

SNUG HARBOR YACHT CLUB, INC.
191 S. E. Harbor Point Drive
Stuart, Florida 34996-1348

Dear Snug Harbor Member:

This letter and enclosed billing pertains only to those members using the marina boat slips, electrical shore power and/or trailer storage parking.

Enclosed you will find SHYC Lease Agreement for the marina boat slips and trailer parking. Please complete the Boat Information and Billing Worksheet and return the signed Lease Agreement along with a check made payable to SHYC by January 31 by mail or deliver in person. *New Members after January 31. Please return promptly or within 30 days after receiving.*

The base slip fee is assessed at \$17 per linear foot, plus a base fee of \$200.

A mechanical boat lift requires a deposit of \$1000 and an annual \$25 administrative fee.

The trailer fee is a flat \$200 per year.

There is no prorating of slip or trailer fees.

Please note that this payment for slip fees and marina usage must be paid in full by January 31st separately from your SHYC annual assessment. Any boats without completed leases, proof of insurance and full payment after this date will be asked to leave the marina until all documentation is received.

Please feel free to call me at 954-604-9165 or email me at jlesnik@lendingsciencedm.com should you have any questions.

Include the following and return by January 31st.

- Signed Lease
- Proof of Insurance (Insurance Coverage Declaration Page)
- Boat Information and Billing Worksheet
- Trailer Storage Information Worksheet (if applicable)
- Check for Full payment for Boat Slip and/or Trailer Storage/Parking

Thank you,

John Lesnik, SHYC Harbor Master

**SNUG HARBOR YACHT CLUB INC.
BOAT INFORMATION AND BILLING WORKSHEET**

RESIDENT NAME: _____ SLIP #: _____

ADDRESS: _____
 _____ LOT #: _____

TELEPHONE #: _____ CELL #: _____

EMAIL: _____

BOAT NAME: _____

MAKE OF BOAT: _____

FLORIDA REGISTRATION #: _____
 (Copy of Registration is NOT needed)

USCG DOCUMENTATION #: _____
 (Optional)

INSURANCE COMPANY NAME: _____

POLICY #: _____ EXPIRATION DATE: _____

AMOUNT OF LIABILITY COVERAGE: _____
 (Minimum Liability coverage required for Slip Assignment - \$ 300,000)

IMPORTANT: Please attach copy of Insurance Coverage Amount Declaration page.

FRACTIONAL OWNERSHIPS: (If Vessel is not owned 100% by SHYC Member, List Partners Below:

NAME: _____ PHONE: _____

NAME: _____ PHONE: _____

INDIVIDUAL TO CONTACT IN YOUR ABSENCE IF NEEDED:

NAME: _____ PHONE: _____

BILLING WORKSHEET FOR DOCKAGE SLIP & TRAILER STORAGE/PARKING

Dockage Fee		Vessel Size: _____	ft. x \$17.00 Base Fee (20 ft. Min)	\$ _____
FL Sales Tax @ 6.5 %				\$ _____
SUBTOTAL				\$ _____
Base Slip Fee				\$ <u>200.00</u>
Shore Power Fee (if applicable)	30 amp	Vessel Size: _____	ft. x \$10.00 per cable	\$ _____
	50 amp	Vessel Size: _____	ft. x \$15.00 per cable	\$ _____
Trailer Fee (if applicable)			\$200.00	\$ _____
TOTAL DUE				\$ _____

**SNUG HARBOR YACHT CLUB INC. TRAILER
STORAGE INFORMATION WORKSHEET**

RESIDENT NAME: _____

BOAT NAME: _____

TRAILER MAKE: _____

TRAILER TAG #: _____

NOTE: ALL TRAILERS MUST HAVE THE OWNERS NAME SHOWN ON THE TONGUE AT ALL
TIMES. PLEASE MAINTAIN LEGIBILITY.

