



RULES & REGULATIONS

Parking/Loading and Unloading

Marina Gate – the only time a vehicle should be in front of the gate is if the driver remains in the car and you are dropping off a person.

Service Drive – You may use the Service Drive (the black-top area across the sidewalk to the north of the gate) to load and unload items. This is a temporary parking space and you should not be parked there for more than a few minutes.

There is parking only as defined above in front of the Marina Gate or in the Service Drive. If you are parked in either location, you will receive a fine (see Fine Schedule).

Dogs/Pets

1. Any pet not under direct control will be deemed a nuisance and a fine will occur.
2. All pet owners must clean up pet excrement immediately and dispose of properly. Failure to do so will result in a fine.
3. Pets will be considered a nuisance if, while inside or outside, they make a disturbance for an unreasonable length of time. This will result in a fine.

Fine Schedule

1st Offence – a verbal request to stop

2nd Offence – a momentary fine of \$25

3rd Offence – a momentary fine of \$50 plus 30 day probation*

* If you are a renter on probation and receive an additional fine, you may be asked to leave the Marina.

* If you are an owner on probation and receive an additional violation, your fine will be doubled and the Board will be notified to discuss further disciplinary options.



RENTAL RULES & REGULATIONS ADDENDUM

1. Anyone renting their slip must provide to the Board PRIOR to occupancy by the tenant the following information: Tenant Name, Address, Phone Number, Email address and a copy of their insurance certificate.
2. Owners must provide tenant with fobs for the dock gate, and codes for cart locks, storage and any other amenities agreed upon by the owner and the tenant. It is NOT the responsibility of the Board or Dock Hand to provide fobs, tours or explanation of amenities to the tenant.
3. The Board of Directors may prohibit a tenant from occupying a slip until the owner meets the notice requirements.
4. It is the responsibility of the Owner to get the fob(s) back from the tenant(s) at the end of the rental period. Owners will not be able to purchase an unlimited number of fobs each year because they have not collected fobs from tenants that are no longer renting from them. If this type of abuse occurs with the fobs, the Board will be notified and action may or will be taken against the Owner.
5. All tenants are subject to the same covenants and restrictions contained in the Bylaws and Rules and Regulations of the Association. The owner MUST provide the tenant with a copy of the rules and regulations.
6. The Rules and Regulations of the Association do not allow fishing or swimming from marina docks and structures.
7. The Owner remains directly responsible for the actions of his or her tenant, including any damages to the dock or facility.
8. Any additions or modifications to the dock structure (i.e additional dock boxes, umbrellas, stairs, fenders, lights, etc.) that are attached to the dock structure must be approved in writing by the Board of Directors in advance of their installation.
9. The Board reserves the right to evict a tenant that has received a violation while on probation.
10. The slip owner is ultimately totally responsible for the actions of their tenant.



BOAT OWNER STORAGE AREA RULES

- All Marina storage areas [“Caged Storage Units(s)”] are part of the common elements of Lakeshore Towers of Racine Condominium and leased by Lakeshore Towers Marina Sublessees Association, Inc.
- Per section b. of 5.05 **Storage Areas**
- Storage areas outside of the respective Boat Slips shall be part of the Common Areas and the use thereof shall be allocated among the Sublessees as the Board may by its rules and regulations prescribe.
- Upon the sale or transfer of a boat slip, the owner shall vacate and surrender the right to use any Storage Unit and must remove all items from the Storage Unit. The Board shall re-assign the vacated Storage Unit pursuant to this Rule. No Boat Slip Owner shall have the right to assign, lease or otherwise transfer use or occupancy of a Storage Unit.
- A Boat Slip owner may vacate and surrender the right to use a Storage Unit at any time and the Board shall re-assign the vacated Storage Unit pursuant to this Rule.
- The Board shall keep a roster, based on length of ownership (“Seniority List”), of Boat Slip owners who occupy their units. The Board shall assign the right to use the vacated Storage Unit, in order of priority, based on the Seniority List.
- At no time shall a Boat Slip owner be entitled or permitted to use more than one Storage Unit per slip.
- A Boat Slip owner may retain use of an assigned Storage Unit as long as the owner owns the slip, but is not required to occupy the Storage Unit.
- No flammable liquids or other dangerous materials may be stored in the Storage Units.
- Any boat slip owner who has been assigned a Storage Unit will be removed from the roster (“Seniority List”). If the unit owner vacates and surrenders the right to use a storage unit, the owner can request being placed on the top (i.e.; **FIRST** on the list) of the roster (“Seniority List”).
- All items must be stored inside caged storage enclosures. For safety reasons, any items left in aisles may be disposed of, regardless of value.
- Any boat slip owner whose account is 90 days delinquent for dues, assessments, or fines as levied by the LST Marina Board of Directors will relinquish access to/use of storage unit.



SLIP LEASE – RENTAL INFORMATION

Date: _____

Slip No: _____

Slip Owner: _____

Slip Owner Contact Phone No. _____

Slip Owner Email Address: _____

PRINTED Name of Renter: _____

Renters Address: _____

Renters Home Phone: _____

Renters Office/Cell Phone: _____

Renters Email Address: _____

Boat Make / Name / Size: _____

Renters Insurance Carrier: _____ Policy No. _____

(Copy of Insurance must be submitted with rental application)

Renter: Emergency Contact Name & Phone: _____

Signature of Renter: _____

Signature of Owner: _____

(Slip Owner must furnish renter with fobs and a copy of Rules for the Marina)

**Application and Insurance Documentation must be provided to the
Board of Directors for Lakeshore Towers Marina prior to tenancy!**