

Skippers' Cove Beach Club

5 Bluebeard Way, Waretown, NJ 08758

SLIP/DOCK RENTAL CONTRACT Effective from April 1, 2027 to Dec 5, 2027

TENNANT NAME: _____ DATE: _____

ADDRESS: _____ BOAT NAME: _____

_____ BOAT LENGTH: _____

EMAIL: _____ BOAT REGISTRATION #: _____

PHONE: _____ SCBC MEMBER NON-LAGOON: _____

SLIP/DOCK SIZE: _____ SCBC MEMBER LAGOON: _____

RENTAL FEE: _____ SLIP #: _____ NON-MEMBER: _____

The LESSEE herein referred to as the TENANT agrees to pay the specified Rental Fee to the Skippers' Cove Beach Club, Inc, in advance, for the use of the SLIP/DOCK for the period specified above. The TENANT agrees that he/she has read and understands the Rental Fee Structure and Priority Assignment Policy printed on the backside of this contract. The TENANT further agrees to the following 16 conditions and stipulations:

- TENANT agrees to pay, in full, the slip rental fee (as outlined in this agreement) and provide all required documentation (i.e. copy of the boat's registration and a copy of the up-to-date insurance for the vessel by March 15th, 2027. Failure to do so will result in the loss of priority status in the rental assignments.
- TENANT assumes all responsibility for himself/herself, his/her boat, and his/her property and that neither the Skippers' Cove Beach Club, Inc., nor its agents shall be held liable for any damage, loss or destruction of, or to, said boat or any article or attachment, left thereon, or for the contents thereof, from any cause whatsoever.
- TENANT agrees to hold the Skippers' Cove Beach Club, Inc. and its agents harmless from any personal injuries or damage to property whatsoever, sustained by himself/herself or any person visiting his/her boat or the dock, from any cause whatsoever.
- The Skippers' Cove Beach Club, Inc., agrees to provide a freshwater connection by suitable hose faucets. This fresh water will be available until October 31st or as weather dictates. The TENANT must furnish his/her own hose and provide same with an automatic mechanical shut-off nozzle. The TENANT agrees that the occasional failure of this fresh water connection is not sufficient cause to void this contract.
- TENANT agrees that only the boat named above, with the registration number named above, will be docked in the Tenant's Slip.
- TENANT agrees to provide his/her own mooring lines and to remove those lines at the end of the season so routine maintenance can be performed on the marina.
- TENANT agrees that any dock boxes placed at the TENANT's slip must be kept clean and tidy and MUST be removed at the end of the season (Dec 5th).
- TENANT agrees to keep the walkways and docks clean at all times, and not to place/spill oil, gas or refuse in the harbor or on club or neighboring properties. All trash is to be removed or placed in the trash cans provided by the club.
- TENANT understands that the use of boat toilets while in the harbor is prohibited as is the cleaning of fish on the docks or catwalks.

- TENANT may not sublet his Slip/Dock space to anyone. The TENANT must actually use the Slip/Dock with his/her boat or forfeit the space for the following year and fall into last position on the Slip/Dock assignment for subsequent year slip rental.
- TENANT agrees to pay an additional rental fee of \$15 per day for every day that he/she leaves boat in the Slip/Dock before or after opening of marina dates. (Before April 1, 2027 or any days after Dec. 5. 2027)
- This rental agreement must be renewed annually to qualify for availability for the following year, assuming no violations have occurred as outlined above.
- TENANT agrees to provide proof of liability insurance coverage and to hold the Skipper's Cove Beach Club, Inc. harmless in the event of a fuel spill caused directly or indirectly by the TENANT.
- TENANT agrees that NO commercial ventures or fishing charters will be conducted out of the Marina by the TENANT.
- Due to insurance and environmental hazards fueling vessels at the marina is prohibited.
- Failure of the TENANT to observe the conditions and stipulations of this contract will void this contract and be cause for the Slip/Dock space to be vacated upon notice from the Skippers' Cove Beach Club, Inc. without refund of any monies paid.

The conditions and stipulations specified on both sides of this Rental Contract are designed to be of mutual interest to the TENANT, the SCBC, and the Community. TENANT agrees to this contract in its entirety. All parties agree to do everything possible to help maintain a safe marina.

I ACCEPT THE CONDITIONS OF THIS CONTRACT TENANT DATE	CONTRACT APPROVED BY: For the Skippers' Cove Beach Club Inc. Date
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MARINA SLIP/DOCK RENTAL 2027 FEE SCHEDULE

	SCBC MEMBERS**	NON-MEMBERS
Large Slip	\$950	\$1950
Small/Medium Slip	\$925	\$1850

** Assumes Member is in Good Standing

Priority Policy (See Notes Below)

This priority procedure will be used whenever assigning a Slip/Dock to a person from the waiting list. Once a person becomes a TENANT, he/she shall remain a TENANT in subsequent years (subject to priority assignment) as long as the annual contract **is renewed on time and no violations have occurred.**

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| 1st Priority | Skippers' Cove Beach Club members who do not live in a home on a lagoon. This includes all non-waterfront homes and all bay-front homes. |
| 2 nd Priority | Skippers' Cove Beach Club members who live in a home on a lagoon. Includes all waterfront homes. |
| 3 rd Priority | Non-Skippers' Cove Beach Club members. Included everyone not living in Skipper's Cove |

NOTES:

For the purpose of this Priority Policy, Skippers' Cove property owners who rent or lease their homes to a tenant, under a written renter's agreement, will relinquish their rights to a Slip/Dock to said tenant. The tenant will have the same priority normally afforded to the home owner. Exceptions to this must be mutually agreed to in writing between the home owner and his/her tenant. The written agreement must then be forwarded to the Marina Director. In no case will the home owner and his/her tenant both exercise rights under this Priority Policy.

A violation of any condition or stipulation listed on the contract agreement may cause the TENANT to lose the ability to rent or fall to last place on the list for the following year at the discretion of the Board of Directors. The Skippers' Cove Beach Club Board of Directors reserves the right to disallow anyone from becoming a TENANT that has caused a violation. All violation notices will be in writing and the TENANT will have the right to respond in writing to explain extenuating circumstances. The decision of the Board of Directors is final.

The Priority Policy applies to each TENANT'S first boat only. If a TENANT owns a 2nd boat and would like a 2nd Slip/Dock for his/her 2nd boat, then he/she will go to the bottom of the Priority list for the 2nd Slip/Dock.

SPECIAL NOTE: ALL TENANTS are responsible for keeping the garbage area clean and the lids placed on the cans provided. Absolutely NO fish heads or guts are to be put into the garbage area (This causes odors and attracts seagulls). Violation of this policy will result in a violation and is subject to penalties as described under this agreement. Existing contracts can be terminated for any violation of any rule listed on this form.

Help us keep the Marina in pristine condition for all to enjoy!

Marina Director – Wayne Herring