FEE: \$200.00 per year

**SNUG HARBOR YACHT CLUB INC. ANNUAL AGREEMENT
FOR CONDITIONAL USE OF BOAT DOCKS AND TRAILER STORAGE AREA**

Snug Harbor Yacht Club Inc. and _____ lot # _____ (Assignee) agree as follows:
(Owner)

Snug Harbor Yacht Club Inc. maintains a group of boat docks and finger slips adjacent to the real property of Snug Harbor Yacht Club Inc. These boat docks and finger slips are common elements of Snug Harbor Yacht Club Inc. (SHYC). SHYC wishes to allow Assignee/Owners the conditional use of the dock and specific finger pier, subject to the following conditions to which both parties, by their signatures below indicate their agreement.

1. ASSIGNMENT AND TERMINATION OF SLIP USAGE

This agreement is for a one-year period and must be renewed annually. This period begins on January 1st of each year and ends on December 31st of the same year. Any agreement executed on a date other than January 1st shall terminate on December 31st of that year.

When an assignee sells his/her house or lot, this agreement automatically terminates. The assignee must remove his/her boat and or trailer immediately. Should the assignee repurchase a house or lot in Snug Harbor the priority listing below will prevail.

Boat slips will be assigned by the Harbor Master acting on the authority of the Board of Governors. Slips will be assigned according to the following group priorities.

- Boat Owner/Resident of Snug Harbor
- Boat Owner/Residence under construction
- *Boat Owner/Relatives in residence
- Boat Owner/Lot owner with residence plans approved.
- Boat Owner/Vacant lot owner
- **Renter

*See paragraph below concerning waiting list.

** Only the renter or the owner can enjoy the benefits of a particular residence at any given point in time, not both parties.

Slip assignments, the current waiting list and the priority listing are posted in the club house.

Applicants for a slip will notify the Harbor Master in writing and then complete this application and return it to the Harbor Master.

The same priority list and application process applies to boats and/or trailers parked on the grounds.

The Harbor Master may assign vacant slips on a temporary basis as set forth in the priority schedule providing the fees are paid as described herein. In no event may the use of another's slip continue beyond one month except with the approval of the Harbor Master.

Should the number of slips requested exceed the number available, an owner/assignee occupying multiple slips shall relinquish all but one slip. When the slips become available said owner/assignee can request an additional slip through the established assignment process. In other words, when the marina is full and there is a waiting list, there can only be one slip per residence or lot owner.

2. SLIP, ELECTRIC AND TRAILER PARKING FEES

There is an annual fee of \$200.00 per boat (base slip fee) in addition to \$17 per ft. dockage fee. For example the smallest boat allowed is 20 feet and that would incur an annual fee of \$340.00 plus the \$200 annual fee.

There is also a fee for electrical power usage (applicable to boats using 30 amp. or 50 amp. power on a continuous basis.) 30 amp power is \$10 per foot (boat size) per cable. 50 amp power is \$15 per foot (boat size) per cable.

EXAMPLE: Billing Worksheet - 30 ft. boat using 30 amp cable shore power and a trailer on-site.

BILLING WORKSHEET FOR DOCKAGE SLIP & TRAILER STORAGE/PARKING					
Dockage Fee		Vessel Size:	<u>30</u>	ft. x \$17.00 Base Fee (20 ft. Min)	<u>\$510.00</u>
FL Sales Tax @ 6.5 %					<u>\$ 30.60</u>
SUBTOTAL					<u>\$540.60</u>
Base Slip Fee					\$200.00
Shore Power Fee (if applicable)	30 amp	Vessel Size:	<u>30</u>	ft. x \$10.00 per cable	<u>\$300.00</u>
	50 amp	Vessel Size:	<u>0</u>	ft. x \$15.00 per cable	<u>\$0.00</u>
Trailer Fee (if applicable)				\$200.00	<u>\$200.00</u>
TOTAL DUE					<u>\$1240.60</u>

The fee structure and amounts are reviewed and updated annually by the Board of Governors. The rental period will coincide with the annual calendar year. Annual applications will be mailed in the month of December. Finalized Agreements and supporting information will be due by the end of January.

3. BOAT LIFTS

SHYC permits the use of mechanical and floating boat lifts. Any owner/assignee wishing to use such structures must apply by filling out our boat lift agreement listed separately on this webpage. All lifts must be insured. Property damage caused by the movement of lifts is covered in point section 7 below.

