

2026 CAPE BRETON DOCK & BOAT SLIP RULES

Welcome to the 2026 boating season at Cape Breton. Cape Breton Holding Company Inc. ("CBHC"), is committed to providing a safe, orderly, and well-maintained docking environment for all Stockholders In Good Standing ("SGS") & Associate Members.

These Dock and Boat Slip rules & regulations are established in accordance with:
Applicable New Jersey State laws and regulations
U.S. Coast Guard requirements
Local municipal ordinances
Recognized marina and marine-industry best practices

Compliance with these rules is mandatory for all "SGS" and Associate Members who rent, occupy, or are assigned a slip by "CBHC".

SECTION I — SLIP REQUESTS, FEES & PAYMENT REQUIREMENTS

Slip Requests & Renewals

All requests for slip assignments, renewals, sub-rentals, or waiting-list placement must be submitted in writing no later than February 1 of each season. All correspondence shall be directed to:

Dock Chairman
51 Bretonian Drive
Brick, NJ 08723

Email: CapeBretonDock@gmail.com

Deposits & Payment Deadlines

50% deposit due by March 15, 2026, to reserve a slip.

"SGS" must include the current-year "CBHC" service fees, visionary fund and any other assessments or past due amounts with their initial deposit.

Remaining balance is due by April 18, 2026, or prior to vessel placement, whichever occurs first. No vessel may occupy a slip prior to April 1, 2026 and not until full payment is made and proof of liability insurance is provided. If a boat slip renter provides notice of intent to renew and remits the required deposit, but thereafter withdraws such intent prior to the paid in full date, the deposit shall be refunded less a fifty dollar (\$50.00) administrative processing fee.

SECTION II — SLIP ASSIGNMENTS & USE

Slip Assignment Priorities

- All slips must be in the name of "SGS" or an approved Associate Member.
- "SGS" have priority over Associate Members (policy effective January 7, 2001).
- "SGS" who previously occupied a slip are given first right of renewal.
- CBHC reserves the right to reassign slips at any time to ensure:
 - Proper vessel fit, navigational safety, structural protection, & efficient marina operations.
- All sub-rentals, shared use, or temporary vessel assignments require prior written approval from the Dock Committee.
- The "SGS" or associate member shall not permit the use of the dock or their slip by any other person or vessel.
- Unauthorized private arrangements are strictly prohibited.
- Slips left unused for an entire season without approved sub-rental may be denied renewal.
- "SGS" are entitled to one (1) slip. Additional slips may be rented only after the waiting list is exhausted and are subject to annual review and revocation at the discretion of the Dock Committee.

Slip Size Upgrade Request

Requests for slip upgrades may be denied if the current slip is properly sized for the vessel.

Members accepting a larger or different slip must accommodate the assigned slip size by February 1 of the following season.

Failure to do so may result in forfeiture of the slip.

SECTION III — WAITING LIST

A \$25 non-refundable application fee is required.

Members must renew waiting-list requests annually in writing by February 1.

The Dock Committee will go, person by person, down the waiting list to find out exact size slip you are requesting and order of the waiting list will be determined by proper boat fit . You must specify the classification of the slip you are requesting.

If a slip you requested is offered and you do not accept it you will be removed from the waiting list.

SECTION IV — VESSEL REQUIREMENTS

Ownership

Vessels must be owned by: The “SGS”, an immediate family member, or an approved Associate Member.

All vessels and operators must comply with:

U.S. Coast Guard regulations

New Jersey boating laws and NJDEP requirements

Brick Township ordinances

Environmental, safety, and navigation rules applicable to marina operation

The vessel must be for personal use only.

Insurance Requirements

- All slip holders must maintain active marine liability insurance with effective dates from April 1, 2026 to November 15, 2026 meeting the following minimum standards:
 - Minimum liability coverage: \$500,000 (higher coverage is strongly recommended)
 - Policy must clearly list: Vessel make, model, and year. Owner’s name & Policy number, effective and expiration dates of policy.
 - Cape Breton Holding Company Inc. **MUST** be named as “**Additional Insured.**” “Interested Party” designation is not acceptable.
 - Any lapse, cancellation, or material change in coverage must be reported in writing to “CBHC” immediately.
 - Slip holders are fully responsible for all damage or injury caused by their vessel, equipment, contractors, or guests. Failure to reimburse “CBHC” may result in loss of slip privileges and additional enforcement action.

