



# BREAKWATER KEY MARINA

**To: Breakwater Key Marina Owners**  
**From: Lynn Jackson; Community Association Manager – Felner Corp.**  
**Re: 2023 Marina – Owner \ Vehicle \ Vessel \ Trailer \ Winter Storage Info**  
**Date: April 1, 2023 ----- PLEASE RETURN FORM BY MAY 1, 2023**

Attached you will find the 2023 Owner, Vehicle, Vessel, Trailer and Winter Storage registration form.

**NEW FOR THIS YEAR – All information that is in the BWK database has been pre-populated into your form. Please make any corrections and add or delete any missing or inaccurate information. You will also see boxes to check if there are no changes from the listed info.**

This form must be completed and return by all Marina Dock Owners. It is important to update the files for all owners, tenants (if applicable), vehicles, vessels, trailers and winter storage spaces annually. Stickers will not be issued until the new forms are received by Felner Corporation. Vehicle, Boat and Trailer Stickers are good for 1-year only. 2022 or older stickers must be removed and discarded.

**You must verify and certify that your boat, or your tenants' boat, conforms to the BWK Vessel Measurement Chart attached at the end of this document in Appendix A. Oversize vessels will not be allowed in the marina.**

**Please return completed form in the self-addressed stamped envelope, or scan and email to:**

Breakwater Key, c/o Felner Corporation  
 35 Brentwood Ave  
 Fairfield, CT 06825

lynn@felnercorp.com

## **DOCK OWNER INFO**

**DOCK OWNER INFO or (check) \_\_\_\_\_ No changes to the information listed below**

Dock Number:

Name:

Address:

City:

State:

ZIP:

Phone:

Mobile Phone:

Alt Phone:

Email Address #1:

Email Address #2:



## BREAKWATER KEY MARINA

**DOCK OWNER VEHICLE INFO** or (check) \_\_\_\_\_ No changes to the information listed below

Vehicle #1 Information-Sticker #: (*Felner Corp issues*)

Make:

Model:

Color:

License Plate:

Vehicle #2 Information-Sticker #: (*Felner Corp issues*)

Make:

Model:

Color:

License Plate:

Vehicle #3 Information-Sticker #: (*Felner Corp issues*)

Make:

Model:

Color:

License Plate:

**DOCK OWNER BOAT INFO** or (check) \_\_\_\_\_ I do not keep a boat at Breakwater Key Marina

Boat \ Vessel Sticker #: (*Felner Corp issues*)

Boat Name:

Make:

Model:

Year:

Length:

Beam:

Draft:

Documentation Number:

CT Reg # or Certificate of Decal #:

Registration Expiration Date:

Insurance Co:

Policy #:

Policy Expiration Date:



# BREAKWATER KEY MARINA

**DOCK OWNER EMERGENCY CONTACT INFO or (check) \_\_\_\_\_ No changes to the below info**

Owner Contact #1:

Phone:

Owner Contact #2:

Phone:

**DOCK OWNER TRAILER STORAGE INFO or (check) \_\_\_\_\_ I do not wish to store a trailer at BWK**

Trailer Sticker Number: (*Felner Corp issues*)

Trailer Make:

CT Plate Number:

VIN #:

TRAILER STICKERS ARE ISSUED ON A FIRST-COME, FIRST-SERVED BASIS (15 TRAILER LIMIT). TRAILERS PARKED IN LOT WITHOUT PRIOR AUTHORIZATION WILL BE TOWED. TRAILERS MUST BE REMOVED FROM BREAKWATER KEY NO LATER THAN DECEMBER 1<sup>ST</sup>

**DOCK OWNER WINTER STORAGE INFO or (check) \_\_\_\_\_ I do not wish to Winter Store at BWK**

In-Water Storage Requested: (Check) \_\_\_\_\_

Trailer / Boat Storage in Parking Lot Requested: (check) \_\_\_\_\_

**DOCK OWNER SIGNATURE GUARANTEE**

By signing below, Dock owner certifies that they, or their Tenant, have liability insurance coverage of at least \$300,00.00 and that the policy listed in this document has not expired. Dock owner certifies that they, or their Tenant, are in possession of an Insurance Certificate listing Breakwater Key as the Certificate Holder. Dock owner is required to provide Breakwater Key proof of insurance upon request. Signature also certifies that the registration information in this document pertaining to the owner or tenant is accurate and that valid registration can be provided to Breakwater Key upon request.