4. GUEST PROVISIONS

Guests of members may use available slips assigned by the Harbor Master at no charge for a period not to exceed two weeks in any given calendar year. The two-week total represents an owner's allotment for guests per year and should not be construed to be an allotment per guest. (i.e. guest one stays for 10 days, guest two stays for 4 days).

5. OTHER PROVISIONS

The boat ramp is available to all members and must be kept clear and open except when launching or pulling ones boat. The north side of the harbor dock cannot be used for permanent docking. The south side of the harbor boat ramp dock will be assigned for regular rental purposes.

Cars and trailers may be parked in the paved parking area for a period not to exceed 48 hours. Long-term trailer storage will be in designated areas. Trailers can be stored in this area only after application, approval and payment to the Harbor Master. No exceptions.

The entrance gate must be secured each evening.

Please conserve water and honor watering restrictions as if this was your own residence. The marina is on city water and careless use and leaks are expensive. Report any leaks or other water problems to the Harbor Master.

Report any unusual activity in the harbor area to the Harbor Master or Commodore.

Report any needed dock repairs to the Harbor Master or to a member of the Harbor Committee.

All alterations or replacement of docks, pilings, etc. must be approved by the Harbor Master.

6. VESSEL REGISTRATION AND LIABILITY INSURANCE REQUIMENTS

Owner/assignee in return for being allowed the use of a finger pier, will provide SHYC, prior to bringing any boat, lift or trailer onto the property, proof of adequate liability insurance as determined by the Board of Governors. (Currently \$300,000)

7. PROPERTY DAMAGE

Owner/assignee agrees that any damage caused by the operation of his/her boat or movement of his/her boat lift, or trailer, to any of the boat docks, finger piers, pilings, bulkheads, buildings, landscaping, or any other permanent or temporary structure of any type or description shall be his/her responsibility. Repairs will be performed by the Harbor Master or by a licensed contractor selected by the Harbor Master: All out of pocket costs of repairs will be those of the owner/assignee.

8. VESSEL, BOAT LIFT and TRAILER REMOVAL

Owner/assignee understands that it is the obligation of the Board of Governors to consider the best interests of SHYC and all of its members. For this reason, the Board of Governors shall have the discretion to determine that boats and trailers require removal from the docks, finger piers and real property. The Board may require removal due to needs for repairs, unacceptable vessels, trailers or lifts, and any other reason the Board of governors may consider.

Owner/assignee agrees that upon notification, either in writing or by telephone of the requirement to remove the vessel, floating lift, or trailer, Assignee/owner shall make arrangements immediately to comply. If the Assignee/Owner, by signature below, hereby agrees that a licensed marine towing company may remove the vessel or floating lift. Likewise Assigner/owner agrees to the removal of his/her trailer by a licensed towing service. Any cost incurred for removal and or subsequent storage of the vessel, floating lift or trailer shall be the Owner/assignees expense.

If the Assignee/owner is absent from Snug Harbor for more than two weeks, a responsible local contact name and phone number shall be furnished to the Harbor Master. In the event of a problem regarding the boat, lift, or trailer, the responsible contact person will be notified to resolve the problem. Information concerning this individual will be included on the application from each year. It is mandatory that all boat owners remove their vessels and floating lifts from the marina when a hurricane warning is issued. There are boat yards that offer hurricane pulling and storage agreements for the hurricane season. Some of you, particularly large boat owners, may wish to look into such arrangements. Be sure to do so well in advance of the hurricane season or they may not be available when you need them. Anyone owning a trailer should pull their boats secure them to their trailers and move them as far inland as practical.

Those owning floating lifts may also want to make special arrangements well in advance of hurricane season for lift removal and storage. They are not allowed to remain in the marina during a storm.

9. RELEASE OF LIABILITY

Assignee/owner hereby releases SHYC INC., its officers, governors, agents and employees from any liability or damage to person or property, which may arise by virtue or Assignee/ owner's use of the docks and finger piers or by any action taken by its agents, employees, officers or governors, in the furtherance of the terms of this agreement.

Boat owners who do not comply with the rules of this lease will be denied renewal.

Resident Signature _____ Date _____