

Marco Courtyard Towers

RULES FOR DOCK USE AND LEASING SLIPS **2024 Dock Rules: (Supersedes Previous Rules Dated April 2010)**

COMMITTEE MEMBER: Phil Roland

1. Arrangements for docking space are to be made with the Board of Directors. Only owners (and renters, on a short term monthly basis if available) residing at Courtyard Towers who own watercraft are eligible to lease slips.

NOTE: Any Resident of Courtyard Towers using the docks whether leased or as transient shall have on file with the Board a copy of the title, current registration and evidence that the Association is also named as co-insured on their insurance policy.

2. There are six slips owned by the Association numbered 1 to 6 from west to east. Five slips numbered 1, 2, 3, 4 and 5 are available for leasing: Dock 6 will be for transient docking. The transient dock is for Jet Ski or similar sized small boats and available to residents for overnight docking, subject to City of Marco Island ordinances. All docks and lifts are the property of the Association.
3. Transient dock for occasional use by owners and guests will be limited to 1 day and overnight docking limited to one night at no cost with prior board approval. Daily usage time may be reduced by the board or dock committee if demand warrants such a change.
4. LEASING DOCKS; 1, 2, 3, 4 and 5 Docks are 20 feet in length
Dock 1, Difficult Access – Requires smaller boat or Jet Ski no longer than 21’
 - A. The Board of Directors will conduct a lottery for the leasing of docks in early November of each year. Sixty days prior to this date each individual may present in writing their request to lease a dock. This may be done by FAX, Email or letter. Please verify by phone with Beachside Property Management that the application has been received. It is the responsibility of the Lessees to verify that the boat’s length, relative to dock length, is in compliance with all state and city regulations.

If the annual lottery does not lease all of the docks available, the remaining docks will be leased on a first come first served basis and cost

will be on a pro-rata basis. If leased prior to January 31, this partial year shall be considered as Lessee's first year.

B. Leasing Period: All docks shall be leased for a period of four years.

Any Lessee whose lease period is expiring Dec. 31st of a given year may participate in the annual November lottery.

Any Lessee electing to voluntarily end a lease must notify the Board of Directors in writing prior to September 1 to allow sufficient time to conduct a lottery for the following year. Failure to do so will obligate the Lessee to honor the remaining portion of the lease.

A Lease Pricing Schedule is attached with the base rate established in 2012 as noted below:

1. Dock 1 lease price is \$2,000 annually due to difficult access and limited boat size
2. Docks 2, 3, 4 and 5 (deeper water and easy access) lease for \$4,000 annually.
3. Prices for each subsequent year will be determined by the Board each November however may not increase greater than 3% annually.

SPECIAL CONDITIONS; If at any period in time a leasable dock is not under contract, it may then be rented to owners or lessees on a monthly basis as follows:

Docks 2, 3, 4 & 5: Monthly - \$400
Dock 1: Monthly - \$200

DOCK RULES:

1. The annualized date for all dock leases shall be January 1. Lease will be on a pro-rata basis if it after January 31.
2. Docks are not to be defaced with signs or decorations or used for storage of equipment.
3. Moored watercrafts may not be used as living or sleeping quarters.
 4. No boat, other than that of a unit owner, (or a boat he/she is renting), shall have the right to use dock space, and no boat shall be permitted until it has been registered and approved by the Board of Directors except transient docks which may be used by owners and guests.

5. All boats must be properly moored with lines and fenders adequate in size and strength to protect the dock and other boats from damage.
6. No other installations or alterations to the dock of any kind are permitted without the approval of the Board of Directors.
7. The dock area shall be kept free of debris, equipment, and hazards.
8. Any damage to the dock will be the responsibility of the offender to repair.
9. All boats shall be legally registered, insured, kept clean, and in working order.
10. No major repairs or alterations to boats will be permitted on premises without approval of Board of Directors.
11. No boat owner shall use condominium property or docks to conduct any commercial activity such as chartering.
12. All fish shall be cleaned at the fish cleaning tables.
Fish remains may not be placed in condo dumpsters unless properly sealed within plastic to contain smell.
13. Boat engines shall not be running before 7 a.m. or after 10 p.m. unless the boat is actually leaving or returning to the dock.
14. No boat may be left unattended for more than 1 month unless the boat is tied down as if in preparation for a hurricane.
15. If dock lessee sells his unit, the lease terminates on the closing date and no refund for unused time will be given unless the dock is successfully leased to a new lessee during the calendar year, in which case the former lessee would be refunded a portion of his lease based on the pro-rata rate paid by the new lessee. In such event, the lottery process would be initiated for that dock. The prospective buyer of the former lessee's condo may participate in the lottery. That lottery would be for the remaining time prior to December 31 plus the additional years left on the standard four year lease term.
16. During any time when slips 1, 2, 3, 4 & 5 are not leased, these docks may become transient docks.
17. No leased docks can be used by anyone other than the dock lessee, but may be subleased to another owner during such times as lessee is not using the dock with approval of the Board. Such sub-lease shall not exceed six months in any year. All RULES shall apply to the sub-lessee.

**Marco Courtyard Towers
Boat Docks
Lease Pricing Schedule**

	Dock #1	Docks #2, 3, 4 & 5
2022	\$2,000.00	\$4,000.00 Board Approved

Dock lease pricing is subject to change annually by approval of the Board of Directors each year in November following the lease lottery per Section B Point 3 of those rules. The lease rates may not increase greater than 3% annually.