Section V – Personal Watercraft

A personal watercraft (“PWC”) is defined as having an internal motor and jet pump propulsion with a two, three or four person capacity. Commonly referred to as a Jet Ski or Waverunner.

All "PWC" must conform to all rules and regulations regarding ownership, insurance, payment, and all conduct.

"PWC" must be stored on a floating "PWC" dock provided by the PWC owner and approved by the Cape Breton Dock Committee. This dock must be independently secured in place and not secured to the dock in any way. The method of securing the floating dock must be approved in advance by the Dock Committee.

Only a single "PWC" dock is allowed per dock slip.

No other type of vessel or item may be stored on a floating dock.

Section VI - Tie-Up & Mooring Standards

Boats 25' and over: Minimum 5/8" nylon (twist or braided)

Boats 24' and under: Minimum 1/2" nylon (twist or braided)

Vessels must be secured to pilings only — not to dock cleats or structural components.

Minimum required lines:

Two (2) bow lines and Two (2) stern lines (aka primary lines).

Properly sized - Shock-absorbing mooring snubbers are required on all four primary lines beginning in 2026.

Additional spring lines are strongly recommended.

During storm watches, warnings, or marina alerts, all primary lines must be doubled.

Routine Inspections

Slip holders are required to inspect their vessel and slip at least once every two (2) weeks to ensure safety and compliance. Frayed, cut, chafed, broken or undersized primary lines or mooring snubbers must be replaced immediately.

The boat owner is responsible for the safety of their vessel and crew. The owner must ensure that the boat is in safe operating condition and that proper U.S. Coast Guard approved safety equipment is aboard and is available for use.

Section VII - Dock Safety & Conduct

1. Children under 16 years old must be accompanied by an adult (18+).
2. Fueling anywhere on docks, ramps, or beach areas is strictly prohibited.
3. Beaching boats on the CBHC Beach is strictly prohibited.
4. Open flames, lit cigarettes, lit cigars on the dock or boat are strictly prohibited.
5. Overnight accommodations on any vessel are strictly prohibited.
6. Glass containers are prohibited on the beach and dock at all times.
7. Swimming or diving from docks is prohibited.
8. Cleaning fish or cutting bait on docks, benches, or pilings is strictly prohibited.
9. Individuals under the influence of alcohol or controlled substances may not enter the CBHC beach or use dock facilities.
10. No items may be nailed, screwed, bolted, or affixed to docks or pilings without written approval of the dock committee.
11. Pets are not allowed on the beach or dock. *The only exception is bringing your pet on your boat. When accessing your boat, your pet must be carried or walked on the shortest practical leash and must take the most direct route to and from your boat. The owner must have control of their pet at all times.

12. Hoses and shore-power cords must remain on vessels when not actively in use.
13. Only approved marine-rated shore-power cords may be used. Residential/Commercial extension cords are strictly prohibited.
14. All shore-power connections incur the full seasonal electricity charge.
15. Temporary or emergency electrical use requires Dock Committee approval.
16. All vessels and mooring lines must be removed from slips by November 1, unless an extension is approved by the Dock Chair(s). Any items left on the dock after November 1 will be removed and discarded without notice or compensation.

SECTION VIII — COMPLIANCE, PENALTIES & ENFORCEMENT

The CBHC Dock Committee may consider emergency requests for relief from, or appeals to any of these Dock Rules.

Penalties

Penalties may be imposed by the Dock Committee for any infraction of the above rules according to the following schedule:

- First violation: Written warning.
- Second violation: Fine starting at \$100.
- Third violation: Loss of slip privileges.

Failure to Comply

Non-compliance may result in one or more of the following:

- Loss or reassignment of slip
- Placement at the bottom of the waiting list
- Liability for damages
- Immediate removal of vessel at owner’s expense (where safety or law requires)

GENERAL AGREEMENT & LIABILITY ACKNOWLEDGMENT

By accepting or occupying a slip, all “SGS” and Associate Members agree to:

Indemnify and hold harmless Cape Breton Holding Co. Inc. its officers, Dock Committee members, and volunteers from claims arising from their vessel, actions, guests, or equipment.

Comply with all Dock & Boat Rules and payment obligations.

Ensure that guests, contractors, and anyone using their vessel or slip adhere to these rules.

Acknowledge that “CBHC” may amend these rules as at any time required for safety, legal compliance, or operational necessity, with reasonable notice posted on the CBHC website or through electronic correspondence.

PRINT NAME: _____ DATE: _____

SIGNATURE _____