Check box to verify that your boat, or your tenants' boat, conforms to the BWK Vessel Measurement Chart in Appendix A

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

**TENANT \ RENTER INFO ON FOLLOWING PAGES**

**or (check here) \_\_\_ I do not rent my Dock out at BWK**

**(Please exclude following pages when returning form if you do not rent out your dock)**



# BREAKWATER KEY MARINA

## **TENANT \ RENTER INFO (If applicable)**

**TENANT \ RENTER INFO or (check) \_\_\_\_\_ No changes to the information listed below**

Dock Number:

Dock Owners Name:

Tenant Name:

Tenant Address:

Tenant City:

Tenant State:

Tenant ZIP:

Tenant Phone:

Tenant Mobile Phone:

Tenant Alt phone #:

Tenant Email Address #1:

Tenant Email Address #2:

**TENANT VEHICLE INFO or (check) \_\_\_\_\_ No changes to the information listed below**

Vehicle #1 Information-Sticker #: (Felner Corp issues)

Make:

Model:

Color:

License Plate:

Vehicle #2 Information-Sticker #: (Felner Corp issues)

Make:

Model:

Color:

License Plate:

Vehicle #3 Information-Sticker #: (Felner Corp issues)

Make:

Model:

Color:

License Plate:



# BREAKWATER KEY MARINA

**TENANT BOAT INFO or (check) \_\_\_\_\_ No changes to the information listed below**

Boat \ Vessel Sticker #: (*Felner Corp issues*)

Boat Name:

Make:

Model:

Year:

Length:

Beam:

Draft:

Documentation Number:

CT Reg # or Certificate of Decal #:

Registration Expiration Date:

Insurance Co:

Policy #:

Policy Exp:

**TENANT EMERGENCY CONTACT INFO or (check) \_\_\_\_\_ No changes to the below info**

Tenant Emergency Contact #1:

Phone:

Tenant Emergency Contact #2:

Phone:

**TENANT TRAILER STORAGE INFO or (check) \_\_\_\_\_ I do not wish to store a trailer at BWK**

Trailer Sticker Number: (*Felner Corp issues*)

Trailer Make:

CT Plate Number:

VIN #:

TRAILER STICKERS ARE ISSUED ON A FIRST-COME, FIRST-SERVED BASIS (15 TRAILER LIMIT). TRAILERS PARKED IN LOT WITHOUT PRIOR AUTHORIZATION WILL BE TOWED. TRAILERS MUST BE REMOVED FROM BREAKWATER KEY NO LATER THAN DECEMBER 1<sup>ST</sup>

**TENANT WINTER STORAGE INFO or (check) \_\_\_\_\_ I do not wish to Winter Store at BWK**

In-Water Storage Requested: (Check) \_\_\_\_\_

Trailer / Boat Storage in Parking Lot Requested: (check) \_\_\_\_\_



## GENERAL INFORMATION

### 2023 VESSEL REGISTRATION STICKERS

**Vessel Proof of Registration:** To receive a 2023 vessel sticker, each Dock Unit Owner/Tenant must certify by signing the above form that they have Certificate of Insurance and valid CT DMV registration, or CT Certificate of Decal. The State of Connecticut mandates that all marinas maintain a list of registered vessels. **In order to comply with this requirement, Marina Vessel Registration will be strictly enforced.**

**Vessel Proof of Insurance:** Liability insurance is required for all vessels before they are in the slip. By signing the above form, Dock Owner certifies that they have a Certificate of Insurance or Homeowners "Rider" . **The named Certificate Holder is "Breakwater Key Association, Inc."** Notice of cancellation shall be provided to the Association within ten (10) days of cancellation, which is standard language and common practice. Upon request, your insurance company will automatically mail a Certificate of Insurance to the Association upon renewal each year. Liability coverage: Minimum per occurrence \$300,000.

