

TOC Facilities LLC

Slip Rental Agreement

RULES AND REGULATIONS

- Boats must be operated, secured, and equipped so that they do not represent a hazard to the facility, other boats, or the boats themselves.
- LESSEES may not transfer boats between slips without prior written consent of TOC.
- Advertising or soliciting, with the exception of FOR SALE signs, shall not be permitted on any boat or dock within the marina. Furthermore, neither the boat nor the marina address shall be used for business purposes.
- Docks and piers must be kept clear at all times. Nothing may be affixed, altered or removed from the docks and piers without the express written consent of TOC. Painting, scraping and repairing of gear shall not be permitted on the docks or finger piers. The LESSEE must ensure that any work done to the LESSEE's boat does not create a disturbance, endanger, damage, obstruct or deface the Marina's facilities or other boats.
- Open fires must be attended at all times and are not permitted within 50 feet of docks or boats. The use of grills or any other open flames is totally prohibited on any boat berthed at the Marina.
- TOC reserves the right to limit and govern parking spaces in the Marina. LESSEE's and their guests shall limit their overnight accommodation to the boat itself and will not make use of trailers, recreational vehicles of any type or camping equipment on the Marina property.
- Pumping of oily bilges or the discharge of any oil, spirits or inflammable liquids is strictly forbidden within the Marina. Boat heads must not be discharged overboard while the boat is at the Marina. Everyone is expected to abide by all Federal and State laws related to the discharge of any materials into the waterways.
- Congeniality is a requisite for tenancy. Noise shall be kept to a minimum at all times to avoid creating a nuisance or disturbance. After 10PM, quiet time shall be enforced. Halyards and stays must be tied off and secured at all times.
- Pets are permitted only if they do not create any disturbance. All pets must be kept on hand-held leashes and exercised in designated areas or off the Marina property. Pet owners are responsible to clean up after their pets.
- Swimming, diving or fishing shall not be permitted from the docks or finger piers. Everyone is expected to abide by the posted rules regarding the swimming pool and other recreational amenities.
- All boats are to be maintained in a sound "Bristol" and seaworthy condition. When this fails to occur and/or the Marina considers there to be a risk of sinking, fire or other such hazard, the Marina may, at its sole discretion, give the LESSEE 30 days' notice in writing in which to correct the problem(s). Failure to do this will represent a default on the terms of this Lease.
- Tradesmen, servicemen, retailers or agents of any kind will not be permitted to solicit business on the premises. Prior notice must be given to the Marina management by the boat owner before any outside services will be permitted to board the boat. All outside contractors must provide evidence of current liability insurance and workman's compensation of sufficient coverage to insure against any potential damage to the Marina facilities or other boats in the Marina.
- Dinghies may be left in the water if the LESSEE is aboard the boat. At other times dinghies must be stowed on the boat.