

Article P: Revision Jan 2023 – Wildwood Bluff Estates Assn., Inc.

As a homeowners association, our lot on the lake is owned collectively. There are a fixed number of slips for the association and there may be a waiting list to have access to a pier slip. Guidelines for its use and obtaining a slip are put forth herein:

1. You must be an “owner of record” with the Wildwood Bluff Estates Association, Inc. (WWBEA, Inc.)
2. In order to have a slip on the pier, the member must be in good standing with the association (i.e. current on annual or any other approved assessment, no outstanding violations of the “Declaration of Conditions, Covenants, Restrictions, and Easements”, etc.).
3. You must keep your registered watercraft on the pier for the majority of the boating season and demonstrate use of the watercraft for the majority of the season. Any member not in compliance may be removed from the pier unless special circumstances are discussed and approved by the pier committee and the board of directors.

The process for obtaining a slip on the pier and pier committee bylaws are as follows:

1. **Out of Season Request: Definition: Anytime the pier is NOT in the water.** Submit a completed “Pier Slip Application Form” between February 15th and March 15th preceding the boating season along with a copy of your watercraft registration, proof of insurance, and \$200/year user fee. The \$200 fee will be returned if you do not obtain a slip. **All members seeking a pier slip MUST complete & submit this complete registration annually.** The “Pier Slip Application Form” can be obtained from the WWBEA website or by contacting the current PCC, Joe Prey.
2. If there are more requests than space available on the pier, a waiting list will be created on a first come, first served basis. Prior pier slip users will retain slips on the pier until they decide to relinquish their slip or, are no longer eligible.
3. **In Season Request: Definition: Anytime the pier is in the water.** Contact the PCC to express your interest. Submit the “Pier Slip Application Form”, a copy of your watercraft registration, proof of insurance, and \$200/year user fee **MUST** accompany this request. The \$200 fee will be returned if you do not obtain a slip. (Any openings filled “In-Season” will be charged the entire season fee of \$200/year.) If an opening exists, the PCC will offer the opening to first member on the waiting list. Members requesting a pier slip who cannot be accommodated, will be placed in order on the waiting list based on when their completed application is postmarked. If simultaneous requests are ever received (meaning the same postmark day), a coin flip in the presence of a least 2 WWBEA, Inc. board members will determine the outcome.
4. **Waiting List:** Any applicant that cannot be accommodated will be placed on a waiting list that will be maintained in order using the postmark date of their

completed application. A list of pier slip users (prior & current season) and the ongoing waiting list will be retained by the PCC and the WWBEA Board of Directors. These lists will be carried over year to year including the date the slip was granted to a member, the date of removal, and the date a waiting list member was added to the list. (Lists available via the WWBEA Board.) Open slips will be offered to the member who holds the first position on the waiting list.

5. The PCC will determine openings by March 30th preceding the boating season and contact the successful applicants and offer the slip. Those members who held a pier slip the prior season and who have submitted a current-season application will be prioritized for pier slips. You must confirm to the PCC by April 15th.
6. Under no circumstances shall the seller of a property in the WWBEA, Inc. be allowed to transfer rights to a pier slip with the sale. (Example: If a member has a pier slip and then sells their home, the new owner must go through the application process to request a slip. If none are available, the new owner will be placed on the waiting list.)
7. The Pier Committee shall consist of all WWBEA, Inc. members utilizing the pier facilities during the current or preceding season, whichever is applicable at the time. The PCC shall be elected by majority vote by the Pier Committee and, the Pier Committee shall also be afforded the power to remove the PCC by majority vote. The PCC may designate a member of the pier committee to fulfill all PCC duties set forth above, if necessary. The Pier Committee shall always be considered subordinate to the authority of the WWBEA Board of Directors.
8. Requestor of a pier slip must be the registered owner of WWBEA lot and watercraft must be in the WWBEA lot owner's name.
9. Only one pier slip per WWBEA member and one boat per pier slip regardless of the number of lots owned. However, the PCC can coordinate a pier slip to accommodate more than one jet-ski, if reasonable.
10. No one shall be entitled to store watercraft and trailers at the lake lot.
11. Boat lifts can be stored at the lake lot during the off season of boating (Nov-May). All lifts must be installed in the water or removed from the lake lot by May 20th of that boating season.
12. Exceptions to the rules may occur on a "short term basis" as long as it does not impede any other member's access to the pier and is approved by the PCC and the board president.
13. Any disputes are to be settled by the majority vote of the current pier committee.

Revision: January 2023. Fee revised to \$200/pier spot by 12/3/2022 WWBEA Annual Meeting.

Lynne Clark, WWBEA Secretary

