

ATTACHMENT A
MOORAGE POLICIES, RULES AND PROCEDURES

1. Moorage will be available only to members in good standing. All boat co-owners must also be members in good standing. BOAT REGISTRATION and CERTIFICATE OF INSURANCE must be submitted to the MSC office each year by the December 15 deadline. *This information must be kept current in the office at all times. This is the boat owner's responsibility. Failure to do so will void the moorage contract*
2. Subleases and short-term use of moorage slips must comply with the requirements set forth in Attachment B and are subject to review and approval of MSC management.
3. A member who applies for and accepts either permanent or rotational moorage must occupy the assigned moorage slip subject to the terms of the moorage contract during the moorage season defined below. If for any reason the moorage Lessee's registered boat shall be removed, rendering vacant the moorage Lessee's assigned slip for a period exceed five consecutive days, moorage Lessee shall, in advance notify MSC management of the anticipated vacancy. MSC management shall then have the option to allow other approved members to occupy the moorage Lessee's assigned slip during the period of vacancy pursuant to the terms of the short term use set forth in Attachment B.

Failure to give advance notification to MSC management of the anticipated vacancy exceeding five consecutive days may be considered a breach of the moorage lease agreement and may result in revocation of use of the assigned slip for the duration of the moorage season and forfeiture of any moorage lease payments made. Under such circumstances, MSC management, at its option, may assign use of the forfeited slip to other members pursuant to the short-term use provisions set forth in Attachment B.

4. There will be 23 permanent moorage slips to be implemented as the current moorage holders either give up or forfeit their permanent slip and 14 rotational moorage slips to be allocated by lottery drawing each year.
5. Full payment is due by March 10. If not received by March 25, the contract will be void and the slip will be forfeited.
6. There will be a yearly premium for permanent moorage slips as recommended by the Moorage Committee and approved in the annual budget.
7. Waiting List:
 - a. Rotational moorage waiting list – Proof of boat registration and certificate of insurance are required. Position is dependent on the allocation procedure. See Attachment C
8. An MSC sticker must be visibly displayed on the windshield of each boat moored at MSC.

NECESSARY EQUIPMENT AND MOORING PROCEDURE

1. All lines should be either 7/16" or 1/2" Nylon.

2. Snubbers or rubber stretchers must be used on each corner tie. Use as directed with continuous line from boat to dock.
3. Cleats and rings must be secure. All rough edges must be eliminated (rasp and sandpaper the cedar dock edge in front of the dock cleat to prevent rapid chafing of the mooring lines).
4. In most cases the boat's chocks should not be used unless they are in direct line with the boat and dock cleat.
5. Snaps, rings, shackles and thimbles should be of proper design and used with care at the proper location.
6. All boards must be headed towards the dock. Boats in Stalls #4 through #20 must have outboard engine or out-drive tilted up due to shallow water.
7. All boat owners wishing to attach bumpers to their dock slip must receive prior written approval from the Beach and Moorage Committee Chair. Bumpers are considered permanent and may not be removed by the boat owner when leaving. Maintenance is the responsibility of the boat owner occupying the boat slip.
8. Spring lines should be used in addition to the usual four corner lines. This prevents the boat from surging back and forth against the corner lines.

“A” Lines with stretchers or springs are adjusted by trial until the boat rides quietly, leaving enough slack for rough water. Observe how other boats are riding in the water.

MOORAGE RULES AND REGULATIONS

1. Only authorized members may take out moored boats. A member must accompany guests at all times.
2. All craft running within this moorage area or within 100 feet thereof shall proceed at dead slow.
3. Unauthorized persons are prohibited from loitering on moorage facilities. Persons on the dock shall not obstruct the walkway so that users need step over or have to deliberately walk around them.
4. Members and Lessees must immediately correct any unsafe or un-seaman like situation that is brought to your attention by other persons or other boat-mooring MSC member.
5. All mooring lines shall be secured in a seaman like manner for the protection of the owner's craft as well as all other craft in the area. Inspect each tie, point, cleat, and eyebolt to be sure it is properly bolted and strong enough to hold during rough water.
6. All persons using the MSC dock and or facilities, including electrical, water, cleats, etc., thereon, do so at their own risk

