

2020 SLIP RENTAL CONTRACT

SLIP: _____



CHESTER POINT MARINA

OWNER'S NAME: _____ **BOAT NAME:** _____

ADDRESS: _____ **BOAT MAKE/MODEL:** _____

CITY/TOWN: _____ **YEAR:** _____ POWER SAIL

STATE: _____ **ZIP:** _____ **REG/DOC #:** _____

HOME #: _____ **WORK/CELL #:** _____ **LENGTH OVERALL:** _____

EMAIL: _____ **BEAM:** _____ **DRAFT:** _____

EMERG. CONTACT: _____ **HULL ID #:** _____

EMERG. CONTACT PHONE #: _____ **ENGINE MAKE/MODEL:** _____ **HP:** _____

KEY LOCATION: _____ **LOCK COMBO:** _____

A CURRENT COPY OF YOUR INSURANCE DECLARATION PAGE & REGISTRATION MUST BE ATTACHED/SUBMITTED WITH THIS CONTRACT

My **NON-REFUNDABLE** deposit of **\$500** is enclosed with a copy of my insurance and registration. Invoices are mailed out in January. I understand the balance is due BY MAY 1st, or before I begin to occupy a slip, whichever is first. Slip rentals for the 2020 season commence on May 1, 2020 and terminate October 31, 2020. **There will be NO refunds on summer slips.** Non-Winter storage arrivals prior to May 1, 2020 will be subject to an additional charge. Slips will be assigned as applications and payments are received. If we are unable to accommodate you, your payment will be returned promptly. The marina reserves the right to change, alter, modify or cancel this contract at any time without notice. We use a "Float Plan" where slip customers must inform the office if they plan to be out of their slip for two (2) or more nights. Chester Point Marina reserves the right to use any open slip for any purpose without stated permission of the Lessee. By signing this contract, I agree to abide by all marina rules & regulations.

APPLICANT'S SIGNATURE: _____ **DATE:** _____
By signing this contract, I agree to abide by all marina rules & regulations.

2020 SLIP RENTAL RATES

To retain your current slip, a **\$500** deposit must be received by **Oct. 1st**
Outstanding balances must be paid in full prior to acceptance of slip deposit

2020 SLIP RENTAL RATES
REGULAR BASE RATES

A & D: Up to 40'	\$4440	SLIP BASE RATE	\$ _____
A & D: Up to 50'	\$5550	AMP USAGE (SEE BELOW)	\$ _____
A & D: 50'+	\$111 /ft.	SALES TAX (6.35%)	\$ _____
B: Up to 36'	\$3636	ENVIRONMENTAL (1.5%)	\$ _____
B SOUTH PARALLEL: Up to 28'	\$2828	TOTAL DUE	\$ _____
C: Up to 32'	\$3232	DEPOSIT RECEIVED	\$ _____
C NORTH PARALLEL: Up to 24'	\$2424	BALANCE DUE	\$ _____

One 30 AMP \$60 /Season Two 30 AMP \$150 /Season One 50 AMP \$150 /Season

APPROVED BY: _____ **DATE:** _____
Chester Point Marina Manager

CHESTER POINT MARINA RULES & REGULATIONS

PLEASE KEEP FOR YOUR RECORDS

1. Use of dock space shall be at Lessee's sole risk. CHESTER POINT MARINA shall not be liable for the care or protection of the Lessee's boat or for any loss, theft or damage of whatever kind or nature to the Lessee's boat (including its gear, equipment and contents) and including designated persons, Lessee or guests while on the property or at the Marina. Lessee agrees to hold harmless and indemnify Chester Point Marina and their subtenants, representatives, agents and/or employees from any claim or demand arising from or out of the occupancy of a boat slip at Chester Point Marina in Chester, Connecticut.
2. Lessee agrees to comply with the Rules and Regulations of Chester Point Marina. Chester Point Marina reserves the right to terminate this Agreement immediately should Lessee or his guests breach the Agreement of said Rules and Regulations.
3. Lessee agrees to have their boats insured with complete marine coverage including liability. Each Lessee will be held responsible for damages he may cause to any boats in the Marina or to the structures or facilities at the Marina. **A current certificate of insurance & registration** must be on file with the office prior to the boat entering the Marina and/or slip.
4. Due to summer parking requirements, all vessels must be launched by **JUNE 15, 2020**. Summer Land Storage is May 1 to October 31 and will be charged the same per square foot fee as winter storage, billed early June. Vessels moved to accommodate parking or for failure to meet your launch schedule will be charged a Relocation Charge at the prevailing rate.
5. Summer slip agreement is in effect from May 1 to October 31. Only boats that have arranged for winter storage at Chester Point Marina may remain in a slip after October 31, 2019. If you are not winter storing with us you must leave the marina by November 2, 2019 or have made arrangements with the marina office.
6. Only LICENSED drivers are permitted to operate golf carts on CPM property. **Proof of liability insurance is required for all GOLF CARTS on the property.** We reserve the right to order a golf cart owner to remove their cart from the property at any time and for any reason, as well as banning all golf carts from the Marina.
7. Chester Point Marina shall have a lien against the above described boat (including its gear and equipment) for any unpaid sums due for the use of dock facilities, service invoices, power and water, and for damage caused or contributed to by the above described boat or by the Lessee to any docks or property of Chester Point Marina or any person at Chester Point Marina.
8. ALL payments are applied to the oldest invoice first. Interest at 1.5% per month on the unpaid balance will be added to all accounts. There is a charge of \$25.00 for checks returned unpaid.
9. Lessee agrees to pay all attorneys' fees and other legal and collection expenses incurred by Chester Point Marina in enforcing any of the obligations under this contract.
10. Water Safety-Rules of the road apply. Boats shall be equipped & operated as required by applicable laws. No wake is allowed in the area. No fueling of boats at Chester Point Marina docks or on land. No running boats on land without permission from the yard.
11. Lessee shall not place or install anything, including but not limited to, dock boxes, planters, supplies, materials, accessories, or debris on walkway, docks or any other structure without prior approval of management.
12. Always park so others can get out. If your car is parked improperly it will be towed at your expense. Double parking in front of the office is allowed **ONLY ON WEEKENDS** when travel lift is not in use. **Posted 5mph must be obeyed.**
13. Pets are to be leashed at all times while at the Marina and must not run loose ANYWHERE. Lessee must clean up any mess the pet makes. We reserve the right to order a pet owner to remove the pet from the property at any time and for any reason, as well as banning any or all pets from the Marina. Pets are not allowed in pool area.
14. **POOL USE:** We have a new EMERGENCY phone for 911 calls ONLY, located in the pool area
 - a. There is No lifeguard on duty at the pool. Swimming in the pool is strictly at your own risk
 - b. Pool use is restricted to summer dockage customers and their immediate family
 - c. Guest should be limited, and they must be accompanied by the boat owner at all times
 - d. Pool hours are 8:00 am to 8:00 pm
 - e. Children under the age of 14 years must be accompanied by an adult
 - f. No diving in the pool
 - g. No glass or Pets are allowed in the pool area
 - h. No smoking is permitted in the pool area
 - i. For the benefit of all our customers please shower before entering the pool and be sure to pick up after yourselves upon your departure

