

FROM THE DOCKMASTER

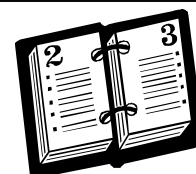
All 118 slips in Clearwater marina were occupied for the 2007 season. Sponsored boats occupied 29 of these slips. The high cost of local marina space continues to make our marina very attractive to resident and sponsored boat owners.

FOR THE 2008 SEASON KEEP THESE ITEMS IN MIND

1. Please review the prerequisites for a boat slip assignment in our “Marina Rules and Regulations for 2008” which are included with the slip assignment.
2. Our policy permitting resident boat owners to request the same slip occupied the previous year still exists, but your application and payments must have been submitted by February 15, 2008. Such requests will be honored ordinarily, but all assignments will be governed by factors, which insure maximum safety, greatest efficiency and optimum use of space.
 - a. The Board, for Clearwater Beach property owners, has kept the application boat slip fee of \$30 per foot. The CBPOA maintenance fee is now \$150 a year and all member boat applicants are required to pay this fee.
3. Your slip application is dated when received and is processed by priority. Only completed applications are considered which includes copy of registration, certificate of insurance (COI) and emergency data information.
4. Sponsored members are not required to pay the maintenance fee but must be aware that the member has paid the maintenance fee. Sponsored Boat Owners in 2008 must pay a Sponsorship Fee of \$425, a Boat Slip Fee of \$30 per foot of boat length and a \$50 refundable deposit for a gate card. Assignments of sponsored slips will be made effective March 1, 2008.
5. CBPOA members, who desire a boat slip, must pay their maintenance fee by February 15, 2008. This includes the CBPOA members who are involved with sponsor boaters.
6. This season boater’s who desire a slip at our marina must have marine liability insurance coverage. Proof of coverage may be established with a Certificate of Insurance (COI) indicating this coverage and Clearwater Beach Property Owners Association named as additional insured. Boats 25 ft or longer or boats less than 25 ft with permanent installed fuel tanks must also have spillage coverage designated on the COI.

Mark your calendar...

All Boats must be removed from their slips by
November 19, 2008.



All small watercraft (i.e., kayaks and sunfish) must be removed from the
racks by November 19, 2008.

Pre-requisites for Boat slip Assignment

- A. Boat slips may be assigned to members or sponsored by members in good standing in the Clearwater Beach Property Owners Association as defined in the Association by-laws. Persons acquiring a different boat after an initial boat assignment must have a new application submitted with copy of new registration forwarded to the dockmaster immediately.

A property owner is entitled to rent one slip. There will only be one boat per member lot and in regard to rental or close family members, the family member must be living with the member property owner in Clearwater Beach or the property owners primary residence.

Sponsored Slips

- A. A member in good standing may sponsor a non-member or a tenant for a boat slip subject to the following provisions.
1. Unused slips will be available for assignment to sponsors owners after March 1, 2008.
 2. Applications received prior to February 15 will be assigned a priority number based on the date of application. Boats sponsored in the prior year sponsorship will be considered based on priority number before boats without a prior year sponsorship.
 3. The sponsoring member will be responsible for the sponsored slip renter.

Dockmaster Authority

- A. Dockmaster and the Assistant Dockmaster will have full authority for the use and operation of the marina including assignments of boats to slips. All boat owners are bound by the decisions of the Dockmaster and by the rules and regulations of the CBPOA.
- B. The Dockmaster may not consider boats 34 ft. or longer for a slip in the marina. This length includes pulpit, outdrives, trim tabs or swim platform.

Identification

- A. Boat owners must have proof of identity and boat ownership at all times.
- B. A copy of the boat registration must be provided with application and fees. Registrations that expire during the boating season must be renewed.
- C. All boats must be properly registered and numbered in compliance with New York State laws.
- D. All boats, kayaks, canoes utilizing the marina storage racks must have identification.

