

TITLE: LPOA POLICY NO. 5 – BOAT SLIPS

PURPOSE:

This policy shall establish guidelines for the maximum number and placement of Boat Slips, for their maintenance and for the administration of Boat Slips, in order to preserve the aesthetic quality of Lakewood while encouraging the use of pleasure craft on our lakes.

GENERAL POLICY:

MAXIMUM NUMBER OF BOAT SLIPS

The maximum number of slips which may be built and maintained on Lakewood lakes shall be five hundred and nineteen (519). No more than one hundred and forty four (144) boat slips shall be on the West Lake. No more than three hundred and seventy five (375) boat slips shall be on the East Lake.

EAST LAKE EXPANSION

The East Lake Marina should be primarily considered for current and future expansion.

WEST LAKE EXPANSION

The existing dock structures of the West Lake Marina may be expanded to make all docks uniform in length and appearance, however, such expansion shall not be implemented and it shall be delayed until such time as the final construction and development of East Lake Boat Slips is in progress or completed. The maximum number of slips for the West Lake, including the West Lake Marina, shall be one hundred and forty eight (148) after which it will be deemed completely developed.

MARINA PARKING

Marina parking shall be maintained or expanded to reasonably meet the needs for use of the corresponding marina.

BOAT SLIP LEASING

The LPOA may not enter into a Boat Slip Lease Agreement with more than one (1) residing lot owner. All boat slip lease agreements shall be on a form with terms approved by the LPOA.

A residing lot owner shall be limited to a maximum of one (1) slip lease. Should a lessee abandon or otherwise become ineligible to continue holding a valid lease with the LPOA, all rights to said slip are forfeited and the slip shall be reassigned from the Official Boat Slip Waiting List.

If the LPOA account of a Lessee becomes delinquent the General Manager shall forward a certified letter to that person informing them that they have fifteen (15) days from the date of the letter to bring their LPOA account current, or they must relinquish their leasing privileges. The LPOA account of a Lessee may not enter into delinquent status more than twice during the annual term of a lease agreement. Should two delinquencies occur during that year then all rights and privileges to lease a LPOA boat slip will be relinquished. The member may then opt to place their name at the bottom of the Official Boat Slip Waiting List.

*From and after July 12, 2018, co-leasing arrangements cannot be made through the LPOA Office. Those co-lease agreements signed prior to July 13, 2018 will be grandfathered, and a co-lessee may inherit the rights to become the primary lessee provided they have been a co-lessee on that slip for at least two (2) consecutive years.

All LPOA boat slips must be occupied by a boat that is titled to the Lessee, by the proper state agency or division. The Lessee and the Lakewood Property Owners Association must also be named as an insured on the insurance policy for the boat docked in a boat slip. No more than one boat shall occupy one boat slip.

OFFICIAL BOAT SLIP WAITING LIST AND ASSIGNMENT

Only one Official Boat Slip Waiting List shall be maintained at the LPOA office. Lot Owners who desire to lease a boat slip shall sign up in person on the Official Boat Slip Waiting List by coming into the LPOA office to sign a Boat Slip Waiting List Entry form of which the Lot Owner will receive a copy.

The General Manager shall maintain and organize the Official Boat Slip Waiting List so lot owners' priority can be readily determined. The Official Boat Slip Waiting List shall be made available for inspection by lot owners during regular office hours.

The Official Boat Slip Waiting List shall contain names of lot owners who do not currently lease a boat slip, as well as lot owners who do currently lease a boat slip and who may be in line to upgrade.

Priority of lot owner(s) on the Official Boat Slip Waiting List shall be established as first in time of signing up, provided lot ownership has been uninterrupted from the time of first signing up, and the lot owner has not turned down any official offer for a slip.

When a boat slip becomes available the General Manager's office shall make reasonable attempts to inform the appropriate lot owner(s) with the highest list priority as follows:

1. Lot owners are permitted to remain on the list for no more than two separate slip assignments. The first assignment shall be an uncovered slip. Upgrade assignments would be the second assignment to a covered slip.
2. If three working days pass and the residing lot owner cannot be reached by telephone, at his business or home number, a certified letter will be mailed to his home address stating he has three (3) days in which to respond to the LPOA office with regard to acceptance or refusal of the boat slip assignment.
3. If a residing lot owner refuses a slip opportunity, the name will be removed from the Official Boat Slip Waiting List. However, the residing lot owner may request to be added to the bottom of the list, as of the date of refusal, for a later opportunity.
4. Lot Owner(s) removed from the list may thereafter sign up on the Official Boat Slip Waiting List and priority will be determined by the subsequent sign up date.
5. Boat Slips will be awarded throughout the year as soon as they are vacated. These vacated slips will be awarded on a temporary basis to the next person on the Boat Slip Waiting List. The slips may be temporarily occupied until such time the LPOA holds the annual "Boat Slip Reassignment Event" to be held on the third Thursday in February.
6. On the third Thursday in February, the Boat Slip Reassignment Event will be held and all slips vacated during the year prior will be awarded to a list of slip lessees who have signed up for the upgrade list, on a seniority basis, whereas, seniority is defined as aggregate time as a primary slip lessee. Once the available slips are awarded to and accepted by the recipients on the boat slip upgrade list, then the remaining slips be awarded to the temporary slip lessees on a seniority basis, whereas, seniority in this case is longest time of lease as a temporary slip lessee during the prior year.

RESPONSIBILITY:

The General Manager shall, from time to time, make recommendations to the Board of Directors for rental fees of all boat slips and annual boat registration fees.

The General Manager shall be responsible for:

- 1. Registration of boats which occupy leased boat slips.
- 2. Collection of annual fees.
- 3. Recording the location and lease status of each boat slip.
- 4. Recording the registration number and lot owner information of each leased boat slip.
- 5. Enforcement of Policy No. 5 - Boat Slips.
- 6. Checking for lessee compliance with boat slip policy and lease agreement terms at least annually prior to renewal of Boat Slip Lease Agreement.

USE

- 1. Boat slips shall be occupied only by boats/watercraft properly registered by the General Manager.
- 2. Boats/watercraft must be properly secured to the boat slip when stored or docked.
- 3. Boats/watercraft may be stored only in boat slips provided by the LPOA or boat racks (see Policy #7) provided by the LPOA.

DESIGN

- 1. Standard designs shall provide for securing of boats stored in the boat slip.
- 2. Boat slips shall be uniquely numbered.
- 3. Boat slip modifications are prohibited. All requests for exceptions shall be made by petition to the General Manager.

MAINTENANCE

Boat slips shall be maintained in good condition by the LPOA Maintenance or persons authorized by the General Manager. An hourly rate of \$25.00 shall be charged to the lessee for removal of unapproved lessee modifications. A minimum of \$25.00 shall be charged for any such removal.

Supersedes:
 Effective Date: 8/10/89 Approved by Board of Directors
 Revised: 5/13/93
 Revised: 10/10/96
 Revised: 9/11/97
 Revised: 10/12/00
 Revised: 1/12/06
 Revised: 5/9/13
 Revised: 6/12/14
 Revised: 9/11/14
 Revised: 8/9/18
 Revised: 9/13/18
 Revised: 3/10/22
 Revised: 5/11/23