



Clearwater Beach Property Owners Association, Inc.

P. O. Box 666 -- East Hampton, New York 11937

DOCKMASTER

Will Holmer
(631) 324-5364

ASSISTANT DOCKMASTER

Bruce Hoek
(631) 324-0810

Dear Applicant:

Enclosed please find the member application for a boat slip at the Clearwater Beach Marina this 2009 boating season. Once a slip is assigned, your assigned number will be mailed to you along with a memo "From The Dockmaster" and the "2009 Rules and Regulations" which specifies requirements for a boater while maintaining a slip at the bulkhead or floating dock. **The slip fee remains at \$30 per foot with a minimum boat fee for a 20 foot boat.** Your CBPOA maintenance fee must be paid before you can receive a slip assignment and it is requested that this fee be paid with a separate check by February 15, 2009. Applications must also be submitted by the same date along with a copy of your boat registration and payment to insure retaining your 2008 slip assignment if desired.

This coming boating season, the CBPOA board is again emphasizing a boat owner's responsibility for caring for his/her boat to avoid mishaps while docked at our marina. Any boat in danger of sinking and requires a pumped out by a marina service will be billed.

For the 2009 Boating Season, all boaters who wish to rent a slip at the CBPOA marina, in-addition to the boat application information and a copy of your boat registration, will be required to submit a copy of a Certificate of Insurance (COI) indicating that you are covered for property & bodily liability as well as pollution liability. The COI is a one page document indicating liability, pollution coverage (if required) and CBPOA as additional interest. Those boaters who are utilizing a Homeowner's policy will be required to have a rider added to their policy for pollution liability. This includes all boats regardless of size. Those boats with removable 12 gallon fuel tanks or less will **not** be required to provide proof of **pollution** liability coverage but still must have general liability coverage. No self-insured indications on the application will be accepted.

The boat application and emergency data form must be completely filled out. Missing data will result in a returned form and a postponement or non-assignment of a slip. Thank you for your cooperation and have a safe boating season.

Sincerely,

Will Holmer

Will Holmer
Dockmaster

FROM THE DOCKMASTER

All 119 slips in Clearwater marina were occupied for the 2008 season. Sponsored boats occupied 16 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 2009 SEASON KEEP THESE ITEMS IN MIND

1. Please review the prerequisites for a boat slip assignment in our “Marina Rules and Regulations for 2009” 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, 2009. 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.
3. 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. **The minimum boat fee is for a 20 foot boat.**
4. 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.
5. 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 2009 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, 2009. **The minimum boat fee for a sponsor boat is for a 20 foot boat.**
6. CBPOA members, who desire a boat slip, must pay their maintenance fee by February 15, 2009. This includes the CBPOA members who are involved with sponsor boaters.
7. 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, 2009.



All small watercraft (i.e., kayaks and sunfish) must be removed from the racks by November 19, 2009.

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, 2009.
 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, outrives, 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**".

Dockmaster
Will Holmer
516 293-5089
631 324-5364

Clearwater Beach Property Owner's Association
2009 Marina Rules and Regulations

Asst. Dockmaster
Bruce Hoek
631 324-0810

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.

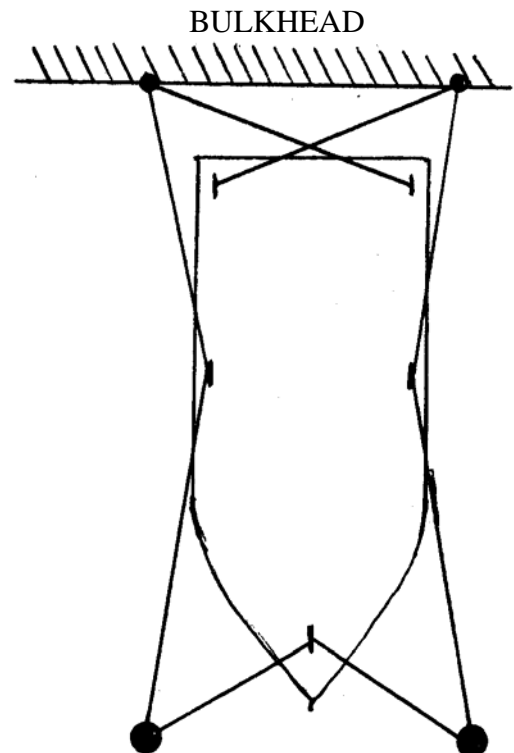
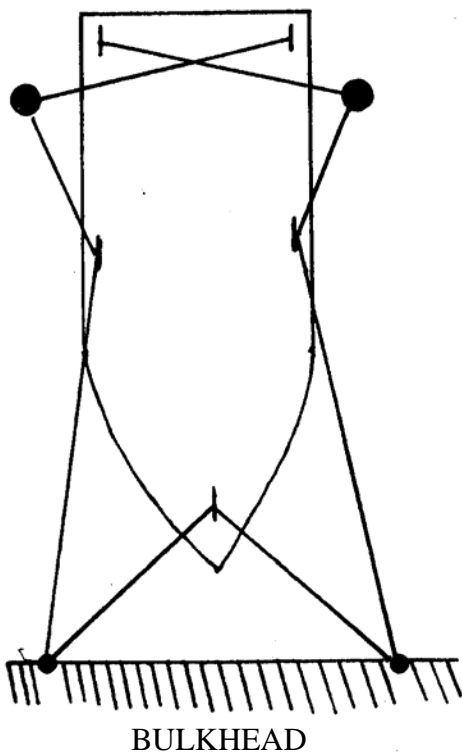
Docking Regulations