### 2023 VEHICLE AND TRAILER STORAGE REGISTRATION

**Vehicle Registration:** Parking stickers must be affixed and prominently displayed on the right rear window of the vehicle. No stickers shall be furnished until the 2023 above form has been received.

**Trailer Storage:** Trailer Storage is provided on the concrete pad located on the far-left side of the large parking lot. The total number of trailers allowed is limited to **15 trailers**. This will allow for more vehicle parking on a daily basis. Space is available on a first-come, first-served basis and must be requested in the above form. Slip owners get right of first refusal for trailer storage spaces. If there are additional storage spaces remaining, then tenants may apply to store their trailers.

**Any trailer parked without prior approval and a 2023 trailer sticker affixed to the left side of trailer tongue, will be towed to Mid-Town Autobody and Towing at the owner's expense and without notice. Please write, or tag, on your trailers tongue your name and phone number.**

The owner of a slip with an unregistered boat and no insurance certificate at any time will be subject to a Board of Directors hearing and "letter of grievance" with a daily fine of \$25.00. Any charge to a Dock Owners account including, for example, service charges, late fees, fines, collection costs, etc., will be posted to the account and subject to the same policies as monthly common charge payments. Clubhouse access fobs are available for a \$25 fee (maximum of two per unit or dock owner). Entrance to the pool is only available through the front door of the clubhouse; therefore, this fob will be required to use the amenities.

If you have any questions, please contact Lynn Jackson at Felner Corporation at (203) 331-4770 x1015, or e-mail at [lynn@felnercorp.com](mailto:lynn@felnercorp.com)

Every effort will be made to contact the vessel owner in an emergency. In the event the vessel owner cannot be contacted, the vessel owner's emergency contacts will be contacted. It is suggested that



## BREAKWATER KEY MARINA

your emergency contacts have a key to your vessel and be familiar with the vessel. Keys may not be left with the Management Company, at clubhouse nor the Breakwater Key Marina. All information is required to be filled out and returned to Felner Corporation. Tenant(s) receive clubhouse access fobs **from their landlord**. If the landlord requests an additional fob for the tenant, there will be a \$25 fee. **Tenant(s) may not request fobs directly from Felner Cororation.**

### MARINA

Marina commissioning begins in April (depending upon the weather), at which time the bubbler system is removed and water to the docks and showers are turned on. All winter covers must be removed by May 1st.

Weather permitting, water is shut off on or about November 30th of each year, however, may be turned off earlier to avoid pipe freezing. A bubbler system is used during winter months to protect the docks, retaining walls, pilings, and the marina in general. The bubbler system is not in place to protect vessels. The following should take place in preparation for winter:

1. All in-water tenders, skiffs, dinghies, etc. should be removed by November 1st for installation of bubbler system.
2. All rubbish & debris should be removed from dock boxes. Dock boxes left without a locking device in place (pad lock) for the winter will be emptied by the management company of all contents and appropriately fastened for the winter.
3. All fixed or attached items to docks, fingers, or piers should be removed as these items, when covered by snow, may cause an unsafe condition.
4. All rotted or soft boards should be reported to the management company so that they may be replaced before the first snowfall.
5. Vessels wintering in the marina must register with the Association and provide emergency contact information to the management company prior to November 1st. This is very important in the event of a substantial storm. Registration forms may be obtained by contacting the management company.

Piers may be removed, and vessels may be required to move for maintenance, repairs, and dredging. The Vessel Owner must contract for storage during this period of time separately, as Breakwater Key Marina does not offer such services.

There shall be no addition, alteration, or modification to the dock, finger piers, pilings, electric, phone or water supply systems. No lockers, chests, cabinets or similar structures are permitted on the docks. Disc sanding or spray painting is not allowed. Dock Units and surrounding dock areas should be hosed down from time to time to remove debris. Shoes or other footwear are to be worn at all times when walking the docks. All maintenance requests must be in writing and directed to the Association. The Site Supervisor and maintenance workers are not in a position to respond to individual requests. A dumpster is located in the entrance parking lot for rubbish and debris. All garbage should be disposed of properly.



