

DOCK MASTER: Dave Lundwall

Tele: 443-624-7833

Updated June 26, 2025

I. General:

The CBMHC docking facility consist of 12 slips, 2 seawall spaces and a boat ramp. This facility is for use of shareholders not living along the seawall. The Dock Master/Assistant are charged with its operation and control.

II. DOCK MASTER IS APPOINTED BY THE CBMHC BOARD OF DIRECTORS

1. Will serve a one-year renewable term commencing in October.
2. Will update rules and regulations as approved by the Board of Directors.
3. Will notify the Board of Directors of any violations or unsafe practices.
4. Will assign slips on a first come basis. In the event there is a waiting list the individual at the top of the list shall have priority.
5. Assigned slips that are vacant during the summer season (May-October) may be allocated by the Dock Master on a temporary basis for a monthly fee of \$30.00. Temporary slip holders are not to remove or modify slip holders' equipment.
6. The Dock Master assigns an available slip to qualifying shareholder and it remains their slip until they no longer want it or are not ACTIVELY using it at least 6 times a year. (These slips are not to be used as storage for boats)
7. A shareholder may use, with the dock master's permission and for no more than 3 days, the launch area for minor repairs and maintenance.

III. SLIP APPLICANTS SHALL COMPLY WITH THE FOLLOWING PRIOR TO BEING ASSIGNED A SLIP.

1. Proof of boat ownership/shareholder and liability insurance is required. Provide copies of these documents to the Dockmaster.
2. ~~Liability insurance highly recommended. Boat owner is responsible for any damage their boat might cause.~~
3. Boat owner is responsible for any damage their boat might cause to other boats, dock or equipment.
4. Verification of boat length, stated on current registration, no less than 15 feet and no longer than 26 feet including working motor.
5. No slips will be assigned to jet skis.

IV. SHAREHOLDER RESPONSIBILITIES

1. Agree to abide by these rules and regulations.
2. Will pay slip/trailer fees promptly on or before January 1st for that calendar year. Fees are \$90.00 for a slip and \$60.00 for trailer storage on a first come first serve basis. Off season is from may 31st to October 31st.
3. Assist the Dock Master in the performance of his/her duties and the upkeep of all the slips.
4. Have the option of moving to a vacant slip (by Seawall Seniority) prior to offering it to the next shareholder on the waiting list.
5. Upon purchase of a seawall home, you will be allowed no more than 30 days from the date of share transfer to relinquish your slip to the Dock Master to be reassigned, according to the rules.
6. The CBMHC Board of Directors reserves the right to ask any shareholder to remove their boat from the property at the Board of Directors discretion.
7. All assigned slip shareholders will be responsible for the maintenance of slip equipment as required or needed.
- ~~8. Shareholders with assigned mooring slips are responsible for any damage incurred.~~
9. Assigned slips are not transferable to new shareholder if the property is sold or the shareholder passes away.

V. WAITING LIST

1. A waiting list will be established by the Dock Master.
2. All requests for a slip shall be in writing and will include:
 - a. Shareholders full name
 - b. Lot #
 - ~~c. Copy of boat and/or trailer registration in the Shareholders name. Only one name can be on the registration TITLE.~~
3. If you occupy a slip on a temporary basis, you will not lose your position on the waiting list. See II-6
4. In the event you turn down a permanent slip it will be offered to the next person on the waiting list. ~~At that time your name will go to the bottom of the list.~~ At that time, your name will be removed if requested, or placed at the bottom of the list with a \$100.00 nonrefundable fee.
5. If offered a slip and you accept it, there is a \$500.00 refundable deposit required. You will then have 45 days, beginning November 1st to utilize the assigned slip with a properly registered boat in the Shareholders name. If and when this time limit it met, your deposit of \$500.00 will be refunded to you. This rule may not apply during off season, May through October.
6. If the shareholder does not utilize the slip within 45 days, 50% of the deposit will be forfeited and your name will be removed or placed at the bottom of the list per paragraph #4.

7. When you are assigned a slip, there will be a onetime ladder fee of \$100 plus the yearly fee of \$90.00 as well as a \$60.00 trailer parking fee, if required and space is available.
8. Each October you will receive your invoice for slip and/or trailer fee to be paid promptly.
9. Shareholders residing in the park will have precedence in obtaining a boat slip over shareholders who own an empty lot.

~~Rental fees for the current year are now due. Please see the attached invoice(s). One for the mooring slip and the other for the trailer lot (if you are storing a registered trailer) in one of our two lots. Make check payable to Crystal Bay Mobile Home Club and put the invoice number on the check. (no cash please). Also, please include proof of current registration number or boat and/or trailer. Please sign, date and return this form with your payment.~~

One for the slip and the other for the trailer lot, (if you are storing a registered trailer, it must be labeled with shareholders lot number) in one of our two lots. Note: Trailer spaces are limited and may not be available.

Make check payable to Crystal Bay Mobile Home Club and put the invoice number on the check. (No cash please), and send to Ameri-Tech 24701 US Highway 19 North, Clearwater FL, 33763. Attention, Michael Diorio. 727-726-8000. Ext 505

Also, please provide proof of current registration of boat and/or trailer. Please sign, date and return this form with your payment.

VI. OPERATING RULES FOR CBMHC OWNED, COMMON SLIPS

The CBMHC seawall/ boat slips-and boat ramp were constructed as a convenience for our **Shareholders only**. They are to be used at your own risk.

CBMHC takes absolutely no responsibility for any accident, personal injury, or loss to either shareholder or non-shareholder that may occur during use of the boat slips or boat ramp.

The following are procedures and guidelines to follow:

1. DO NOT tie anything to the water line.
2. DO NOT use water line as a grab handle.
3. DO NOT tie anything to the PVC uprights
4. The PVC uprights near the ladder are not meant to be a handgrip.
USE CAUTION: Grip ladder only when entering and exiting the boat.
5. Report any damages you see or cause to the Dock Master.
6. Before any changes or modifications are made, check with Dock Master. The intent is to keep everything as uniform and safe as possible.
7. If damage results from a boat coming loose from its slip for any reason, it is the responsibility of the boat owner that caused the damage.

8. In the event of an incoming hurricane or storm surge, all boats must be removed from the marina. If assistance is needed, please notify the dockmaster.
- ~~9. All watercraft must have current registration displayed to comply with Florida maritime law. Unregistered watercraft placed in Florida State waters is subject to seizure and impoundment by the State of Florida.~~
10. The CBMHC Board of Directors reserves the right to ask any slip holder to remove their boat from the property at the board's discretion.
11. Shareholder must be residing in the park to use a boat slip. Current slip/shareholders whose homes were affected by Hurricane Helene and or Milton are exempt. Exceptions can be made at the discretion of the Dockmasters and the Board of Directors.
12. If a slip holder will be away for more than 48 hours but not more than 14 days, you are required to assign someone to take responsibility for your vessel during your absence. If you'll be away for more than 14 days your vessel should be removed from the slip. Please provide this information to the dockmaster.

CRYSTAL BAY MOBIL HOME CLUB BOAT AND TRAILER AGREEMENT

I the undersigned, agree to abide by all stated rules.

Name: _____ Date: _____

Please print

Lot # _____ Phone # _____

Current Boat Registration number: _____

Expiration date: _____

Liability Insurance Company name, date and binder number.

Signed: _____