



Tenant Handbook

2145 Dawsonville Hwy

Gainesville, GA 30501

770-536-2171

www.gainesvillemarina.com

facebook.com/gainesvillemarina

Welcome aboard and welcome to the Gainesville Marina Family

We want to thank you for choosing Gainesville Marina. This handbook contains information regarding our marina, the lake, and the surrounding area. Hopefully it will help answer any questions you have, if not please feel free to call us at any time, we are always here to answer any questions you may have. **770-536-2171**

*** Rules, Hours and Lease Requirements are subject to change from time to time.**



Hours of Operation

Winter Hours

Marina Office & Leasing

Monday - Sunday 8:00 – 5:00

Service & Parts

Monday – Friday 8:00 – 5:00

Saturday 8:00 – 12:00

Sunday Closed

Sales

Monday – Saturday 9:00 – 5:00

Sunday 1:00 – 5:00

Dry Storage

Monday – Sunday 8:00 – 5:00

(Please call before 4:00 to have your boat put in)

Gas Dock Full Service Week

Monday – Sunday 8:00 – 5:00

Gas Dock: Pay at Pump, 7 Days a

Monday – Sunday 9:00

Except for Holidays, call ahead to check on holiday hours

Hours of Operation

Summer Hours

(Starts Friday before Memorial Day and ends Labor Day)

Marina Office

Monday – Friday 8:00 – 5:00
Saturday & Sunday 8:00 – 6:00

Leasing Office

Monday – Sunday 8:00 – 5:00

Sales

Monday – Saturday 9:00 – 5:00
Sunday 1:00 – 5:00

Service & Parts

Monday – Friday 8:00 – 5:00
Saturday 8:00 – 4:00
Sunday Closed

Dry Storage

Monday – Thursday 8:00 – 5:00
Friday – Sunday 8:00 – 6:00

Gas Dock- Full Service

Monday – Sunday 8:00 – 6:00

(Please call before 5:00 to have your boat in)

Gas Dock, Pay at Pump, After Hours

Monday – Sunday 9:00 - Dark

Important Contact Information

Location	Phone #
Marina Office	770-536-2171
Guard Shack	770-536-2171
Skogies	678-450-1310
DNR (Gainesville)	770-535-5499
Corp of Engineers	770-945-9531
Tow Boat U.S.	770-945-2884
Poo Toon	336-302-5310

You can also visit our web site: www.gainesvillemarina.com

Introduction to Gainesville Marina

Gainesville Marina has served Lake Lanier for over 60 years. We provide superior customer service and facilities. We sell new and used boats, brokerage sales, provide storage in both wet and dry facilities, supply parts, complete service, gas and pump-out station. Gainesville Marina is established as one of the premier boating facilities in Georgia. Come visit Gainesville Marina, quietly making waves with its central access to all boating activities. We are a full service marina, centrally located on Lake Lanier, Gainesville Georgia, 42 miles north of the I-285 Perimeter. Lake Lanier is one of America's favorite lakes. With over 640 miles of shoreline and 39,000 acres of water, the lake boasts over 7.5 million visitors a year. Lake Lanier touts spectacular scenery, but perhaps is best known for its wide variety of recreational activities. Whether it is fishing, camping, boating, picnicking, swimming, or a variety of other recreation activities, Lake Lanier has it all.

Reasons Docking Your Boat with Gainesville Marina Is a Great Choice

- Gainesville Marina has been in business for over 60 years
- Under same management for over 36 years
- Family owned and operated
- We are a full service marina (Service & Parts, Marina, Sales, Boat Rentals)
- Wet Slips – Covered up to 50'
- Wet Slips – Uncovered up to 80'
- Drystack slips up to 26'
- New, used & brokerage boat sales
- Pontoon boat & water toy rentals
- Security 7 days a week
- Fuel dock with pay at pump option
- Pump-out stations
- Restaurant on site, who can deliver right to your boat
- Discount on gas (for full time dockage tenants)
- \$5 Pump-outs (for full time dockage tenants)
- Planned family events
- Boating classes
- Dedicated employees averaging over 15 years' of boating experience
- 2-Large bathhouses with extra-large showers (heat and air conditioned)
- Pavilion with picnic tables and charcoal grills
- We support safety and enjoyment through boater's education

Directions

ESCAPE FROM ATLANTA TRAFFIC AND THE COMMOTION OF SOUTHERN LAKE LANIER

By land, you can find Gainesville Marina at 2145 Dawsonville Highway/ Highway 53 in Gainesville. By water, we are the only public marina north of Browns Bridge Road.

