



MARINA BOAT SLIP USE RATES AND POLICY

Boats slips are to be use by registered residents of The Harbourage at Braden River Community Development District (the “District”) as defined by the Marina Rules and Regulations.

1. Each household is limited to one rental slip, unless otherwise approved by the District.
2. Boat registration/ownership must be in the name of the resident exclusively (no third party owners).
3. An executed marina slip agreement or wet slip use agreement must be on file prior to any resident mooring a boat in the marina.
4. Slips shall not be reserved in advance for prospective residents.
5. Maximum length of vessels is 25 feet from bow to propeller including any railings, appurtenances, platforms. Maximum boat lift capacity is 7000 pounds. This weight capacity includes the vessel, fuel, supplies, accessories, lift alterations, people, and additional bunks or weights. The District may request certified proof of weight or length on any vessel. Motorized personal watercraft including, but not limited to, wave runners and jet skis are not permitted to be stored or operated in the Marina and the Boat Slips.
6. Marina Boat Slip with Lift Lease Terms and Rates: All leases expire at the end of the selected term. No month-to-month leases are allowed and leases do not automatically renew.

All leases shall start on the first of a calendar month. A daily prorated lease payment may be due for a partial initial month at the discretion of the District.

Should a tenant terminate the lease prior the end of the term, a refund of any unused lease payment shall be refunded, however proration of payment shall be on a half month (\$50) for lease terminations on the 1st to 15th day, or full month (\$100) for leases ending 16-31 days. No daily proration will be allowed. Lease termination date shall be determined by vacancy of the lift, lift is in working order, remote returned and functional, and any lift alterations have been removed, unless otherwise approved by the District.

Term/Payment	Deposit	Rate	Other fees
Annual, Paid In Full	\$250	\$1200 (plus sales tax)	none
Six Month, Paid in Full	\$250	\$600 (plus sales tax)	none

Lost Lift Key Charge - \$15

Lost Lift Remote Charge - \$75

7. No specific boat slip will be reserved for rental terms that are not consecutive.
8. The District reserves the right to assign a specific lift to a vessel for both slips with lifts and wet slips.

9. All vessels must be equipped with a GPS tracking device that provides movement and speed history in a downloadable format such as the LandAirSea GPS Tracking Key or LandAirSea 3100 Tracking System or comparable device.
10. WET SLIP USE - Slips without lifts (wet slips) are not designed for long term storage or mooring.
 - a. WITH SLIP LEASE - With the prior permission of the District wet slips may be used for residents with a marina slip lease for temporary mooring only of the vessel included in the marina slip lease agreement.
 - b. WITHOUT SLIP LEASE –
 1. With the prior permission of the District wet slips may be used for residents without a marina slip lease for temporary mooring only, 4 hours or less, of resident owned or legally rented or leased vessels by the resident.
 2. All vessels are subject to verification of ownership and insurance.
 3. No moored vessel shall exceed 20 feet tip to tip in length.
 4. All vessels must be properly secured so that no vessel causes damage to any District property and does not impede access or use of marina for other vessels.
 5. District shall not be responsible for any damage, theft of the vessel.
11. LIFT ALTERATIONS - Any boat lift that may need to be altered to accommodate a boat that cannot be accommodated by the standard lift, may be altered, but in no way may the original lift be structurally damaged or compromised. Any alterations to a boat lift must be approved by the District in advance. No boat lift may be altered to allow a boat exceeding the weight or length set forth in these policies. Any boat lift that has been altered to accommodate a boat that cannot be accommodated by the standard lift, must be returned to its original state at the end of the lease term, unless otherwise approved by the District.

Approved : November, 2021