7. No smoking allowed on the premises.
8. The dumping or discharging of any kind of refuse in or on the water is strictly prohibited. A garbage dumpster is provided at the beach area.
9. No motor vehicles or bicycles are permitted on the dock.
10. All mooring lines should not be less than 7/16" nylon for boats until 15' and 1/2" nylon for all boats over 15' in length. Steel springs or rubber stretches should be used on each corner tie, as directed, with a continuous line from the boat to the dock.
11. Cleats and rings must be secured. All rough edges must be eliminated. Raps and sandpaper the cedar dock edges in front of the dock cleat to prevent rapid chafing of the mooring lines.
12. There is no casual overnight moorage of boats allowed. Overnight moorage is allowed only in designated slips.
13. Swimming is allowed in the designated swim area only. Swimming is not allowed in the moorage area off the docks.
14. Running is not allowed on the docks. Persons violating this rule or the above rule will be asked to sit on the beach for a period of time by the beach supervisor or other adults in charge. If the violation is repeated, the offender may be asked to leave the premises for a period of time determined by the beach supervisor.
15. Permanent or overnight parking of boat trailers is not allowed at the beach area. Day use is on a first-come basis along the fence line at the north end or on the side of the road by MSC. Cars and trailers are not allowed to park in the main parking area at the beach and cars with trailers are not allowed to park on the hillside.
16. No excessive noise from boat engines, boat landing, water skiing, etc., is allowed at the beach area before 9:00am or after 7:00pm. People are asked to be considerate of others during the day hours as well.
17. No watercraft is allowed within thirty (30) feet of the swimming area.
18. All watercraft must obey the "NO WAKE" rule when entering or exiting the moorage area.
19. All watercraft must obey all city, county, and state rules and regulations.

ATTACHMENT B
LESSEE USE REQUIREMENTS AND MOORAGE SUB-LEASE POLICY AND PROCEDURES

Note: A season is defined as having a moorage slip for five to seven months between the periods of April 1 through October 15 of any one year.

Permanent and Rotational Lessee Use Requirements

Demand for moorage historically exceeds moorage slip availability. It is the goal of the membership and MSC management that the best use is made of the limited moorage to the benefit of the greatest possible number of members. For this reason, members with assigned permanent or rotational moorage slips must comply with all moorage policies. Rules and procedures set forth in Attachment A including, but not limited to, the notification of vacancy requirements. It is the intent of MSC members and management that slip vacancies be limited and that sub-leases or short-term usage be authorized only as set forth below.

Failure to give advance notification to MSC management of the anticipated vacancy exceeding five consecutive days may be considered a breach of the moorage lease agreement and may result in revocation of use of the assigned slip for the duration of the moorage season and forfeiture of any moorage lease payments made. Under such circumstances, MSC management, at its option, may assign use of the forfeited slip to other members pursuant to the short-term use provisions set forth in Attachment B.

Season Long Sub-Lease Policy – Permanent Moorage Only

All sub-leases must be approved by MSC management and are allocated according to the order of the permanent waiting list. [If no one on the permanent moorage waits list agrees to sub-let the slip then said slip will be allocated according to the order of the rotational waitlist.](#) Sub-leases may be for a period of no longer than one season (see note above). A moorage Lessee may sub-let the assigned slip for one season but must take the moorage lease the following year or forfeit his opportunity for moorage. No more than one season long sub-lease is allowed per each five-year period. Should Lessee wish moorage in the future, Lessee will then have to re-apply to be added to the waiting list with no preference to members already on the waiting list. A member on the waiting list does not have to accept a sub-lease offer, and it does not affect, in any way, his priority on the waiting list.

When the first person on the waiting list has his name come up for a permanent moorage slip, he may pass for that first season only; but then, must accept moorage the following year or forfeit his place on the waiting list. In the event that the member passes for the first year, the slip will be offered for one year to the next person on the waiting list who then accepts that slip on a one year basis, with MSC management approval after submitting all required information to the office, execution of the contract and payment of the permanent moorage fee. Season-long sub-leases are subject to MSC management approval. Moorage and other required fees shall be paid by the season-long sub-lessee [and permanent moorage](#)

holder as follows: If a permanent moorage slip is sub-let the cost to the member agreeing to the sub-lease will not exceed the cost of rotational moorage for that season. The permanent moorage holder is responsible for the difference, directly to MSC upon MSC approval.

Short Term Sub-Leases

Anyone wishing to be eligible for short term lease opportunities must submit their name and phone number in writing to the office along with the appropriate registration and insurance information (if not on file). Names will be prioritized according to their position on the permanent waiting list, following by those on the rotational alternative list and then followed by any other members who have submitted their name and appropriate information to the office. Short term sub-leasing can be arranged directly between members, but rates will not exceed the pro-rated club charge.

ATTACHMENT C MOORAGE ALLOCATION

Allocation Procedure for Rotational Moorage

Status allocation for rotational moorage is assigned to qualifying applicants based on their PRIORITY ASSIGNMENT CATEGORY. Those in the next highest category have the first right to space, then the next highest category, the next, etc. A DRAW is conducted form within the group of applicants who, because of their priority category, number more than the number of slips remaining available.

PRIORITY ASSIGNMENT CATEGORIES are allotted to members' boats as follows:

- A. The first preference will be given to those who have applied unsuccessfully for two or more consecutive years;
- B. The second preference will be given to those who applied unsuccessfully last year;
- C. The third preference will include all other applicants, including those who obtained rotational moorage last year and first time applicants.

Allocation Procedure for Permanent Moorage

Permanent slips which open up for the season, are assigned following the order of the permanent waiting list.