Use of the Floating Docks

- A. Only boat owners, their families and guests are permitted on the floating docks.
- B. No pets are permitted on the floating docks.
- C. No vehicles, carts or wheeled carriers are permitted on the floating docks without the expressed permission of the Dockmaster. Handicapped persons may use wheelchairs with care.
- D. No additional hardware, protective devices, etc. may be attached to the floating docks.

Use of Bulk Head Slips

- A. Tie-up of boats utilizing the Bulk Head slips are detailed in the last section of these rules and regulations "**Docking Arrangements**".

Safety

- A. Every boat owner is responsible for his own safety and that of his passengers and crew.
- B. Boat speed must not cause a wake in the marina or channel area at any time.
- C. All boat owners are responsible for any damage caused by their wake or operation of their boat.
- D. Dinghies, inflatables, jet skies, and other small craft must be removed from the water and placed on the owner's boat or removed from the Reservation.
- E. No boats, jet skies or similar vessels are permitted in or near the beach swimming area.
- F. All hoses used on the floating dock must be removed after use and stored upon the owner's boat. Hoses left on the dock will be removed by the Dockmaster or Assistant Dockmaster.
- G. Fuel containers must be sealed, marked and stored in a safe manner and/or secured to the boat.
- H. Docking lines must be coiled so they do not present a hazard.

Sanitary Facilities, Cleanliness and Appearance

- A. The cleaning of fish, the dumping of fish or fish refuse or the dumping of any refuse is prohibited in the waters of the marina, the channel or Hog Creek.
- B. Living aboard boats in the marina is prohibited. (*Town Code 1995-15*)
- C. The storage of commercial fishing gear, traps, bait, dock boxes etc., is forbidden on the docks or in the Reservation. Boat and boat trailers cannot be left in the Reservation parking areas overnight without the expressed approval of the Dockmaster.
- D. Boat owners are directed to use standard boat fenders for protective bumpers. No tires.
- E. All boats must comply with the No-Discharge Zone Marine Head Policy defined in the Town Board/Trustee letter. This letter will be posted on the bulletin board by the maintenance building.
- F. Slip lessee will:
 - 1. comply with all applicable laws relating to the protection of the environment in connection with the handling of all petroleum products, paints or hazardous materials involved in the operation or maintenance of the vessel.
 - 2. indemnify and hold the CBPOA, its officers, employees, directors and shareholders harmless from any and all costs, claims, damages or liabilities (including but not limited to any and all fines, impositions, natural resource damages, costs of remediation, and attorneys or consultant fees) relating to, resulting from or in any way connected with the release or discharge of oil, gasoline or other petroleum products from the vessel moored at the slip under this lease into the navigable waters, or any release of a hazardous substance caused by the slip lessee, his employees, agents, licensees, or invitees.

Special Considerations

- A. Slips are rented to assigned boats. No other boats may use that slip without the approval of the Dockmaster.
- B. Overnight/transients must have a slip assigned by the Dockmaster and pay a per diem fee.
- C. **Any boat that is not registered with the Dockmaster and left at the marina will be removed at owner's expense.**
- D. No rented boats will be allowed in the marina.
- E. Sub-leasing of slips, positively, **not allowed**.
- F. Boats in imminent danger of sinking are subject to marina pumping services if owner does not respond to emergency notification.

Corrosion Control/Electrical Power Regulations

- A. All boats must have an anodic device (zincs) to counteract stray electrical current from defective shore current and/or improperly grounded boat electrical systems. Anodes and grounding systems should be inspected prior to launch.
- B. The marina reserves the right to level a reasonable charge for boats using plug-in shore power for substantial time periods.

Docking Regulations

- A. Owners are responsible for competent docking and secure "tying up."
- B. Owners are responsible for taking special protective measures when strong winds conditions are anticipated.

Lines must be sufficient quality and strength to protect their boats.

All accidents involving injury or damage must be reported to the Dockmaster. All boats utilizing bulkhead slips must be secured as follows. Spring lines from piles to boat and to bulkhead to contain forward, rear and side motion, plus bow and stem lines (crossed, if practical, lines ½ inch or larger must be used). Pulley arrangements may not be used.

USE MINIMUM ½" LINE ON ALL BOATS