From I-985/Atlanta:

- From I-85 North, take I-985 North to exit 20 (Queen City Parkway).
- Turn left off exit onto Queen City Parkway.
- After crossing Jesse Jewell Parkway the road name changes to John Morrow Parkway, and then to Dawsonville Highway.
- Continue straight (you will see a Home Depot on the right).
- The marina entrance is located approximately 1½ miles past the Home Depot on the left (before you cross over the bridge)

From GA 400/Atlanta:

- From GA 400 North take exit 17.
- Turn right onto Hwy 306 (Keith Bridge Rd).
- When Hwy 306 ends, turn right on Hwy 53 (Dawsonville Hwy).
- The marina is located approximately 7 miles down the road on the right (After crossing second bridge).

From I-85 South:

- Take exit 50, turn right off exit onto Hwy 129 (Athens Hwy).
- Follow Hwy 129 into Gainesville and turn left on Jesse Jewell Parkway (at Best Western).
- Turn right on John Morrow Parkway (road name changes to Dawsonville Hwy).
- Continue straight (you will see a Home Depot of the right).
- The marina entrance is located approximately 1½ miles past the Home Depot on the left (before you cross over the bridge).

Dock Checks

Monthly dock checks are performed by Marina personnel in order to keep the docks safe and clean. No items are to be left on the fingers or walkway while you are away from your boat, Items are to be stored in your dock box or on your boat. Any items found setting on fingers and walkways will be “tagged” for removal by the Marina within 30 days or less. Once removed, you will have two weeks to claim your item by contacting the leasing office, 770-535-2171. Any item remaining unclaimed after two weeks will conclusively be deemed abandoned, and the Marina is authorized to dispose of it, and assess a service fee against offending Lessee (or his or her invitee), all without notice to Lessee and without being deemed guilty in any manner of criminal or civil trespass, conversion, or any tortious or improper conduct. Gas cans will be removed without warning. Gainesville Marina is not responsible for loss or damage.

The only items allowed on the fingers and walkways are Marina issued Dock Boxes, shore power cords, water hoses, and mooring lines. Floor welcome mats are only allowed on the dock while you are at your boat while docked.

Marina Rules and Regulations

(As used in this section, the term “Lessee” refers to the named Lessee in the Lease agreement with Gainesville Marina and any of their guests, invitees, or contractors.

“Marina” or “Lessor” refer to Gainesville Marina. Keep in mind that a failure to abide by any rule or regulation in this section or any other section of this Handbook may be treated as a default of your Lease.)

- Wear closed toe shoes on the docks at all times.
- Do not ride scooters, bicycles, skateboards, golf carts, motorcycles, etc. on the docks
- The ramps may be steep and can be slippery when wet. Always use the toe boards and handrails and proceed with caution.
- No swimming in the Marina at any time. No exceptions.
- Batteries, gas cans and grills are not allowed on the dock at any time.
- Guns are prohibited on Corps property except for uniformed officers.
- Fireworks are prohibited in the Marina at all times.(except by marina personnel on holidays and calendar events)
- The boat and/or trailer shall only be kept in the slip or storage area so long as the named Lessee(s) remains the sole owner of the boat and/ or trailer unless there is in effect in the Marina office a duly executed “Joint” Owners Consent to Lease” satisfactory to the Marina (Lessor), or authorizing Lessee to act on behalf of all joint owners of the boat and /or trailer. Should there be any change in ownership, financing, or registration, in whole or in part, Lessee, must immediately notify the Marina by delivery of written notice at the Marina office and must remove boat and/or trailer from the Marina shall have agreed in writing for the boat and/or trailer to remain in the slip or storage area, which may require an amendment to the lease and potentially a larger rent payment.
- Do not operate or attempt to operate, the boat or any vehicle in the Marina area in excess of established speed limits or in violation of safety rules, including but not limited to, those rules established by the Marina, the Corps of Engineers, the Georgia Game and Fish Commission, the Georgia Department of Natural Resources, and the general statutes and ordinances of the State of Georgia. Do not operate, or suffer, or permit, the operation from the boat or slip within the “no wake” area of the Marina harbor, a “jet ski” or similar motor powered recreational device at a speed greater than that required to permit the device to make way. Idle speed only.

