



WATERSCAPE HOMEOWNERS ASSOCIATION, INC.  
The Association of Waterscape Co-Owners

## ***2022 Waterscape Dock Information and Guidelines "The 2022 Docks Doc"***

### ***The Waterscape Dock System***

Waterscape HOA owns the docks and is responsible for their upkeep. Licenses that permanently grant the rights and privileges of dock usage are appurtenances to the deeds of many Waterscape condominium units. A single Waterscape condo unit deed may have appurtenant to it a maximum of one Boat Dock License and two Flotation Dock Licenses (as space permits in the Dock System). Licenses transfer automatically with the condo when it is sold to new owners.

The 85 Waterscape Boat Dock Licenses grant to condo owners the exclusive right to use a specific slip within the Dock System. A Flotation Dock License allocates a specific location/space in the Dock System where the condo owner has the exclusive right to attach a flotation docking device, such as a jetport.

### ***Watercraft Launching***

Boats and personal watercraft may not be launched from Waterscape property. They should be launched at local marinas.

### ***Boat/Jet-Ski Trailer Parking***

Trailers (with or without watercraft on them) only may be parked in your driveway or in the overflow parking area at the south end of the Waterscape property. If space is not available on the asphalt in overflow parking, unhitch your trailer and back it into the grassy area to the southwest of overflow parking. This is the only grassy area of the property where boat/jet-ski trailers may be parked.

Boat/jet-ski trailer parking (including in driveways) is limited to a maximum of 72 hours. This parking must not create a hazard, violate fire lanes, impede access/egress, or inconvenience residents.

As a reminder – the property along Newport Drive, including that on the Waterscape side of the road, belongs to Mallards Pointe. Vehicles or trailers parked there are subject to towing by Mallards Pointe.

### ***Prior Approval Requirements / Modifications & Attachments (including lifts)***

License Owners need to submit a "Dock Modification Approval Request" to get approval BEFORE making any modifications or attachments to the Dock System, including any cutting or removal of boards by boat lift installers. This request form is available for downloading from the "Marina" page of the Waterscape website at this link: <http://waterscapehoa.com/marina/>

### ***Watercraft Registration / Mooring Requirements***

All watercraft moored in the Waterscape Marina must be owned by a Waterscape resident—a condo owner or a condo renter. Watercraft may be registered in multiple names, but at least one of the registered owners must be a Waterscape resident.

Owners are responsible for placing on file with Waterscape a copy of the current registrations that meet these requirements. The identification numbers displayed on the outside of the hulls are checked to determine if watercraft are authorized for mooring at Waterscape.

## ***Safety***

All those who enjoy the docks should observe the cautions on posted signage. No watercraft accessories or other personal items may be stored anywhere on the dock fingers, walkways, or ramps. While fueling is permitted in the dock system, Waterscape rules require that all flammable liquids be stored only in UL-approved containers anywhere on Waterscape property. Residents are urged to be especially cautious when fueling watercraft moored in the docks.

## ***Damage Responsibility***

If a boat, personal watercraft or lift damages the Waterscape Docks, payment for repairs is the responsibility of the Dock License Owner. The License Owner remains responsible for any damage caused by watercraft belonging to the renter of his/her condo, slip or flotation dock.

## ***Dock Rentals***

Dock License owners may rent their boat slip or jetport ONLY to another resident of Waterscape. Arrangements are to be made directly between the owner and renter; neither the HOA nor the Dock Committee coordinates the rental of slips and jetports. The dock license owner is responsible for reporting the rental to the managing agent and providing a copy of the renter's watercraft registration to make sure it complies with Waterscape's mooring requirements.

## ***Watercraft Unattached to the Dock System***

Wave runners, canoes, kayaks, paddleboats, sailboats, and other watercraft owned by any Waterscape resident may be harbored on individually-owned lifts at the south end of the Dock System. NO watercraft of any type may be stored on lawns or beaches. There is no fee for properly-stored watercraft unattached to the Dock System, but Waterscape owners need to contact the Dock Committee PRIOR to placing a lift in this area to determine a location that is compatible with other lifts and watercraft. The Dock Committee is committed to account for all watercraft located in our harbor and owned by Waterscape residents.

## ***Dock Committee / 2022 Dock Captains***

The Dock Committee is a standing committee of the Waterscape Homeowners Association Board of Directors. Its purpose is to maintain the integrity of the Waterscape Dock System and to assure the proper use of the Boat Dock and Flotation Dock Licenses.

You'll find the names and contact information for the Dock Captains for each series of Waterscape boat docks and flotation docks on the "Marina" page of the Waterscape website -- <http://waterscapehoa.com/marina/>. Volunteer dock captains are available throughout the season to answer questions and assist Owners in enjoying the Docks.

## ***Responsibilities of the Dock Committee***

- Be knowledgeable and conversant regarding dock slip usage, personal watercraft guidelines, application forms, policies, and procedures.
- Provide consistent, updated communications to all Waterscape Owners and dock slip users.
- Ensure availability of up-to-date docks information on Waterscape website's "Marina" page
- Maintain an updated database of dock and personal watercraft users.
- Ensure proper use of the Boat Dock and Flotation Dock Licenses.
- Budget and manage the dock fund. Ensure dock fees are invoiced and collected.
- Acquire appropriate dock insurance and maintain dock lighting.
- Preserve the integrity of the Waterscape Dock System through preventative maintenance, proper repair, and replacement.