

**WINDSONG HOMEOWNERS ASSOCIATION  
POLICIES & PROCEDURES  
Windsong Boat Docks**

**Adopted: September 18, 2001  
Amended: February 19, 2013**

***Policies:***

Windsong boat docks are reserved for leasing exclusively by Windsong homeowners. There are 23 boat docks available with a limit of one dock lease per lot. Any homeowner who is delinquent in their dues will be denied access to the privileges afforded by the Windsong Homeowners Association, including the opportunity to lease a Windsong boat slip. If a homeowner's dues are not current at the time a boat slip lease is to be signed, the homeowner will forfeit their right to lease a Windsong boat slip. The boat slip will be offered to another Windsong homeowner in accordance with the boat dock procedures.

By signing a Windsong boat dock lease, the Windsong homeowner agrees to abide by the rules and procedures outlined here and preceding, and any Windsong homeowner in violation of these rules is responsible for attorney's fees and other costs or expenses related to the enforcement of these rules and procedures.

Windsong boat docks cannot be sub-leased to anyone, including another Windsong resident/homeowner. Homeowners in violation of this rule will receive written correspondence from the Boat Dock Coordinator. If the homeowner fails to respond to the correspondence in writing within fifteen (15) days, the violation will be referred to the WHOA attorney.

It will be required that those with shallow boats (ie: pontoon boats) will be placed toward the more shallow end of the docks.

***Procedures:***

1. Upon signing a Windsong boat dock lease, including a renewal, the Windsong homeowner must submit a copy of the executed Boat Dock Lease and a current copy of the boat registration to the Boat Dock Coordinator. The boat must be registered to the Windsong homeowner and must be the only boat kept at the assigned Windsong boat dock.
2. Arrangements for payment for boat dock leases must be paid at Geist Marina no later than the last day of March or the Windsong homeowner may be in jeopardy of losing their dock position from the previous year.
3. A Windsong homeowner with a Windsong dock lease is permitted to place one jet ski/wave runner at the Windsong boat docks at no additional charge. If possible, the jet ski/wave runner should be placed directly in front of the homeowner's boat dock.

In the event that the docks are full:

1. Any interested party will be placed on a boat dock waiting list on a first come first served basis. This list will be kept on file by the Boat Dock Coordinator. Any party on the waiting list that declines the opportunity to lease a dock at the Windsong boat docks as they become available will automatically be removed from the waiting list. At any time, any interested party may ask to be placed back on the waiting list.
2. A Windsong homeowner may lease a boat dock at Geist Marina and remain on the Windsong boat dock waiting list until a Windsong boat dock becomes available to the homeowner at which time the Windsong homeowner may transfer the lease to the Windsong boat docks. The Boat Dock Coordinator will notify Geist Marina of the change.
3. When a Windsong boat dock becomes available the Boat Dock Coordinator will first offer the available dock to those homeowners already leasing in case they wish to change locations, keeping in mind that pontoons need to stay on or toward the shallow end of the docks.