



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

NOTICE TO ALL DOCKS COMPANIES REQUESTED TO DO WORK AT WATERSCAPE

Your company may be asked by Owners of Waterscape Condominiums to provide and install boat lifts, flotation devices, and/or canopies within the Waterscape Docks System on Morse Reservoir.

The Board of Directors of the Waterscape Homeowners Association and the Dock Committee want to provide to you some important information with regards to the Waterscape Docks System, especially the following:

The Owner of the Docks System is the Waterscape Homeowners Association, Inc. **Any modification of and/or any attachment to the Waterscape Docks System must have the advance written approval of the Waterscape Dock Committee.**

Waterscape's individual Owners who contact you are the Owners of Dock Licenses that grant them use of the facilities, including the exclusive use of specific slips. But the Waterscape HOA owns the slips, and the individual License Owners cannot authorize you to modify them or attach anything to them without advance written approval.

For your reference you may download a copy of the form individual Waterscape dock license owners must submit for prior approval before beginning modifications such as installing lifts or canopies. This "Dock Modification Approval Request" form is available for downloading at the Waterscape website's "Marina" page -- <http://waterscapehoa.com/marina/>.

What does this mean to YOU?

1. If you are asked by a Waterscape owner, for example, to install a free-standing or flotation lift, to attach a flotation device for a personal watercraft, or to mount a canopy, you need to give complete information to the person who contacts you about the device you plan to install, how you intend to attach it, and any modifications (such as cutting boards) you will need to do to install it. The License Owner must provide this information to the Dock Committee in order to get advance written approval for you to begin work. (Remember that free-standing and flotation lifts must fit within the dock well. Generally, the well dimensions are 10 feet 9 inches, but there are a few variations. Be sure to confirm the exact width of the specific slip.)

2. Before you start work you need to supply a current Certificate of Insurance naming as “additionally insured” the Waterscape Homeowners Association, Inc. (Once on file, it can apply to any future Waterscape work, so long as you make sure it is up to date.)
3. If any unauthorized work is done and/or your installation causes any damage to the Waterscape Docks System, the HOA will hold both your company and the individual License Owner responsible.

The Waterscape Dock Committee is dedicated to working with you and our Dock License Owners to help make sure that installation projects go smoothly. The Committee considers that an important part of their duties to oversee on behalf of the HOA the maintenance, insurance and operation of the facility and protect the integrity and stability of the Docks System.

We encourage you to visit the Waterscape website for information about the private marina and contact information for the committee. Among the helpful documents available for downloading at www.waterscaphoa.com/marina are the current “Docks Docs” and a map of the Docks System showing slip locations.

Rule of Thumb: An ounce of prevention is worth a pound of cure. If you have a question or are in doubt, contact the Waterscape Dock Committee.