- Do not discard or discharge, or permit or suffer the discharging of oil, gas, paint, spirits, trash, chemicals, refuse, head or toilet contents, debris or waste water into Marina harbor area or trailer storage area. Do not pour oil, paints, spirits, or throw trash or other debris into Marina harbor area or trailer storage area. You must keep the Marina harbor and trailer storage area and the aforesaid slip space and adjacent dock, walkways, and Marina grounds free and clear of all trash, debris, supplies (flammable substances), equipment or other property of Lessee.
- The boat and/or trailer must be kept in seaworthy/operational condition and secured to the dock when not in use, in a manner acceptable to the Marina, or the Marina is authorized to adequately secure the boat and assess a service fee. If in the opinion of Marina management the boat is or becomes unseaworthy, the Lease shall be in default and the Lessor (Marina) is expressly authorized to remove and store said boat and to assess a service fee at it then-prevailing rates for same, which Lessee agrees to pay.
- Lessee or Lessee's invitees and guests shall conduct themselves in an orderly and decorous manner so as not to create a nuisance or other unnecessary disturbance or injure or damage other persons or property on the Marina premises under management of the Marina, or harm the reputation of Gainesville Marina. Lessee or his/her invitees shall not play a radio, compact disc, television or electronic device so loud this it disturbs other Lessees or their guest.
- Any items of personal property brought onto the Marina premises or any property managed by the Marina by Lessee or his invitees, including, but not limited to, such items as fishing tackle, skis, appliances, and the like, shall be kept or stored only on Lessee's boat, inside Marina issued Dock Box, or in Lessee's or his invitee's vehicle, except as expressly permitted in writing, by Lessor. The slip areas and all portions of the dock structure and storage areas shall be kept free and clear of all items, equipment, fixtures, or structures, including, but not limited to, lockers, cabinets, chests, chairs, tables, appliances, antenna, electrical and mechanical equipment, and the like.
- Electrical meters are supplied by the Marina, and Lessee will be charged a base meter fee for said meter.
- Electricity is billed by the Lessor to the lessee for the base meter fee plus any electricity usage on metered docks.

DOCK BOXES

Dock boxes are issued by the marina for a quarterly price of \$30.00. (subject to price increase per lease guidelines) Only dock boxes issued by the marina are allowed, the marina will remove any other dock boxes. Please be aware that the docks and fingers are not storage areas. All items must be stored on your boat or in a dock box.

Vehicle Parking Sticker

Marina slip holders receive 2 vehicle stickers that are to be placed on the inside of the windshield so they may enter the property without having to check in with security. Please make sure the sticker is clearly placed on the inside of the windshield in the lower left. Your family members and guest can enter the marina by checking in at the security gate and receiving a visitor's parking pass.

Quiet Hours

Quiet hours are from 10:00 PM to 8:00 AM. Heavy partying, disturbances or loud noises are not permitted after 10:00 or earlier if we receive complaints.

Swimming in the Marina Is Strictly Prohibited!



We know it is tempting but please don't take the risk. Swimming in the Marina is dangerous for many reasons including boat traffic, anchor cable, debris under the water, and the most important reason of them all is, electric shock. All it takes is someone incorrectly wiring their boat or one bad ground to cause an electrical current to enter the water. The electrical current can travel quite a distance from the electrical source. A swimmer could suffer ventricular fibrillation (basically a heart attack) or notice a slight tingle in their arms and legs just before they lose muscle control and drown. People are killed nationwide because they ignore the dangers of swimming within marinas. Please DO Not SWIM until you are outside of the Marina boundaries.

- You as a Lessee are required and responsible for notifying your guest of this rule and all other rules of the Marina. **Your guest are your responsibility as stated in your lease.**

Slip Transfers

If you decide another dock is right for you, or on the opposite side of your current dock, or maybe even closer to a friend, we will allow you to transfer to another slip. You will need to stop by the leasing office to sign a transfer, or sign a new lease agreement depending on the transfer and you may be assessed a \$50.00 transfer fee.