- 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



Clearwater Beach Property Owners Association, Inc.

P.O. Box 666, East Hampton, New York 11937

December 2008

Dear Boat Owner:

The Board of Directors of the C.P.B.O.A. Inc., requests that each boat owner seeking a boat slip at our marina furnish the following information. We are requesting this information in case there is an emergency requiring immediate action involving your boat and we are unable to contact you.

1. Your emergency telephone number: _____
2. The marina or marine service you prefer if we cannot contact you:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Phone: _____

If the marina or the marine service of your choice is unable to perform the services required, the Board of Directors of the C.P.B.O.A., Inc., reserves the right to call a marine service which is able to do so.

PLEASE SUBMIT THIS FORM WITH YOUR APPLICATION

Name: _____

Signature: _____

Date: _____

MAIL TO: CBPOA, Inc.
P.O. Box 666
East Hampton, New York 11937

CLEARWATER BEACH PROPERTY OWNERS ASSOCIATION, INC.
MEMBER APPLICATION FOR BOAT SLIP - 2009 SEASON

BOAT INFORMATION

SLIP ASSIGNED - 2008 _____ SLIP REQUESTED - 2009 _____

HULL LENGTH: _____ ft. BEAM: _____ ft. DRAFT: _____ ft. HEIGHT: _____ ft.

ADDITIONAL LENGTH DUE TO PULPIT, ANCHOR, OUTDRIVES AND/OR SWIM PLATFORM: _____ ft.

BOAT MANUFACTURER: _____ STATE REGISTRATION #: _____

PROPULSION: SAIL OUTBOARD MOTOR INBOARD INBOARD/OUTBOARD

FUEL: GASOLINE DIESEL FUEL CAPACITY: _____ gallons

HEAD FACILITIES: NO HEAD PORT-O-POTTY CHEMICAL CHEMICAL/
HOLDING ELECTRO

LIABILITY INSURANCE: _____ COMMERCIAL CARRIER: _____

APPLICANT INFORMATION

NAME: _____ EAST HAMPTON PHONE #: _____

EAST HAMPTON ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ CLEARWATER LOT: _____

I THE APPLICANT, WILL ABIDE BY THE 2009 REGULATIONS GOVERNING THE MARINA AND THE DECISIONS OF THE DOCK MASTER. FURTHER, I WAIVE ALL CLAIMS AGAINST THE CPBOA, IT'S MEMBERS, OFFICERS, DIRECTORS AND REPRESENTATIVES FOR ANY AND ALL DAMAGES OF LOSSES OCCURRING TO A BOAT OR PERSON OR PROPERTY OF OTHERS WHILE IN OR ABOUT A SLIP OR ON THE PROPERTY OF THE CBPOA OR IN THE OPERATION OF DOCKING, MOORING OR TYING OF A BOAT.

SIGNATURE OF APPLICANT: _____ DATE: _____

OFFICE USE ONLY

DATE MAINTENANCE FEE PAID: _____ PRIORITY NUMBER: _____

SLIP FEE PAID YES NO DATE SLIP FEE PAID: _____

NO APPLICATION WILL BE ACCEPTED WITHOUT A COPY OF
BOAT REGISTRATION, CERTIFICATE OF INSURANCE AND PAID FEES