

WABA BOAT DOCKS, MOORAGE AREAS, PROCEDURES AND RULES

I - BOAT DOCKS

WABA maintains docks that provide 71 slips of different sizes and types, including:

1. 4 (44 foot), 4 (40 foot), 4 (36 foot) and 2 (29.5 foot) slips,
2. 29 water ski boat sized slips (which may also moor a small sailboat) that are useable all year long,
3. 6 water ski boat sized slips and 6 small canoe size shallow slips that are useable only during Lake Washington's high water months (typically April through September), and
4. 16 C-15 sailboat spaces on moored floats.

In addition, a fixed platform from shore provides pull-up space for 5 – 6 canoe sized vessels and ground space plus a storage rack allow the on land stowage of 10 – 12 additional small craft (canoes, one person rowing shells, etc.).

Note: The names and locations of WABA's docks are depicted in Section 7 of this Green Book, on the Residence Map and also detailed in WABA's web site.

Maintenance, repair and operation of all docks and boat storage facilities are the responsibility of the Dockmaster. Monies for these services **do not** come from the WABA Annual General Account, but solely from moorage fees paid by WABA member boating users. Such fees are placed in the WABA Moorage Accounts which fund the Dockmaster's annual budget, as approved by the WABA Board.

Boats assigned to a WABA slip or spaces are private property; non-owners must stay off boats until authorized to board by the owners. Parents are asked to explain these restrictions to their children.

II - MOORAGE ELIGABILITY

Boats that are owned by a WABA member in good standing, whose name appears on the bill of sale, documentation or registration for the boat are eligible for moorage consideration at WABA's docks.

Note: A WABA member in good standing is an owner (or renter) of property in the Town of Beaux Arts Village, who has applied for full (or guest) membership and been approved for said membership by the WABA Board of Trustees and is not delinquent or in arrears in payment of their annual WABA assessment or monies owed to WABA.

III - MOORAGE USAGE

Only WABA members in good standing, and individuals residing with them, are authorized to use moorage space assigned to them. **Others**, such as guests or boat co-owners who are not members of WABA, **require the onsite supervision** of the WABA member responsible host.

Guest moorage for a short (example: an afternoon or overnight) visit by a non-WABA member boat is not generally available. However, such an accommodation might be occasionally arranged if an empty slip of the proper and safe size is available, the boat is insured and the host WABA member is present to meet them. Coordination and pre-approval of such moorage must be obtained from the Dockmaster.

Dock space is nominally limited to one in-water space and one C-15 float space, platform, canoe rack or ground stowage space per member family. Use of more than the above spaces may be approved on a temporary basis if space is available.

Note: Storage of unused boats, canoes, sailboards, etc. is not allowed at WABA docks or at the WABA facilities. WABA moorage provisions are for active boating members who use their assigned/approved boating site at the WABA docks or facilities.

IV - OBTAINING A MOORAGE SPACE

1. Contact the Dockmaster to determine what slips are available (if any) and what size boats will fit. While boat lengths longer than some slips may be acceptable in selected slips, a beam guideline for floating boats is that there be a foot-and-a-half of space on either side of the boat to the slip structure to accommodate the wake induced rolling actions we experience in our Marina. Boat size must be coordinated with and agreed to by the Dockmaster for any given slip size limits.
2. Those seeking dock space must make written application to the Dockmaster (email preferred), who will file it by date on a waiting list for the size requested, if one exists. At times there is no waiting list. As an example, an application for a water ski boat slip is placed on a water ski boat waiting list, **not** waiting lists for 36-foot and larger slips. The applicant with the earliest date has the right to a space as it becomes available.
3. Upon notice by the Dockmaster that a space has become available, an applicant may accept it or pass on it one time. In the case of the latter, the applicant retains his/her current position on the waiting list for future openings. If that applicant then declines at a second, future time, he/she is removed from the waiting list. The removed applicant may reapply when he/she so desires and will be placed back on the waiting list with a new date of application and subsequent position on the waiting list.