## **MARINA VESSEL REGISTRATION & INSURANCE**

All Dock Unit Owner/Tenant vessels must be registered with the Association. Registration forms will be available by contacting the management company. Liability insurance is required for all vessels before they are in the slip. A Certificate of Insurance or Homeowners "Rider" must be on file with the Association and should be mailed to the management company. The named Certificate Holder is "Breakwater Key Association, Inc." Notice of cancellation shall be provided to the Association within ten (10) days of cancellation, which is standard language and common practice. Upon request, your insurance company will automatically mail a Certificate of Insurance to the Association upon renewal each year.

Liability coverage: Minimum per occurrence \$300,000.

Upon receipt of Marina Vessel Registration and Certificate of Insurance, the management company will issue one marina sticker which must be placed under the Connecticut registration numbers of the starboard (right) bow. The color of marina stickers will change from year to year.

To receive marina sticker(s) each Dock Unit Owner/Tenant need only provide a Certificate of Insurance and register his or her vessel with the management company. The State of Connecticut mandates that all marinas have a list of registered vessels. In order to comply with this requirement, Marina Vessel Registration will be strictly enforced.

VESSEL(S) (defined):

- (a) A vessel is a single, non-commercial pleasure boat; Personal watercrafts are considered vessels.
- (b) Inoperative or unregistered vessels are prohibited.
- (c) No vessel of any kind, other than operable and registered vessels, shall dock in the marina.
- (d) All vessels shall have two fenders dock side.
- (e) No vessel of any kind, other than vessels registered with the marina shall dock in the marina.
- (f) Uninsured vessels are prohibited.
- (g) Commercial vessels are prohibited.
- (h) The use of a dock unit is restricted to use by the dock unit owner and/or guests of that dock unit owner.
- (i) Docks shall be used for no other purpose than the tie up of registered vessels.
- (j) Vessels shall dock in such a manner as to not block or impede access to the channel.
- (k) All vessels shall have safety equipment required by the U.S. Coast Guard and meet all federal, state and local laws relating to licensing and registration requirements.
- (l) All vessels shall be safe and seaworthy.

All vessels, including but not limited to, Dock Unit Owner vessel(s), tenant vessel(s), visitor/guest vessel(s) and any other vessel(s) docked within Breakwater Key Marina, which are not operated or docked in conformance with these Rules and Regulations, shall be deemed vessels "left without





## BREAKWATER KEY MARINA

authorization” and shall be immediately removed from Breakwater Key Marina, except as otherwise provided for in the Breakwater Key Regulations and Registration.

The Dock Unit Owner will remove any vessel sunk in a Dock Unit within 12 hours of sinking or the Association may cause the removal of the sunken vessel at the expense of the Dock Unit Owner. Oil spill cleanup and costs are the responsibility of the Vessel Owner.

### **LEASING/RENTAL OF DOCK UNITS & TENANT(S)**

**The Dock Unit Owner (Landlord) is responsible for providing his or her tenant(s) with a copy of the Marina Regulations and Registrations of Breakwater Key.** It is suggested that all Dock Unit Owners receive a signed receipt from their tenant stating that he or she has received a copy of the Regulations and Registrations.

Any Dock Unit Owner who leases or rents a Dock Unit is responsible for providing Breakwater Key with a copy of the Lease or Rental Agreement, which must contain the following:

ALL LEASES/RENTAL AGREEMENTS SHALL CONTAIN A CLAUSE STIPULATING THAT THE TENANT(S) WILL ABIDE BY THE DECLARATION, BY-LAWS AND REGULATIONS AND REGISTRATIONS OF THE ASSOCIATION.

A shell Lease/Rental Agreement is listed on the Management Companies web portal. This agreement has been reviewed by BWK’s attorney and was created for the protection of the owner and BWK.

