

**Crystal Shores West Association**  
**Marina / Buoy Policy**  
(Amended February 20, 2024)

Crystal Shores West Association has a 30-slip floating Marina and 13 mooring buoys. The Marina and buoys are located on Nevada State Land for which the Association has a special use permit. The Association pays fees to the State of Nevada for each boat slip and buoy. Maintenance on the docks and buoy field is funded through revenue derived from user fees. Since there are only 43 mooring places and 44 units the Association has adopted and practiced certain policies over the years to allow for the efficient use of the boating facilities. At times there are not enough moorings to fulfill the needs of the members and recently there have been more slips than membership needs. The Board has allowed the use of the Marina by Incline Village residents living outside of Crystal Shores West at a higher rate than for a member. This policy has allowed the Association to generate revenue to fund an aggressive replacement program without a special assessment to the members.

**Harbor Master:**

By March 31 of each year the Board of Directors for Crystal Shores West will appoint a “Harbor Master”.

**Homeowner Application Process:**

Beginning with the 2024 season, all registrations will be completed through the Association website ([www.crystalshoreswest.com](http://www.crystalshoreswest.com)). There is an electronic form along with all instructions on the left menu. Owners will need to use their normal login to access the form. Non owners can access a non owner specific form on the home page with no site access needed. No application will be processed until all items are satisfactorily completed and received. Upon approval of the application the Harbor Master will assign a boat slip for the registered boat. Moorings are issued for the applicant’s boat and not individuals. The Harbor Master may refer any application to the Board for approval.

**Non-member use of Marina:**

The Board of Directors may allow non-members to use the Marina. The Board will set the fee for non-member use.

**Slip Assignments:**

Slips and buoys will be assigned first to those owners who have continuously and currently paid the annual mooring fees, in order of seniority for the years of continuous payment. Availability permitting, each unit shall be entitled to only one boat mooring at the members’ discounted rate. Additional boats will be charged at a higher rate. If more applications are received than there are slips and buoys, a permanent waiting list will be established with seniority determined by the date of unit purchase. Request will be added to this list as they are received.

**Qualifying Classes of Boats:**

Marina Slips are available for powerboats and sailboats not less than 16 nor more than 24 feet in length. Buoys are available for powerboats and sailboats no greater than 36 feet in length. Length of boat includes

appendages to the stern. All other boats shall be non-qualifying. Non-qualifying boats less than 14 feet may moor on the sides at a reduced fee. The Harbor Master shall make all assignments.

### **Side Slips:**

The small boats (non-motorized i.e., kayaks and row boats) of unit owners, not eligible for a slip, may be tied around the sides of the docks provided: (1) the standard annual fee of \$50.00 has been paid to the Association; (2) the boat has the owner's unit number prominently displayed; and (3) the boat is assigned a tie-up position by the Association. Small boats without authorization will be impounded and will be subject to a \$100 penalty.

### **Noise Restrictions:**

All boats must comply with Nevada Department of Wildlife restrictions on maximum noise levels. A copy of the restrictions is available, free of charge, at any regional office of the Division.

### **Insurance Requirements:**

Vessels must be insured with liability limits of no less than \$500,000. Per our HOA insurance carrier the policy must name Crystal Shores West Association as an additional insured OR additional interest under the liability portion of the policy.

### **Rules of Conduct:**

- No rocks, stones or debris shall be thrown into the lake or harbor from boats, levees or the shore surrounding the Marina.
- No swimming or fishing inside the Marina.
- All boats entering and leaving the Marina will observe Lake Tahoe's 600 feet "no wake zone" and limit their speed to 5 mph.
- Take-offs from the shore, rocks, floats or docks with water skis is prohibited.
- ➤ Water skiers shall remain outside of the buoy field and swim area at all times
- ➤ Feeding wildlife (i.e., geese) is prohibited.
- Boats are to be secured fore and aft to docks by four (4) heavy mooring lines
- Boat owners shall be responsible for any and all damage done to the docks due to improper mooring or negligent operation.

### **Mooring Season:**

Boats will be allowed to moor from May 1 through October 31. Requests for exceptions shall be made to the Harbor Master.

### **Mooring Fee Schedule:**

- Non-Member Slip or Buoy \$7,500 per season

*\*The Association has one buoy which can accommodate up to a 40 foot boat. The buoy has a \$500 per season surcharge.*

**Marina Key and Gate:**

The Association has installed a locking gate at the Marina to protect the property of those using the Marina. Since the Marina is a fee area, only members using the Marina are issued a code to the gate. The Marina gate must be kept closed at all times. Do not loan your code to others.

**Violations:**

Violations of rules and policies may result in restrictions on use of the Marina, fines or expulsion from the Marina.