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CHESTER POINT MARINA RULES & REGULATIONS

PLEASE KEEP FOR YOUR RECORDS

15. On boats, heads may not be used in the Marina unless equipped with an approved sanitary treatment system. Heads are provided on land. Section 2524 of the Connecticut General Statutes prohibits discharge or deposit of any rubbish, waste material or refuse material of any kind or description into the waters of any river, stream, pond or tidal waters. Penalty is \$1,000 fine or imprisonment of three months or both. If you use the heads on land, please be considerate and leave them clean for the next person.
16. Dinghies/kayaks are to be stored on your boat or within your slip. No dinghies/kayaks are to be stored on the docks.
17. **PRESSURE WASHING: NO PRESSURE WASHING** is allowed at the Marina at any time. The EPA has strict rules regarding pressure washing that include the need to recapture the wastewater. Chester Point Marina has a recapture pad near the lift well for this purpose.
18. Power and water outlets are provided for the exclusive use of each slip. Power cords and water hoses must be placed so as not to constitute a hazard. Chester Point Marina will not be responsible for any loss or damage due to temporary power interruptions. **Under no circumstances shall air conditioners or water supplies be left running while Lessees are absent for extended periods of time or longer than one day.** The Marina assumes no responsibility for the safety of any vessel docked in the Marina and is not liable for fire, theft or damage of said vessel, its equipment or any property in or on said vessel.
19. No charcoal barbecues or other open fuel appliances are to be used on docks or on docked boats. No coal, wood or propane stoves shall be used at this Marina or on board any boat docked at this Marina.
20. Slips may not be subleased. Lessee agrees not to transfer or assign their space to anyone else without written permission of Chester Point Marina management. Any layovers beyond contracted time will be charged \$2.50 per foot per day.
21. Lessee and Lessee's guests agree to conduct themselves at all times while on the Marina property, or on any boat docked at the Marina, so as not to create a nuisance, hazard or annoyance to the Marina or to other Boaters. Lessee shall use discretion in operating engines, generators, radios, televisions, etc. so as not to create a disturbance. We are a family marina. Please keep that in mind when making music selections. Children should be accompanied by adults at all times and are not allowed to run on the docks.
22. In the event of a severe storm or hurricane, the owner of the boat or his agent shall be solely responsible to take all emergency measures for said protection and/or damages to the Lessee's boat. The Marina is not liable for any loss due to power outage. Electric and water will be shut off to mitigate damage at the discretion of Management. NO ONE is allowed to stay overnight on a boat during a severe storm or hurricane.
23. Owners and their immediate family are allowed to work on their boats. No outside labor or vessel work is permitted on Marina property unless authorized in advance by the Marina. **The Marina reserves the right to require all subcontractors to bill through the Marina or pay a 10% Marina Commission.** The fee will be set by the Marina Manager on an individual basis after considering the size and nature of the work to be conducted by the subcontractor. A Vessel Owner found to be in violation of these policies will be subject to immediate termination of this contract. A qualified outside contractor, before beginning any work shall:
 - a. Sign in at the Office each day before beginning any work.
 - b. Provide a description of the work to be performed.
 - c. Provide a valid insurance certificate including proof of Workers Comp insurance and must have liability with a limit not less than two (2) million.
 - d. Outside contractors may only work in the yard or on the docks during normal business hours, Monday thru Friday 8:00 am – 4:30 pm.
No work on weekends or holidays is allowed.
 - e. Sign out each day.
 - f. Remove all wastes or debris generated from work off marina property.
24. DO NOT DROP OFF any open or hazardous material by the shop door without clearance by management first. There is a \$7.00/gal disposal fee for Gas, Solvent & Permanent Antifreeze. Used oil will be accepted with permission from management.
25. ANY trailer stored on the property will incur a \$250 per season charge. A contract must be on file in the office and trailers must be labeled or tagged with the owner's name. If locked, the office MUST have the combo or key.
26. Swimming is NOT allowed in the basin due to potential stray electrical current from boats and potentially hazardous marine life, i.e. snakes and turtles.