#### **A. TENANTS/RENTERS**

- Tenant(s) shall submit a Vessel Registration Form and Certificate of Insurance to the property management company prior to occupying a dock.
- Upon request, tenant(s) may obtain a Marina Handbook from the management company, free of charge, which contains the regulations and registrations of the marina so that tenant(s) may obtain marina and parking stickers.
- Tenant(s) must abide by the Breakwater Key Marina Regulations and Registrations, the Declaration and Bylaws of the Association.
- Unless otherwise specified in the Lease, tenant(s) may utilize the recreational facilities. Tenant(s) obtain keys to the recreational facility from their landlord.
- Tenant(s) should not contact the property management company for keys.
- Tenant(s) are not entitled to a vote in the Association unless they have a duly executed proxy of an owner.
- Tenant(s) must contact their landlord for all items regarding Breakwater Key; i.e., complaints, maintenance requests, etc. The Landlord (Dock Unit Owner) may, in turn, at his or her discretion, contact the property management company.



## BREAKWATER KEY MARINA

### **MARINA GUEST PASSES**

“Guests” are considered vessel(s) that occupy a Dock Unit with the Dock Unit Owner’s permission that are not a marina-registered vessel. Dock Unit Owners shall notify the property management company of guest vessels. Dock Unit Owners are responsible for guests and their actions. The management company will issue to Dock Unit Owner(s) one marina guest tag for each Dock Unit owned which will contain corresponding Dock Unit numbers. **Guests may occupy docks for a period not to exceed two (2) weeks.**

Tenants receive a marina guest tag at the sole discretion of his or her Landlord and tenants should not contact the management company for marina guest tags.

**Boats, personal watercraft, or any other vessels that do not display a Marina Guest Tag or Marina Sticker are illegally docked. Violators will be prosecuted.**

*Any guest occupying a dock unit for a period exceeding two (2) weeks shall automatically be deemed a tenant for purposes of the Breakwater Key Marina Regulations and Registrations and must adhere to the provisions contained therein.*

### **MARINA RULES and REGULATIONS**

- a) No addition, alteration or modification of a dock or slip can be made without the permission of the Board of Directors.
- b) All boats with motors and sailboats 19½ feet or longer must be registered with the State of CT and numbered. Smaller boats and/or service craft such as dinghies/tenders must have the name of the owner or boat they serve clearly written and visible on the side of the vessel. Vessels with out-of-state registrations or USCG Documented vessels must have a CT Certificate of Decal displayed per State of CT law below (From CT Boaters Guide):

*Vessels Numbered by Other States and Reciprocity Documented vessels and vessels numbered by another state which are moored, docked or operated more than 60 days in Connecticut in any calendar year, must obtain a Connecticut Certificate of Decal from DMV and display a current Connecticut validation decal (but not a Connecticut registration number) on both sides of the bow. In addition, the owner must acquire a boating certificate that is recognized by Connecticut in order to operate the vessel on Connecticut waters. Connecticut boat users should check and obey local laws when operating in other states. Note: Every entity leasing, renting or otherwise providing slips, dock space, dry storage, or moorings for vessels not registered in Connecticut is required to maintain a list of such vessels. Transient vessels need not be listed. The list must be available during normal business hours for inspection by any boating law enforcement officer. The rules for information collected differ slightly for those entities that provide such space by lease and those that provide such space by membership. If you have any questions, please contact the Boating Division regulatory section at 860-434-8638. (CGS Section 15-150a)*

- c) Storage of flammable liquids is prohibited from dock storage chests and may be kept on board any vessel in accordance with state and local laws and Coast Guard recommended procedures.



