

CAPE BRETON DOCK/BOAT RULES

Welcome to the Cape Breton 2021 season. It is our intention to help make the boating season more pleasant for everyone. Therefore, the Board of Directors has enacted the following rules and regulations:

SECTION I

All requests for boat slips, subleasing, waiting list and/or renewals must be received by February 1 of each season. They are to be mailed to the Dock Chairman, PO Box 944, Brick, NJ 08723.

All deposits must include the following;

- a. A non-refundable deposit of \$200.00 is due on February 7 in order to secure your slip.
- b. Stockholders must also include a check for the current year's proposed service fee with their deposit.
- c. The balance of your slip leasing fees must be paid in full by April 1 of each season. All correspondence should be sent c/o the Dock Chairman, PO Box 944, Brick, NJ 08723.
- d. Up-to-date copy of your boat liability insurance or a statement from your homeowners insurance, stating that your boat is covered under the homeowners insurance policy. The statement must show the make and year of the boat, name of boat owner and the policy effective dates. Insurance certificates require that ***Cape Breton Holding Company*** be named as an additional insured.
- e. Boat policies may change, i.e.: what amounts or items are covered. CBHC will bill the responsible member for any damages that may occur to the dock. Losses must be paid before the slip's renewal can be obtained. Non-payment will result in loss of the slip.

SECTION II

- a. Present associate members are "grandfathered" in their present slip, but a stockholder will have precedence over associate members on the waiting list for all boat slips (*effective 1/7/2001.*)
- b. All stockholders who rented a slip (in good standing) during the previous season, shall continue to have first option of a slip for the current season. In order to maximize the rentability of all our slips, the Dock Committee has the authority to position boats into the appropriate sized slip. The Dock Committee shall review members standing annually. If a slip remains vacant for one year without being offered back to the Committee for sub-leasing, the Committee may refuse that slip to the previous holder for the following year. All slips to be subleased must be turned over to the Dock Committee by February 1. Members who leave their slip vacant or improperly use their slip must appear before the Dock Committee before the slip will be leased to them again.
- c. Slips may change for safety reasons as determined by the Dock Committee. This switch will be for one season and will be reviewed annually by the Dock Committee. Additional conditions will apply.
- d. There shall only be extended use of your designated slip, such as sub-leasing, renting etc., at the consent of the Board of Directors and agreement of both parties. **Private sub-leasing, renting is prohibited.**

SECTION III

- a. All boats must be in the name of the stockholder, an immediate family member or Associate Member. NO EXCEPTIONS.
- b. All slips must be in the name of a stockholder or an approved Associate Member.
- c. These rules shall not in any way interfere or conflict with federal, state or local government regulations but shall be considered in addition to them.
- d. Ignorance of these dock rules will not be accepted as an excuse for noncompliance.
- e. There shall be a limit of one boat slip per stockholder that may be leased annually (*effective 8/2004*). When the waiting list for boat slips has been depleted, an individual stockholder may lease more than one slip. However, leasing any more than one slip must be renewed annually, in order for the dock committee to review the waiting list, giving all members an opportunity to lease a boat slip.
- f. The entire committee, including the association's President, may consider emergency requests for relief from, or appeals to any of these Dock Rules.
- g. TIE-UP PROCEDURES - Proper tie-up, as outlined below, is the boat owner's responsibility.
 1. Over 25 ft., 5/8" nylon twist line or 5/8" braided nylon line.
 2. 25 ft. and under. 1/2" nylon twist line or 1/2" braided nylon line.
 3. All tie lines must be to a piling; no lines attached to the deck. On inspection. boat owners may be required to replace or add lines if deemed necessary by the dock committee. If not in compliance, we may add to, or replace lines in an emergency at the boat owner's expense. We require that you double your lines during storm alerts. No Cleats or hooks may be attached to the dock or pilings.
 4. All boats must have snubbers on the fore and aft primary lines on the side that faces the channel.
 5. The use of 4 primary lines is mandatory (2 bow and 2 stern). We strongly recommend the use of at least 2 spring lines for added control and security.
- h. Children under the age of 16 years MUST be accompanied by a person 18 years or older while on the dock.
- i. NO FUELING is permitted on the dock or on the beach.

CAPE BRETON DOCK/BOAT RULES

- j. All hoses and power cords must be stored on the boats. Wrapping a hose or power cord around a piling creates an unsightly condition and creates a safety hazard.
- k. Nothing is to be attached to the dock or pilings without the Dock Committee's written approval. Only power cords can be connected to the power pedestals while in use.

SECTION IV

- a. If your slip is adequate for your boat, as determined by the Dock Committee, and you do not plan on getting a new boat, then a request for an upgrade will not be accepted.
- b. If a slip you requested is offered to and you do accept it you will be removed from the waiting list.
- c. A person who takes an upgrade or a new slip has until February 1st of the following season to have the appropriate size boat for the slip, as determined by the Dock Committee, or you will lose the slip.
- d. The Dock Committee will go, person by person, down the waiting list to find out exactly size slip you are requesting for your boat. You must specify the classification of the slip you are requesting.
- e. A one-time \$25 non-refundable application fee will be charged to all who wish to be placed on the waiting list. Everyone on the waiting list must renew their request for a slip each year by February 1 in writing c/o the Dock Chairman, PO Box 944, Brick, NJ 08723.
- f. All boats must be off the dock by November 1 unless written permission is granted by the Dock Committee.

SECTION V

- a. Penalties may be imposed by the Dock Committee for any infraction of the above rules according to the following schedule:
 - First offense - \$100.00
 - Second offense - \$200.00
 - Third offense - \$300.00
 - Forth offense - Loss of slip
- b. All owners are expected to inspect their boat and slip at least once every two weeks for compliance and safety. Frayed, cut, chafed or undersize primary ropes must be replaced immediately.
- c. If you connect to the power towers on the dock, you will be charged for electric service for the season. Temporary power use may be allowed at the discretion of a Dock Committee member.

FAILURE TO COMPLY WITH ANY OF THE ABOVE RULES WILL RESULT IN FORFEITURE OF YOUR DESIGNATED BOAT SLIP AND YOU WILL BE PLACED AT THE BOTTOM OF THE CURRENT WAITING LIST WHEN WE RECEIVE YOUR WRITTEN REQUEST BY MAIL.

These rules are adopted by the Board of Directors and shall remain in force unless, or until, the Board of Directors makes changes or amendments. These necessary clarifications will enhance the entire operation, making it a more pleasant boating season for you as well as for all of us in Cape Breton.

You agree, by acceptance of these declarations that:

- a. You will pay all fees and billings WHEN DUE and comply with the provisions of this agreement.
- b. The statements in this agreement are to be carried out by *ALL* parties (slip renter and guests).

Adopted by the consensus of the Board of Directors, 2/15/15.

Respectfully submitted,

Dock Chairs
Jan Topoleski

Committee
Janet Reynolds & Ray Topoleski

Signed,

Dock Chairman

Date

Renter

Date