

Middle Island Boaters' Guide

4/22/26 Draft for Board Approval

Effective: May 2026

Purpose and Scope

The intent of this guide is to ensure that all Middle Island property owners have the greatest possible access to, and enjoyment of, the Middle Island Cape Creek Marina.

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Access and Use

- The Middle Island Marina is a community-wide asset available to all Middle Island property owners.
- Use of the marina facilities is restricted to Middle Island property owners and to guests who are accompanied by a Middle Island property owner. Access to the marina or use of its facilities is not available to renters.
- Use of the Middle Island Marina for boat launching and dockage is subject to usage fees as prescribed by the Middle Island Board of Directors (MI Board).

Facilities

- Cape Creek floating dock (including attachments), boat slips, boat ramp, trailer/dry storage area, kayak/canoe storage area and golf cart parking area.

Cape Creek Floating Dock

- Cape Creek dock consists of the gangway, main dock, and finger docks, for a total of nine boat slips.
- Kayak launch (an additional kayak launch is available in Bald Head Creek).
- Fish cleaning station.
- Freshwater access.
- Usage guidelines:
 - Dock usage is available to Middle Island property owners, subject to payment of the requisite fees authorized by the MI Board.
 - Maximum boat hull length is 26 ft.
 - Access to slips for dockage is on a first-come, first-served basis. During peak periods, boaters who have secured an overnight berth may reserve their slip during daytime use as described under "Marina Capacity Management Procedures."
 - Extended-term users (e.g., annual or monthly) do not have priority over weekend/daily users for berths.
 - Members are expected to cooperate to ensure fair access, especially during peak usage periods (holidays, summer).
 - Use of slips at the marina is limited to one boat per Middle Island property at any one time.

Boat Ramp

- The ramp area consists of the concrete boat ramp and surrounding support structures.
- Usage guidelines:
 - Park and stage efficiently to minimize time at the ramp, especially during peak periods.
 - Keep the ramp and surrounding area clear of gear.
 - Use the dead man ring, as appropriate, for safety when using the ramp.

Trailer and Dry Storage

- The trailer and dry storage area is the open space to the right after crossing the bridge.
- Usage guidelines
 - Trailer storage is available to Middle Island property owners, subject to payment of the requisite fees authorized by the MI Board.
 - Maximum trailer length is 30 ft.
 - Trailers must be stored within the designated trailer storage area.

Kayak / Canoe Racks

- There are 3 canoe / kayak racks available.

- Usage guidelines
 - Canoe / kayak storage is available to Middle Island property owners, subject to payment of the requisite fees authorized by the MI Board.
 - Usage is based on availability of open racks.

Golf Cart Parking Area

- Golf carts must be parked so as to allow to the boat ramp and trailer area at all times.
- Keys should be left in golf carts so they can be repositioned if needed.
- Overnight golf cart parking is limited to four consecutive nights during the period May through September and on holiday weekends.

Marina Capacity Management Procedures

- Boat slips are available on a first-come, first-served basis.
- Boaters who are currently in a slip but leave for the day for fishing or local trips (and expect to return) may “hold” their slip by placing an indicator (stored under the steps at the entrance to the docks) in the slip they intend to return to.
- There may be periods (especially summer holidays) when slips are completely full, and no additional dockage is available.
- To optimize availability during peak periods, the following procedures apply:
 - One month before holiday weekends, a WhatsApp poll among active marina users will be used to estimate demand.
 - If more than nine owners wish to dock during the period in question, a lottery will be used to determine access.
 - Those not selected will have ample time to seek alternative options (e.g., Bald Head Island Marina, Morningstar Marina, trailering from home, or other options). The overall goal is to try to accommodate all eligible boaters.
 - MI Boaters’ Group members agree to cooperate to maximize slip capacity so that as many boaters as possible can dock during peak times.

Conduct, Cleanliness, and Safety

- Marina cleanup days will be scheduled periodically; all users are encouraged to participate.
- Personal responsibility is expected year-round to maintain tidiness.
- Dispose of trash properly and do not leave gear unattended.
- Report worn or damaged equipment to the MI Board.
- Any accident resulting in injury or damage to property, vessels, or equipment must be reported to the MI Board as soon as possible. Theft or damage to facilities should be reported to the MI Board and to the Bald Head Island Public Safety Department.
- In the event of a named storm of any kind, boaters are responsible for removing their boats from the dock in a timely fashion prior to storm impact. Boats must not be left on the Middle Island dock during extreme weather events.
- At all times, boaters are responsible for their own boats and for any damage their boats may cause to other boats, to the Middle Island docks and facilities.

Middle Island Boaters’ Group

- A Middle Island Boaters’ Group has been established to coordinate use of the marina, communicate guidelines to new marina users, and to inform and provide input to the MIPOA Board regarding issues related to the Middle Island marina and the boaters who use its facilities.
- Any Middle Island property owner who wishes to participate in the Boaters’ Group is welcome. All boaters who use the marina actively are encouraged to participate.
- Membership will be updated on an ongoing basis.
- The boaters’ group typically meets quarterly (in person or virtually). More frequent meetings may be scheduled if needed. Meeting dates are coordinated via a poll using the WhatsApp Boaters’ Group.
- The group will recommend changes and updates to this guidance to the MIPOA as appropriate.