

LONGBOAT HARBOUR OWNERS ASSOCIATION
YACHT CLUB COMMITTEE
4454 Gulf of MEXICO DRIVE
LONGBOAT KEY, FLORIDA 34228
2025 DOCK USERS AGREEMENT

The assignment of docks is the responsibility of the Dock master or his/her designee and subject to availability.

- Dock space will be available to Condominium owners or renters while in residence.
- Boat Owners who request dock space must own or rent a Longboat Harbour Condominium and be in residence at least three months a year. Dock must be occupied by the dock renter's boat at least 3 months per year unless special arrangements have been made with the Dock master or his/her designee.
- Rental fee for dock space is due by January 1 of each year. **See attached 2025 USER FEE SCHEDULE.** No notice shall be given of fees due unless there is an increase. Failure to make payment by due date may result in forfeiture of your dock.
- A signed copy the current year Dock Users Agreement, a copy of current boat registration, and a copy of current insurance naming Longboat Harbour Owners Association 4454 Gulf of Mexico Drive as a "certificate holder" must be provided at the time of payment. (certificate holder notifies parties when insurance is cancelled) Failure to provide this information with your annual fee will result in forfeiture of your dock. Failing to maintain insurance will result in forfeiture of your dock.
- No refunds will be made.
- Personal Water Craft, kayaks, canoes, rowboats, dinghies, paddleboards, etc. do not qualify for dock space.
- Boats must not exceed 34 feet in length. The beam shall not exceed 12 feet and the top of the superstructure shall not be higher than 10 feet above the waterline. This shall be deemed a qualified boat. These measurements are determined by manufacture's specifications. The Dock master has final approval.
- The Dock master has the right to temporarily reassign a boat owner's dock during any period when the dock is not in use by the boat owner. The boat owner who holds the original assignment is responsible to notify the Dock master of the dates when the dock will be vacant for a period of 1 month or longer.
- Boat owners or their designee must follow the directions of the Dock master or his/her designee and be available to move their boats to another dock when asked to do so.
- Boat owners may not sublet or allow other boats to use assigned dock.
- Boat owners and their accompanied guests using the boating facilities at Longboat Harbour Condominiums must follow all rules and regulations governing such use as proscribed by the Longboat Harbour Yacht Club Committee or by the Board of Directors of Longboat Harbour Condominiums.
- Condominium owners who rent their condos relinquish their right to use boating facilities and to participate in Yacht Club functions during the rental period.
- Use of dock facilities is limited to only Condominium residents. Guests must be accompanied by Condominium owner.
- Condominium renters and transient visitor renters must remove all boats and boating equipment from dock areas by the end of their rental/visit period.
- Transient visitor rental fee is \$20 per day payable in advance to the Longboat Harbour Yacht Club Committee.
- Should a dock holder's boat sink, the Longboat Harbour Yacht Club Committee or its representative shall immediately contact Tow Boat U.S. for the purpose of raising and removing said boat to a marina to prevent further pollution of the harbor and bay. The owner shall then be contacted, if possible, and informed of the situation and that the fee charged by Tow Boat U.S. will be the sole responsibility of the boat owner. If this fee is not reimbursed to the Yacht Club Committee within 20 days of notification in writing, the Committee shall notify the Board of Directors of the Association for collection proceedings. The toll free number of Tow Boat U.S. is 1-800-391-4869 or 941-358-5424. Boat owners are required to

designate a local contact person who will be responsible for their boat during any boat owner's absence. The contact person and his/her contact information must be provided to the Dock master or his/her designee before departure from Longboat Harbour Condominiums. This contact person must have permission to board the boat to move it or secure it.

- In case of an emergency, Longboat Harbour Staff and/ or Yacht Club Committee members and its designees have permission to board your boat to secure lines, pump out water, or perform other emergency services to protect Longboat Harbour Property and your boat.
- All Boats should be secure to Longboat Harbour Property by a minimum of 4 dock lines. When boat owner is not in residence 6 docks lines are recommended, especially during hurricane season.
- **The Longboat Harbour Yacht Club Committee reserves the right to deny dockage to any individual who is not in good standing with Yacht Club and/or Longboat Harbour Owners Association policies and fees.**
- Boat owners shall be personally responsible for satisfactory repair of other boats, docks or property damaged by them or their boats. Boat owners are responsible at all times and under all circumstances for the safe operation of their boat.
- Covered storage boxes may be installed on docks in accordance with any standards adopted by the Longboat Harbour Yacht Club Committee. Such storage boxes shall not extend more than 12 inches above the seawall and shall be securely fastened to the dock.
- No additions other than storage boxes may be made to docks or piers without the permission of the Dock master or his/her designee. Any additions except for storage boxes become the permanent property of the Association.
- No gasoline cans, chairs, batteries, brooms, life jackets, towels, bumpers, fishing equipment, shall be exposed on the dock.
- Lines and hoses are to be neatly wound so as to keep the walkways and dock surfaces clear and safe.
- Fish cleaning shall be limited to fish cleaning stations.
- Canal and channel area from channel marker 6 to channel marker 32 are NO WAKE zones as are all the waters surrounding Longboat Harbour Condominium.

