



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

Waterscape Dock System – Personal Watercraft July 1, 2016

The category of **Personal Watercraft** includes waverunners, jet skis, canoes, kayaks, paddleboats, sailboats, etc. Personal watercraft may be moored in the dock slips for which Waterscape condo owners hold the Boat Dock License. There also are two other designated areas of the Waterscape Dock System in which personal watercraft may be moored:

1. A Flotation Dock License allows the attachment of a flotation dock device to the Waterscape Dock System at a specified location.
 - a. The total number of Flotation Dock Licenses is limited to the availability of designated locations within the Waterscape Dock System.
 - b. A condo unit may have a maximum of two Flotation Dock Licenses appurtenant to it.
 - c. The licensed flotation dock may only be rented to a current Waterscape owner or resident.

2. At the south end of the 500 series docks, an area has been designated for manual crank-up units on a “space available” basis. Requirements to use this area include:
 - a. Registration with the Dock Committee prior to placement of a lift in this area
 - b. Placement of lift as determined by the Dock Committee
 - c. Maintenance of the lift in good working order by its owner
 - d. Proof of watercraft ownership by a current Waterscape resident or owner
 - e. Limit of two lifts per Waterscape condo unit, so long as space is available
 - f. Removal of unused lift(s) from the designated area
 - g. Lift requires an address nameplate
 - h. Watercraft may NOT be stored on lawns, beaches, landscaping beds, building exteriors, outsides of deck/balcony railings, or in any other common area of the property.
 - i. There is no fee for properly-stored watercraft unattached to the Dock System

The Waterscape Boat Docking Facility

The Waterscape docks / harbor area was designed and built for the ingress and egress of watercraft. The Waterscape HOA owns and operates this facility. It is common property.

The Waterscape By-Laws require advance Board approval for modifying common property. This includes attaching anything to it, putting anything in it, or removing anything from it. Some Docks-related examples are watercraft lifts, flotation devices, ladders, and removal of sideboards.

The HOA Board has established a Dock Committee headed by a Board member. This committee has been authorized and entrusted with the responsibility for general operations, maintenance, replacement, and safety of the docks / harbor facility. Details of the committee’s organization and activities can be found on the Waterscape website at www.waterscapehoa.com/marina.