## BREAKWATER KEY MARINA

- d) Dinghies and tenders must not be stored on the docks, fingers or piers. Additionally, nothing at all is to be stored on docks, fingers or piers. Storage is limited to the storage chest provided to each slip.
- e) All craft must have life jackets on board for all occupants. Children under the age of 18 must be accompanied by an adult at all times while in the marina. Children under the age of 12 must wear life jackets at all times while in the marina. It is recommended that all non-swimmers, including adults, should wear life jackets while in the marina.
- f) Fishing and swimming in the marina are prohibited.
- g) The use of direct discharge toilets is prohibited and portable toilets cannot be dumped overboard.
- h) Vessels, boats, personal watercraft, dinghies, and/or tenders shall operate at "idle speed" in the marina so as not to cause a wake.
- i) Oil, spirits, flammable liquids or oily bilges may not be discharged into marina waters, site storm drains, site sanitary systems or dumpsters.
- j) Only a single boat per slip may be docked. No docked vessel shall exceed the length of a slip by more than the dimension listed in Appendix A – BWK Vessel Measurement Chart including swim platforms and bow pulpit. Under no circumstances, may a vessel be docked with any portion extending over the dock or into the marina in such a fashion that would impede or be hazardous to pedestrian or vessel traffic.
- k) Connecticut law requires a Safe Boating Certificate for any person operating a vessel and/or personal watercraft that is registered in the State of Connecticut.
- l) Vessels, boats, personal watercraft, dinghies, and/or tenders shall operate at "idle speed" in the marina so as not to cause a wake.
- m) Lines and fenders shall be appropriate size for vessel. Frayed lines are prohibited. Vessels shall have two fenders dock side and shall be tied in such a manner so as not to hit or bang the docks, dock pedestals or storage bins. No vessel shall be tied without appropriate fenders.
- n) Lines cannot be tied or wrapped around dock pedestals or storage bins. These items can be coiled and stored on pedestal brackets. Damage or replacement of dock pedestals and/or storage bins are the responsibility of the Dock Unit Owner(s) and the Marina will bill Dock Unit Owner(s) being serviced.
- o) Barbecues with open flame are prohibited on vessels or docks. The clubhouse has a grill on the second-floor deck and there are cooking facilities inside the clubhouse.
- p) All vessels must have fire extinguishers aboard and smoke detectors in sleeping areas
- q) The use of direct discharge toilets is illegal. Sewage from a portable toilet may not be dumped overboard. All vessels with installed toilets (heads) must have a U.S. Coast Guard certified MSD.



## BREAKWATER KEY MARINA

- r) Funnel fueling of outboard motors is prohibited. Oil spill clean-up and costs are the responsibility of the Vessel Owner. No vessel shall discharge oil, spirits, inflammable liquids or oily bilges into the marina.
- s) All electrical cords shall be UL listed for marine use and constructed with waterproof jacketing and materials. Cords not properly grounded (extension cords) may use wire gauges not capable of handling loads imposed by items requiring electricity which subsequently causes electrolysis on underwater metal parts such as trim tabs, propellers, shafts, etc. Damage may occur on a vessel by a neighboring vessel. Dock Unit Owners are responsible for any applicable violations and fines levied against his or her Dock Unit for the use of extension cords.
- t) In the event of a severe storm or emergency, Vessel Owner(s) are solely responsible to take all emergency measures possible. Breakwater Key Marina does not assume any responsibility for the protection or damage of any property. The northeastern coastline of the United States has been subject to periodic hurricanes. Although the marina is quite well sheltered from the direct action of a storm from Long Island Sound, high winds and tides can be expected, with the possibility of extreme damage that can occur in such events.
- u) Shoes or other footwear are to be worn at all times while walking the docks
- v) Disc sanding or spray painting is not allowed.
- w) Boat Lifts and Personnel Watercraft Lifts or are not allowed in the marina.
- x) Bicycles and scooters (manual or electric) are not allowed to be ridden on the docks.
- y) A dumpster is located in the entrance parking lot for rubbish and debris. All garbage should be disposed of properly.

***NOTE: Boat(s), personal watercraft or any other vessel(s) that do not submit a Certificate of Insurance and Breakwater Key Marina vessel registration form to the Association and/or do not display a valid Breakwater Key Marina sticker are in direct violation of Breakwater Key Marina Regulations and Registrations and subject to penalties and fines, including immediate removal and storage at owner's expense without further notice. In the event a boat, personal watercraft or any other vessel is removed from Breakwater Key Marina, please contact the management company. Boats, personal watercraft or any other vessel(s) that do not display a Breakwater Key Marina Sticker or Breakwater Key Marina Guest Tag will be deemed illegally docked. Violators will be prosecuted.***

Breakwater Key Marina is not responsible for boats, personal watercraft, vessels, or any other personal property sunk dockside, faulty equipment, or anything beyond its control. All boats, personal watercraft, vessels, etc. must abide by all applicable federal, state and local laws and ordinances. Breakwater Key Marina Regulations and Registrations may be amended, repealed, or extended without notice at the discretion of the Dock Council. Any patron, crew, or guest of a vessel/boat within Breakwater Key that violates the above Regulations and Registrations, disorders, deprecations or indecorous conduct that might injure a person, cause damage to property or harm the reputation of Breakwater Key Marina shall be cause for immediate removal of that patron, crew, or guest.