Approved Vendors

Gainesville Marina has an excellent service department, but if you are in need of help from outside vendors they must stop by the office and provide a Certificate of Liability Insurance and workers Comp Insurance form. Gainesville Marina requires written notice from our tenant giving vendor permission to work on their boat, it can be mailed or emailed to us directly. Vendors are only allowed to do work on the premises during our regular business hours of 8:00 to 5:00, Monday thru Friday.

Gainesville Marina
2145 Dawsonville Hwy
Gainesville, GA 30501

pamelacarlan@gainesvillemarina.com
brendacarlan@gainesvillemarina.com
cjdenning@gainesvillemarina.com

Speed Limit

The vehicle Speed Limit in the Marina is 15 mph. Please be aware of pedestrians at all times. During the busy season there is a lot of foot traffic in the Marina, so please stay aware and drive safely.

Pets

Gainesville Marina wants your family to enjoy their time here, which includes enjoying having you pets here as well, but we do have a few guidelines to follow during their visit.

- Pets must be kept on a leash while on the docks, in the parking lots, as well as the common areas.
- Pets are not allowed in the bathhouses.
- Please clean up after your pets. Your pets are to be toileted in grassy areas only. (Not on the docks!) Failure to clean up after your pets will result in us asking you to keep your pet at home.
- While we love your pets, your neighbors may not. If your neighbors feel threatened by your pet or your pet disturbs the peace at any time, we will ask you to keep your pet at home.

Your pet is your responsibility. Failure to follow the guidelines above is subject to be treated as a default in your lease, and may subject to us terminating your lease.

Storage Payments

Dockage

Gainesville Marinas Dockage is billed on a quarterly basis.

1st QTR January 1st – March 31st

2nd QTR April 1st – June 31st

3rd QTR July 1st – September 31st

4th QTR October 1st – December 31st

To avoid late fees you must pay by the 10th of January, April, July and October.

Electric

Electric Bills are due on a monthly basis

For tenants who have a metered slip, electric statements will be sent out every month. Each metered slip is charged an \$8.25 base meter fee whether power is used or not. Once a month we read the individual meters on each slip to ascertain the number of KWH used at each slip. The KWH usage plus the base meter fee will be on your monthly statement.

*Helpful Info regarding your KWH usage

- Boats are not insulated like your house
- Auxiliary Heat (hot water heaters, space heaters etc.) and Air Conditioners use more electricity than you realize, for example, an average 1500W space heater uses approximately 1.5 KWH each hour.
- If your boat is plugged in it is using kilowatts
- You are responsible for keeping a check on what is pulling power on your boat

Payment Options

Pay by Phone

You can conveniently make payments to Gainesville Marina by calling our main line 770-536-2171

Just ask for the leasing Department

By Mail

You may mail us a payment by check or money order to

Attn. leasing
Department

2145 Dawsonville Hwy
Gainesville, GA 30501

*Make sure to put your dock number, account number, and always put the name the account is under if different from yours

Auto Bill Pay

You can have your account automatically drafted for all payments due by filling out an auto bill pay form with the leasing department

Boaters Insurance

Gainesville Marina requires all boats to have Boaters Insurance. We require a copy of your Insurance Declaration Page as well as documentation Gainesville Marina is included as “Additional Insured” on your policy at the signing of the lease, or within 10 days of signing the lease. If we do not receive it within 10 days, the lease is subject to termination. If lease is terminated for this reason, the boat must be removed from the premises within 24 hours. Insurance must remain current throughout your stay here at Gainesville Marina. Please send current Insurance Declaration Page and proof Gainesville Marina is listed as “Additional Insured” in such policy at each renewal date with your Insurance Company to us no later than 10 days after renewal showing current policy effective date and expiration date. You can conveniently have your insurance agent email it to the leasing department directly.

Boat Registration

You must have a Georgia Certificate of Boat Registration and validation decals to operate your vessel legally on public waters in Georgia. The only exceptions are:

- Sailboats under 12 feet in length
- Canoes, kayaks, rowboats, and rubber rafts that have no mechanical propulsion(i.e., boats that are paddled, poled, rowed, or windblown)
- Vessels operated exclusively on private ponds or lakes
- Vessels registered in other states and using Georgia waters for 60 days or less