



**Eagletrace**  
on the Pamlico

### Eagletrace Clubhouse and Marina Rules Amended 8/3/2024

1. The Eagletrace Clubhouse and Marina is for private use of Eagletrace owners and their guest(s). It is understood that these Rules and Regulations apply to homeowners, boat owner, his or her immediate family and their guests.
2. Please use the Eagletrace website calendar to schedule and post your event date(s).  
Any event that requires more than 7 days consecutive use will require the HOA Board approval.
3. There shall be no use of Clubhouse facilities by guest(s) without the sponsoring owner(s) of Eagletrace property present.
4. No one under the age of 21 shall be permitted to use any of the Clubhouse facilities unless accompanied by an adult resident.
5. All areas of the Clubhouse are designated as Non-Smoking. Smoking shall be permitted in the parking lot only. Cigarette butts, matches, etc. must be properly disposed of.
6. No items shall be stored in the Clubhouse refrigerator more than two days prior to your scheduled event. After your event, the refrigerator must be cleaned, and all perishable items removed.
7. The use of alcoholic beverages must be confined to the Clubhouse area and must be in accordance with state and local laws. Any event that will have alcoholic beverages, the property owner holding the event must sign the "Host Liquor Liability Agreement".
8. The Clubhouse and Marina or surrounding area may not be used for any dangerous or unlawful activity. Excessive noise and/or boisterous behavior prior to, during, or after an event should be kept to a minimum. All events must end no later than midnight.
9. The Clubhouse is NEVER to be used for overnight activities or lodging.
10. In the event the Clubhouse or Marina, contents and/or surrounding area is damaged by an owner or owner's guest, it is the responsibility of the owner for said damages.
11. Nothing is to be nailed or tacked to any Clubhouse surface. Tape may be used on unpainted surfaces only. Please note tape applied to painted surfaces could remove the paint and would result in a charge to the owner using the facility.
12. The maximum inside capacity of the Clubhouse is 50. If any event has a greater number of attendees, then the property owner holding such an event must rent a port-a-potty at his/her expense to be made available during the duration of their event.
13. It is the responsibility of the property owner using the Clubhouse facility to ensure it is left in the same condition as prior to the event. All trash, decorations and food are to be removed. The kitchen and restroom are to be cleaned and free of any trash. Tables, counters and floors must be cleaned so the clubhouse is ready for the next event. Failure to follow the above directions will result in a cleaning charge of \$75.00.
14. Before any party/event is to be scheduled, this agreement must be signed by the property owner agreeing to abide by the rules and regulations set forth in this document for any such event. A copy will be maintained by the Secretary of the Association. (See attached)
15. All Clubhouse furniture, tables, chairs, etc. Are to remain on the premises of the clubhouse at all times. The HOA owners voted that no one is allowed to remove any items for personnel use.



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16. Only pleasure boats, in good condition, shall be permitted to use the Marina.
17. Refuse shall not be thrown overboard. No person shall discharge oil, spirits, flammable liquid or bilge waste into the Marina waters.
18. Noise shall be always kept to a minimum. Owners shall use discretion in operating engines, generators, radios and television sets.
19. Swimming or diving shall not be permitted from the docks, finger piers or boats moored in the Marina.
20. Cleaning of fish, crabs or other marine life is permitted along with the use of crab pots. Anyone using crab pots and or fishing must abide by local and state laws.
21. Boat owners shall not store supplies, materials, accessories, personal items or debris on walkways and/or boat house. Owners shall not construct any lockers, chests, cabinets, gang planks/ladders or similar structures on the pier or the boathouse. Any bird deterrents installed by an owner must be within the confined area of his boat lift. Nothing can be attached to the HOA owned doc or pilings.
22. The use of the Pump-out Station is available to all boaters. Users must follow the posted procedures while using the pump-out equipment.
23. All electrical hookups must comply with applicable codes, using marine quality cables and connectors. Only UL approved marine quality 20A, 30A or 50A twist lock cables may be connected while unattended. The use of adapters from the 30A marine outlet to a standard 110V outlet are only permitted for temporary connections and may not be plugged in while unattended. Extension cords from the 20-amp GFI 110V outlet on the electrical pedestals are meant for temporary convenience and should not be left plugged in while unattended. These cords must be UL approved for outdoor/marine applications.
24. All Boatlifts and controls are the responsibility of the owner. The BOA approved electrical contractor for all electrical work at the marina is (Ball Electric 252-946-4999). No-one is authorized to wire into any light house (light pedestal) other than Ball Electric. If installing or repairing a boatlift the owner is responsible for all cost associated with any repairs and/or wiring, including any circuit protection devices. The BOA will maintain a supply of the correct Eaton circuit protection devices in inventory for sale. These are not readily available at electrical supply houses.
25. Water hoses used must be equipped with washers in good condition, so as not to leak.
26. All dock carts (**must be returned**) to the boathouse and not remain on any part of the dock, walkways or finger piers.
27. There shall be NO open fires, grilling of any kind on finger piers, dock or walkways.
28. No laundry shall be hung on docks or finger piers in the marina.
29. During hurricane and severe storm conditions, boat owners are expected to observe the Eagletrace hurricane preparedness document.
30. Pets shall be kept on a leash at all times while on Marina property. Owners are expected to clean up after their pets.
31. Children under 16 years of age must be accompanied by a property owner at all times while on the docks and finger piers.



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### **HOST LIQUOR LIABILITY AGREEMENT**

The undersigned Eagletrace Member of the Eagletrace Master Homeowners Association agrees that, in consideration for the use of the Association Clubhouse between the hours of \_\_\_\_\_ and \_\_\_\_\_ on \_\_\_\_\_ (date) for \_\_\_\_\_ number of people, the Member will:

1. Comply with all applicable laws and regulations, including but not limited to the social host liquor liability laws of Beaufort County and North Carolina's ABC Laws. The Member shall indemnify the association and hold the association harmless for any and all liability arising from the Member's use of the clubhouse/tennis courts/marina and/or other common areas including but not limited to any violation of the social host liquor liability laws.
2. Comply and abide by all rules and regulations of the association and will take personal responsibility to ensure that each of his/her guest(s) will comply with and abide by all local, state and federal laws and rules and regulations of the association. The Member will indemnify the association and hold it harmless for any liability arising from acts of the individuals present at the clubhouse/tennis courts/marina or on any association property, or in the Eagletrace HOA, as a result of the Member's party or event.

The undersigned Member agrees and represents to the association that he/she has read the association rules and regulations regarding the use of the clubhouse/tennis courts/marina and other common areas.

This \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_