# BREAKWATER KEY MARINA

## APPENDIX A - Vessel Measurement Chart

1-Dec-21

### Declaration

Boats (mfg specification) must fit within the actual dock dimensions cited below. Attachments such as bowsprits, anchors, swim platforms, outboards or I/O drives and other projections may extend beyond the boundaries of the Dock Unit so long as such protrusions do not impede traffic or pose a safety risk within the fairway waterways or on the docks (**Max Safe Dimensions w Protrusions**).

**Boats secured parallel to main dock.**  
**Exceptions to measurement standards**  
**Bold - Slip has unique attributes**

Docked vessels that exceed the length overall and beam overall stipulated below are deemed to be impeding traffic and posing a safety risk under normal conditions.

Slip #	Dock Dimensions		Vessel Dimensions	
	L	W	LOA	W
1*	34.25	15.5	42.25	14.7
2	40	15.5	42	13.3
3	40	15.5	42	13.3
4	40	15.5	42	13.3
5	40	15.5	42	13.3
6	40	15.5	42	13.3
7	40	15.5	42	13.3
8	40	15.5	42	13.3
9	40	15.5	42	13.3
10	40	15.5	42	13.3
11	40	15.5	42	13.3
12	40	15.5	42	13.3
13	40	15.5	42	13.3
14	40	15.5	42	13.3
15	40	15.5	42	13.3
16	40	15.5	42	13.3
17	40	15.5	42	13.3
18	40	15.5	42	13.3
19	40	15.5	42	13.3
20	40	15.5	42	13.3
21	40	15.5	42	13.3
22	40	15.5	42	13.3
23	40	15.5	42	13.3
24	40	14	42	11.8
25	40	14	42	11.8
26	50	13.5	50	11.3
27	30	13.5	33	11.3
28	30	12.5	33	10.7
29	30	12.5	33	10.7
30	30	12.5	33	10.7
31	30	12.5	30	10.7
32	30	12.5	30	10.7
33	30	12.5	30	10.7
34	30	12.5	30	10.7
35	30	12.5	30	10.7
36	47	10	47	8.2
37	25	10	25	8.5
38	25	10	25	8.5
39	25	10	25	8.5
40	25	10.5	25	9.0
41	25	10.5	25	9.0
42	31	12.5	31	11.0
43	27.5		25	9.5
44	30		27	9.5
45	30		27	9.5
46	30		27	9.5

### Passing boats safely

40' Slip Area				
1 boat width between passing vessels, 3/4 boat width between moving vessel and any stationary obstruction = a factor of 4.5 boat widths.				
For 2 vessels with max 13.1' beam passing in the 40' slip area (slips 1 to 25 and 52 to 81) with a channel width of 64 feet				
9.8' between vessel 1 and docked boat				
13' between the two passing vessels				
9.8' between vessel 2 and docked boat				
Beam	Factor	Min Safe width	Existing Channel	Margin
13.3	4.5	60	64	4
<b>Safe protrusion into channel =</b>				<b>2.0</b>

30' - 35' Slip Area				
3/4 boat width between passing vessels, 1/2 boat width between moving vessel and any stationary obstruction = a factor of 3.75 boat widths.				
For 2 vessels with max 10.5' beam passing in the 30' slip area (slips 26 to 30 and 48 to 51) with a channel width of 45 feet				
A - 5.25' between vessel 1 and docked boat				
B - 7.88' between the two passing vessels				
C - 5.25' between vessel 2 and docked boat				
Beam	Factor	Min Safe width	Existing Channel	Margin
10.7	3.75	40	45	5
<b>D - Safe protrusion into common area =</b>				<b>2.5</b>