NOTE:

Condominium owners who rent their condos relinquish their right to use boating facilities and to participate in Longboat Harbour Yacht Club functions while their unit is rented. The right to use Longboat Harbour Condominium boating facilities may be forfeited when there are violations of the requirements, rules , policies and regulations contained in this agreement or any other adopted by the Longboat Harbour Yacht Club Committee or Condominium Board of Directors for the safety and reasonable comfort of boat owners' and condominium residents. Forfeiture of use of boating facilities (including but not limited to racks and docks) will be subject to review by the Longboat Harbour Yacht Club Committee. If a boat owner violates this agreement and /or is subject to forfeiture and asked to remove a boat from the premises and does not do so within 15 days, a fine may be imposed by the Board of Directors on the boat owner and after 15 days the boat may be removed at the owner's expense and treated as abandoned property .

I agree to all the rules of the DOCK User's Agreement and will abide by them..

THIS FORM MUST BE SIGNED AND ACCOMPANIED BY REQUESTED INFORMATION ALONG WITH YOUR RENTAL PAYMENT TO RETAIN YOUR DOCK ASSIGNMENT.

Printed Name: _____ Dock# _____

Signature: _____ Date _____

Condo # _____ email: _____ TN: _____

Dockmaster approval: _____ Date _____

ATTACHMENT TO 2025 DOCK USER AGREEMENT

2025 Dock User Fee schedule:

- **Dock User Fee dock in the Harbour :**
 - \$425 user fee if payment , signed dock user agreement, current registration and proof of insurance is received by January 1, 2025
 - \$525 user fee if payment and required documentation is received between January 2nd and January 31th
 - If payment with all documentation is not received by January 31, 2025, on February 1, 2025 the dock will be reassigned in accordance with the Yacht Club Committee Policy and Procedures.
 - The owner will have 15 days to remove their boat.
- **Dock user fee in the Harbour if using Association electric service to power for A/C, dehumidifier, or refrigeration etc.**
 - \$725 user fee if payment, signed dock user agreement, current registration and proof of insurance is received by January 1, 2025
 - \$825 user fee if payment and required documentation is received between January 2nd and January 31th
 - If payment with all documentation, is not received by January 31, 2025 on February 1, 2025 the dock will be reassigned in accordance with the Yacht Club Committee Policy and Procedures.
 - The owner has 15 days to remove their boat.
 - *The Yacht Club shall transfer \$300 of this fee to the Association to cover the cost of the electricity.*
- **Dock User fee or dock on the Bay: Docks 1 & 2, 49-60**
 - \$350 user fee if payment , signed dock user agreement, current registration and proof of insurance is received by January 1, 2025
 - \$450 user fee if payment and required documentation is received between January 2nd and January 31th
 - If payment with all documentation is not received by January 31, 2025, on February 1, 2025 the dock will be reassigned in accordance with the Yacht Club Committee Policy and Procedures.
 - The owner will have 15 days to remove their boat.
- **Dock user fee in the Bay if using Association electric service to power for A/C, dehumidifier, or refrigeration etc. Docks 1 & 2, 49-60**
 - \$650 user fee if payment , signed dock user agreement, current registration and proof of insurance is received by January 1, 2025
 - \$750 user fee if payment and required documentation is received between January 2nd and January 31th
 - If payment with all documentation is not received by January 31, 2025, on February 1, 2025 the dock will be reassigned in accordance with the Yacht Club Committee Policy and Procedures.
 - The owner will have 15 days to remove their boat
 - *The Yacht Club shall transfer \$300 of this fee to the Association to cover the cost of the electricity*

LONGBOAT HARBOUR OWNERS ASSOCIATION

4454 Gulf of Mexico Drive, Longboat Key, Florida 34228 941 383-2126

***** 2025 BOATING INFORMATION *****

THIS FORM MUST BE COMPLETED AND ACCOMPANY BOATER'S USERS AGREEMENT. DOCK
USERS FEE PAYMENT MUST BE PAID AT TIME OF PRESENTATION.

Name (printed): _____

Condo Number: _____ I am owner: _____ Renter: _____

Mailing Address: _____

Phone Number: _____ Alt. Number: _____

E-mail: _____

Make and size of boat: _____ Dock Assigned: _____

Do you have a secured dock box? Yes: _____ No: _____

Boat Registration: _____ State: _____ Documentation: _____

Insurance Carrier: _____ Policy: _____

You are required to have Longboat Harbour Owners Association, 4454 Gulf of Mexico Dr., Longboat Key, FL
34228 as a CERTIFICATE HOLDER. This guarantees the Association will be notified if your insurance lapses.

Contact person in owner's absence: _____

Contact person's telephone number: _____

Alternate contract person: _____

Alternate contact person's telephone number: _____

I HAVE READ, UNDERSTAND AND WILL COMPLY WITH THE TERMS OF
DOCK/USERS AGREEMENT

Applicant's Signature: _____

***** Office Use Only *****

Dockmaster Approval: Yes: _____ Denied: _____ Date: _____

Reason for Denial: _____