



Boat Ramp Policy

Who is eligibility to use the Boat Ramp?

Deeded Ownership

Only deeded homeowners of Winslow Bay, persons leasing or renting a home in Winslow Bay, or guests of deeded homeowners of Winslow Bay or persons leasing or renting a home in Winslow Bay are eligible to use the boat ramp. Until closing on a home or signing of a lease, you are not eligible.

Proof of Residency

Any resident may challenge any person (resident or otherwise) at any time to show proof of residency. Guests must be accompanied by a resident at times when using the boat ramp.

Security

The boat ramp is secured with a gate at all times. Only WBHOA residents with watercraft will have access.

Operating Courtesy

Please observe the following courtesies to your fellow boaters to make the most effective use of the boat ramp.

- Launch preparation
Prepare all watercraft for launch before entering the boat ramp so that you can launch as quickly and efficiently as possible. This is especially important during high use periods.
- Keep driveway clear
Do not park anywhere on the boat ramp drive at any time. If you must unload equipment or supplies to be taken to the dock, please unload them at the sidewalk and remove your vehicle before carrying them to the dock.
- Ensure engine startup before release
Please start your boat before releasing it from your trailer. This will ensure that you do not end up floating powerless in the middle of the cove and will eliminate the need for residents waiting to launch to delay launching while you attempt to retrieve your watercraft.
- Mooring boats
Residents who do not have deeded boat slips may dock watercraft for no more than one hour at the end of the dock. Please moor boats on the end of the docks starting from the furthest cleat. This will allow for the most boats to moor at the dock. **The space between the riprap (rocks along the water's edge) and the first boat slips are reserved for jet ski owners who have paid to tie up their PWCs.**
- Navigation
When traveling through the cove, boats must comply with the Rules of the Road governing marine navigation.
- No wake
A 1997 state law (http://www.ncleg.net/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_75A.html) created a no wake zone for Lake Norman.

§ 75A-14.1. Lake Norman No-Wake Zone. It is unlawful to operate a vessel at greater than no-wake speed within 50 yards of a boat launching area, bridge, dock, pier, marina, boat storage structure, or boat service area on the waters of Lake Norman. No-wake speed is idle speed or slow speed creating no appreciable wake. (1997-129, s. 4; 1997-257, s. 10; 1998-217, s. 49).

This distance makes the entire cove starting from the entrance to the Enclave to the back of the cove a no-wake

zone. Additionally, no "NO WAKE" buoy is required or will even be issued by the Lake Norman Marine Commission since the law was put in place in as they are attempting to reduce the number of buoys on the lake. Additionally, to make Winslow Bay one of the few lake access communities on Lake Norman, **the cove was dredged at an expense of \$250,000 and the HOA must maintain the dredging level to ensure access to the lake from the community boat ramp and boat slips.** Propeller speeds above no wake speed create turbulence that contributes to faster silt buildup in the dredged channel. Please maintain no wake speed until you have passed the outer channel centerline buoy.

Non-boating activities

- Fishing
Residents are welcome to fish off the end of the dock with the understanding that boating activities take priority over fishing. Persons fishing must be prepared to yield right of way and make room for incoming and outgoing boats and persons needing to board and exit watercraft. Persons fishing must assure that their lines in no way interfere with the operation and navigation of watercraft in the cove.

- Swimming:
Swimming is prohibited in the cove for two reasons:
 - danger from boats, and
 - swimming continually disturbs the silt and mud in the cove reducing the life of the dredging.

Launched Boat Parking Area (LBPA)

There are extra long parking spaces on the left-hand side of the parking area at the tennis courts. These spaces are reserved at all times for trailers or trailers and towing vehicles of launch watercraft only.

- Parking of any trailer with a boat on it at any time is prohibited.
- Violators will have their trailers and or vehicles towed and stored at the owner's expense.
- Overnight parking of trailers by WB residents is prohibited. Residents with visiting watercraft must apply for a temporary parking permit to use one of the spaces in the DBS reserved for visitors.
- If all of the spaces in the LBPA are taken, residents must return trailers to the DBS after launching watercraft.

Rights of the Board of Directors

The Winslow Bay Board of Directors retains the right to make changes to this policy as necessary to provide for the most effective use of the boat ramp area. The DBS committee, with Board approval, has the authority to deny access to any vehicle or watercraft to the boat ramp whose owner fails to comply with the Boat Ramp or DBS policy.