

FAIRFAX YACHT CLUB COMMON AREA USAGE POLICY AND PROCEDURES

JANUARY 17, 2012

Purpose: This policy has been developed due to the limited space in the Common Area between E-dock and the shoreline (water storage) and the dinghy / kayak rack (land storage). The goal is to establish a fair system to allow for the maximum usage of small boats, dinghies, kayaks, PWC's and other types of watercraft by the membership.

Who is responsible: This privilege is extended by and under the control of the Board but managed by the Common Area Administrators (CAA). The CAA consists of the Marina Manager and the Covenants Committee Chairman.

Who is eligible: Owners in good standing are eligible for this privilege.

Water Storage Prerequisites for participation:

- * Each applicant must be an FYC owner in good standing
- * The vessel in use shall be owned by the owner or by a renter who occupies an owner's slip (only one application per slip is permitted.).
- * The vessel shall be properly registered with federal, state or local government.
- * The occupant shall provide FYC with proof of insurance on the vessel.
- * The occupant shall sign the Vessel Registration form.
- * The vessel shall be in good operating condition.
- * The occupant shall use the space with the float or vessel listed on the application.
- * All jet-ski floats should resemble as closely as possible the floats that are currently in use to maximize the potential for easy connection. The float must be approved in writing by the CAA before it can be placed in the water.
- * All occupants must be able to secure their floats and vessels in a safe and secure manner which will not damage any portion of E-dock nor obstruct the waterways.
- * There shall be no-sub-leasing of the space.
- * Requests for spaces longer than 13.5 feet in length will be considered on a case-by-case basis.
- * All occupants must remove their vessels and/or floats at the request of the Board.
- * A fee of \$100 will be required.

Land Storage Prerequisites for participation:

- * Each applicant must be an FYC owner in good standing
- * The vessel shall be owned by the owner or by a renter who occupies an owner's slip (only one application per slip is permitted.).
- * There shall be no-sub-leasing of the space.
- * All occupants must remove their vessels and/or floats at the request of the Board.
- * A fee of \$25 will be required.

Implementation and operating procedures:

Each year in September, a notification will be mailed to the membership with the annual meeting notice, to inform them of the availability of this privilege. In the event there are more than 15 applicants for water storage or if the demand exceeds the space available, a lottery will be conducted for all applicants in October. As the names are selected they will be assigned sequential numbers. This will be the order in which applicants will have the opportunity to place their vessels in the designated common area for the upcoming season.

- * Applications must be accompanied by a check in the amount of \$100 for water storage or \$25 for land storage payable to Fairfax Yacht Club, a completed FYC Registration Form along with a copy of a valid state registration and proof of liability insurance coverage in the name of the applicant, if applicable.
- * First there shall be a lottery for Owner/Occupiers to assign a priority for occupancy as well as prioritization on the waiting list. If required, a second lottery shall be conducted for Renter/Occupiers. In all cases, Owner/Occupiers shall have priority over Renter/Occupiers.
- * The lottery will also select the remaining applicants in order of priority for a waiting list should one of the lottery winners drop out or fail to utilize the space by June 1st.
- * Any current participants who were not selected in the lottery must vacate their spaces by March 31st the following year.
- * Common Area space may be occupied between April 1st and March 31st the following year.
- * Should a person vacate a space during the boating season, the next person in line will be offered the spot.
- * If a person has not utilized his spot by June 1st, the CAA retains the right to allow the next person in line to occupy that space for the remainder of the year.
- * If the owner refuses to remove a vessel or float upon request by the Board, FYC has the option of having it removed at the owner's expense.

Penalties for violation: Failure to remove a vessel when requested by the Board will result in a fine of \$50.00 and if not corrected in a timely manner, an additional fine of \$10.00 per day. This penalty shall be assessed against the owner of the slip in the event a renter is not in compliance.

Approved by the FYC Board of Directors on January 17, 2012.