20' - 30' Slip Area				
3/4 boat width between passing vessels, 1/2 boat width between moving vessel and any stationary obstruction = a factor of 3.75 boat widths.				
For 2 vessels with max 10.5' beam passing in the north end of the marina (slips 31 to 35, 45 to 47 and 49 to 51) with a channel width of 40 feet				
5.25' between vessel 1 and docked boat				
7.88' between the two passing vessels				
5.25' between vessel 2 and docked boat				
Beam	Factor	Min Safe width	Existing Channel	Margin
10.7	3.75	40	40	0
<b>Safe protrusion into common area =</b>				<b>0</b>



# BREAKWATER KEY MARINA

Slip #	Dock Dimensions		Vessel Dimensions	
	L	W	LOA	W
47	35.5		32	9.5
48	24	9	26	7.5
49	30	9	32	7.5
50	30	12.5	32	11.0
51	30	12.5	32	11.0
52	30	12.5	32	10.9
53	30	12.5	32	10.9
54	35	12.5	37	12.5
55	35	12.5	38	10.7
56	35	12.5	38	10.7
57	35	12.5	38	10.7
58	35	12.5	38	10.7
59	35	12.5	38	10.7
60	35	12.5	38	10.7
61	35	12.5	38	10.7
62	35	12.5	38	10.7
63	35	12.5	38	10.7
64	35	12.5	38	10.7
65	35	12.5	38	10.7
66	35	12.5	38	10.7
67	35	12.5	38	10.7
68	35	12.5	38	10.7
69	35	14.5	38	12.7
70	35	14.5	38	12.7
71	35	14.5	38	12.7
72	35	14.5	38	12.7
73	35	14.5	38	12.7
74	35	14.5	38	12.7
75	35	14.5	38	12.7
76	35	14.5	38	12.7
77	35	14.5	38	12.7
78	35	14.5	38	12.7
79	35	14.5	38	12.7
80	35	14.5	38	12.7
81**	35	15.5	43	14.7
82	35	14.5	38	12.7
83	35	14.5	38	12.7
84	35	14.5	38	12.7
85	35	14.5	38	12.7
86	35	14.5	38	12.7
87	35	14.5	38	12.7
88	35	14.5	38	12.7
89	35	14.5	38	12.7
90	35	14.5	38	12.7
91	35	14.5	38	12.7
92	35	14.5	38	12.7
93	35	14.5	38	12.7
94	35		35	9.5
95	35		35	9.5
96	27.5		28	9.5
97	27.5		28	9.5
98	27.5		28	9.5
99	27.5		27.5	9.5

## Passing boats safely

### Fender Sizing

Vessel	Fender (dia in ")	Safety margin in fender diameters	Total clearance (inches)
42'	10	1	26
37'	8	1	22
32'	7	1	19
30'	6	1	18
27'	6	1	18

Percent clearance:	10%	Safe Dock	1.5
(Boats secured parallel to the main dock (not on fingers) must provide safe clearance between themselves and objects in front and behind. This percentage of the maximum possible hull length is deducted from the dock length.)		<b>Overhang:</b> Distance between dock edge and inboard side of power stanchion (feet)	

**Beam calculation for shared bays** = 1/2 bay width - (2x recommended fender diameter + safety margin).

Example: The majority of the 40' slips have a bay width of 31 feet, the recommended fender diameter is 10". Fender size between finger and boat can be stepped down one size (8"). A safety margin of an additional 8" fender diameter provides 1.3' clearance between the fenders of the two boats and 3 feet between the hulls if their widest points were in alignment. The resulting beam width in a 40' slip is 13.3'.

\* **Slip 1** - Vol 721, Pg 92 1 - Section C(2) permits a boat in this slip to extend 8' into the limited common elements to the northeast of the slip. Given that this slip is located at the key turning point in the channel all of the permitted extension must be over the northeast end of the slip and none into the channel to the southwest. Beam = normal slip width for adjacent slips less recommended fender diameter.

\*\* **Slip 81** - Vol 721, Pg 92 1 - Section C(2) permits a boat in this slip to extend 8' into the limited common elements to the southwest of the slip. Given that this slip is located at a key point in the channel all of the permitted extension must be over the southwest end of the slip and none into the channel to the northeast. Beam = normal slip width for adjacent slips less recommended fender diameter.