

## WINDWARD POINTE HOMEOWNERS ASSOCIATION

### DOCK POLICIES AND INSTRUCTIONS

1. All watercraft secured at WPHOA Docks will have proper and current DNR Registration, Boat Identification and insurance information filed with the HOA in the name of slip lessee/homeowner who has paid the annual slip fees.
2. Guest slips are for guests of WPHOA residents. Guest slips will accommodate two watercraft which should be properly tied to the port sides facing out. Twenty-four hours **maximum** time is allowed, and no watercraft can exceed 4500 pounds of displacement. Any damage to a guest slip will be the responsibility of the WPHOA member the guest is visiting.  
**Homeowner must be present when guest/non-homeowner is loading/unloading boat at ramp. Keys to ramp lock are not to be given to anyone who is not a resident/homeowner.**
3. All watercraft must be secured by using one-half inch 3-strand spring lines (2) and rail lines of at least three-eighth inches. The spring lines need to cross mid ship and tied to the dock cleats, bow line to the outbound cleat and the stern line to the inbound cleat. Proper fenders need to be secured onboard or on the dock cleats. Two fenders can be used between two watercraft side-by-side in a slip to keep watercraft from touching in rough weather. Any damage to a neighbor's watercraft needs to be reported to the Board and the owner **immediately**; homeowner is responsible for repairs.
4. All watercraft must be tied to the dock with the bow no closer than two feet from the walkway/gangway. Crossing bow lines are encouraged. Proper spring line application will keep pontoons from piercing the dock decking and rub rails. Damage to the docks is the responsibility of the slip lease holder and repair performed **only** by dock contractors approved by the Board.
5. The docks are designed with proper size and number of deck hardware needed to secure any watercraft with LOA of twenty eight feet, or less. **Under no circumstance, should additional hardware, cleats, hooks or poles be added to the deck structure using nails, clamps or screws without written approval of**

- the Board** . Any additional fenders can be secured to the cleat or structure by 3-strand lines only.
6. All future homeowners, when given the slip lease and ramp key, need to be given these policies and instructions by on-dock walk through by the Dock Master/ Committee **BEFORE** their watercraft arrives at the WPHOA docks.
  7. Maximum watercraft displacement 4500 pounds. Manufacturer's specifications need to be presented when watercraft is questionable.
  8. Annual boat inspection is encouraged.
  9. Any damages to the leased slip structure, billets, decking or rub rail will be the responsibility of the slip lease holder. **All repairs will be performed by a contractor approved by the Board.**
  10. Any sub-lease agreement or transfer of lease/slip can only be made between two residents/homeowners of Windward Pointe. All damages to a sub-leased slip will be the responsibility of the slip leaseholder. Blank lease/sub-lease forms can be obtained from the Board, and signed form must be on file with the Board.

**Note: The docks and slip leases are the property of the Windward Pointe Homeowners Association; they are NOT deeded property of each homeowner.**

**Some of these policies could have fines/fees attached if there is a violation. Such fines/fees may be levied by the WPHOA Board.**