

November 8, 2021

To: All Bahia Vista Club Owners  
From: Tom Osborne, Dockmaster

Last spring, I submitted to our Association Board a proposal to update our regulations concerning dock space rental. This was prompted by (1) a growing number of inquiries about dock space and (2) questions of liability caused by several near misses by a renter who used dock space for his boat.

The board unanimously approved those new regulations, a copy of which is submitted to you here.

The points below summarize those rule changes. You can read the complete document and we will provide any clarification you may need.

1. It was decided that, with limited dock space, and potential liability, short term dock rentals will be available only to owners. Renters/tenants must be in residence for three months or longer and must rent dock space for three months or longer. Should any owner have a visitor staying with them, as a guest in their condo, we will try to make temporary provisions for that owner and guest occupying the same condo.
2. Anyone renting a dock must provide proof of ownership of the boat before the rental period begins.
3. Anyone renting a dock must provide proof of insurance on their boat before the rental period begins.
4. As before, if any owner is going to be off the property for two weeks or longer they must remove the boat from the dock during their absence.
5. Should any owner lease their condo to a guest for any period longer than a month, or vacate their condo in excess of a month, their lease of a dock will end on the date the lease begins, or the day they leave. The dock will then be available to anyone on a dock rental waiting list. Should the owner leaving, wish to re-rent a dock space upon their return, they will be put on the dock waiting list and be rented a dock when they rotate to the top of the list and a dock becomes available. This is to accommodate an increasing interest in docks and keep the docks turning over as owners either lease their condos, or leave for extended times.
6. As always, whips will be required and dockers are encouraged to leave their whip bases attached to the dock. There may come a time when the association buys and manages whip bases.

I hope this note, along with the revised regulations, make clear our efforts to be fair to everyone while managing our docks and the associated risks.

Tom Osborne  
Dockmaster

### **Boating Rules and Regulations**

- The availability and permitted use of dockage space to unit owners is a privilege extended to a limited number of boat owners. These facilities are not of the level associated with marinas.
- If a unit owner/resident owns a boat jointly with another person(s) who is not an owner/resident, the non-resident owner may enter the condominium property and access the boat only when the unit owner/resident (1) is in residence and (2) present on the property.
- All dock renters must provide written proof of boat ownership and insurance
- Boats are limited to twenty-seven (27) feet and zero (0) inches.
- To reserve a mooring slip, the boat owner must file a request with the Dock Master. The owner must pay a fee of \$30.00 per month in advance.
- Docking spaces will be assigned by the Board of Directors/Dock Master on a first come first served basis.
- Boat owners may not assign their space to another.
- Renters/Tenants of 3 months or longer are allowed to dock if space is available and board approved at \$30 per month.
- Fittings and whips must be used and approved by the Dock Master. Whips should be removed when the boat slip is vacated for a period of 2 weeks or more.
- All moored boats must have line of adequate size and length to reach a shore mooring.
- Unit owners may only store boats at the dock when not in residence when responsibility for the boat is assumed by another owner/tenant and only for a maximum of two weeks.
- Any dock renter leasing his condo unit for 30 days or longer relinquishes his dock space, and it becomes available to any owner or qualifying renter in waiting. Once the vacating owner returns, he can reapply for a dock space if and when one becomes available.
- Short-term overnight dockage (2-7 days) for guests of owners/tenants may be available for a fee of \$30.00. Check with the Dock Master for availability.
- Boats docked overnight or longer must be moored on the south side of the dock.
- Boats docked temporarily must have fenders.
- North side docking is for emergency purposes and officials.
- Visitors and guests of owners may receive approval to tie up on the north side of the dock in the middle section temporarily (four hours or less).
- The Dock Master or a member of the Board of Directors must be notified of any tie up to the association dock.