolonged blast on the whistle of 5 seconds at least 200 meters from the entrance to be answered by any vessels just about to leave via the channel with one 5 second blast. Vessels leaving via the channel are not normally required to give any warning signal (see below for exception).

6. Large vessels in excess of 65 ft ., vessels with restricted maneuverability, vessels under tow, vessels with a beam in excess of 10 meters , or vessels with a draft in excess of 2.5 meters , shall:

6.1 Radio to the Marina Office for entrance priority on radio channels 12 (156.60 MHz) or 80 at least 30 minutes prior to their estimated time of arrival (ETA) at the entrance and shall give five 7 second blasts on the whistle with 3 second intervals between each blast at least 500 meters from the entrance, with three 5 second blasts 200 meters from the entrance as danger signals.

6.2 Vessels of 100 ft . or more shall give a 60 minute ETA warning and shall give the same audible warnings but at 1,000 meters , and 500 meters , from the entrance.

7. Vessels leaving Ocean Marina shall normally have precedence over vessels entering Ocean Marina unless:

7.1. The incoming vessel has given the danger signal.

7.2. The Dock Master has given prior warning.

7.3 The departure warning lights are at red or a red flag is flying on the port entrance breakwater.

8. All vessels other than very small dinghies shall leave or enter Ocean Marina under power, not sail.

9. Vessels within Ocean Marina who are already under way in the fairways between slips shall have the right of way over vessels leaving or entering a dock, berth, or slip. Vessels in the main fairway channel shall have the right of way over boats exiting or entering fairways between slips.

10. Skippers/captains of vessels ignoring these rules will be discipline in accordance with the rules and regulations of Ocean Marina.