4. Written documentation of applications, waiting lists and moorage transactions will be kept by the Dockmaster. Waiting lists are available for review by any WABA member.
5. Moorage space will be assigned on a first-priority basis to homeowner WABA members living in Beaux Arts Village who own their own boat. Second priority will be given to WABA Guest members who are renters in Beaux Arts Village. However, subsequent space requirements for a homeowner WABA member will necessitate a one-month notice to vacate to the most recently assigned renter Guest member.
6. At the Dockmaster's discretion, the use of larger slips by smaller boats may be allowed (e.g., a 21' boat in a 40' slip) if there is no demand for the larger slip by larger boats. The full annual moorage rate for the larger slip will be assessed. Those members currently on the waiting list for a smaller slip will have priority to the available larger slip, but their position on the waiting list will not be affected if they choose not to take the larger slip. If a member accepts the larger slip they will be relocated to a more appropriate size slip at a future date in accordance with their waiting list eligibility. Accepting a larger slip does not change the member's position on the waiting list.

V - MOORAGE SPACE ASSIGNMENTS

1. Dock space may be assigned only by the Dockmaster and will be assigned or reassigned for the most effective use of the dock facilities. The Dockmaster has the right to reassign boats for this purpose. Dock assignment criteria will include, but not be limited to, length, beam and type of boat, draft requirements, safety and maneuverability.

Note: Slip reassignments are rare and not requested lightly. Boaters are reminded that they rent the use of a slip from WABA, the slip owner, and that a slip assignment does not imply that they will never be moved to a different slip in the WABA marina.

2. Moorage space (in or out of the water) may be canceled for any of the following conditions:
 - Unseaworthy or unsafe condition of the boat
 - Lack of current insurance, registration or proof of ownership
 - Non-use for an entire summer
 - Infrequent use (inconsistent with the spirit of boating as described above in Section IV)
 - Violation of dock, boat, beach or WABA obligation rules

VI - ACCEPTANCE AND MOORAGE USE RULES

1. Acceptance of a slip assignment must be accompanied by payment of the fees required for the particular slip, including electrical, if applicable. Size/type of the slip and time remaining in the year impact totals due. In addition, proof of ownership and liability insurance coverage must be provided.

Note: Proof of Ownership provided (for the type of boats described in Moorage Eligibility above) can be a copy of the State registration, Coast Guard documentation cover page with owner name, or bill of purchase / sale for the boat.

Note: Proof of Liability Insurance is provided to the Dockmaster by a fill-in and signed form detached from the moorage fee billing statement. For vessels with fuel tanks, liability insurance **must** cover fuel spill damages in Lake Washington (clean-up, environ-mental impacts, etc.).

2. Acceptance of a slip assignment is also contingent on the agreed-upon size boat being moved to the assigned slip or purchased within 90 days. Delays longer than 90 days may be approved by the Dockmaster.
3. If a boat is sold with the intention of acquiring another boat, the member may maintain his dock assignment, provided that the proposed new boat size is coordinated with the Dockmaster and agreement reached that it will fit the assigned space.
4. During the sale of a boat and buying a different one, the member has 90 days to complete the transactions. Delays longer than 90 days may be approved by the Dockmaster.

Note: The sale of a boat to a WABA member does not include automatic use of moorage space. The buying WABA member must make application for a slip per the rules in Section IV.

5. If a member's boat is to be gone for 30 or more days (maintenance haul-outs, vacation trips, etc.), a Dock Committee member or the Dockmaster shall be notified.
6. Sub-letting of an assigned slip by a WABA member is not allowed. If an assigned slip is to be vacant (per rules, **2, 4 and 5** immediately above), the Dockmaster may use the slip for a temporary moorage assignment to a different member boater. Temporary moorage fees, paid by the temporary user, will be collected by the Dockmaster for the WABA Moorage Accounts.
7. Members may not alter, make additions to, or install appliances or boat lifts in or around moorage space or facilities except line-securing hardware without the prior approval of the Dockmaster.

8. Any damage done to the boat docks by a boat shall be the responsibility of the boat owner and reported to the Dockmaster or a Dock Committee member immediately.
9. Use of moorage is with the understanding that WABA, the Dockmaster and Dock Committee take no responsibility for damage, theft or injury.
10. To minimize wake or wind induced impacts, all moored floating boats will have snubbers/shock absorbers on their primary four “corner tie” mooring lines. Such devices are not required on spring lines, unless they tighten and take-up impact shock before the corner tie lines; **in this case the spring lines also must have snubbers/shock absorbers.**

VII - BOAT FEE RULES

1. **Annual fee structures for use of in-water or on land boat positions are approved and authorized by the WABA Board.** The levy and collection of them is the responsibility of the Dockmaster and all fees are deposited into the WABA Moorage Accounts to pay for the maintenance and operation of the WABA boat docks. **As a result, fees paid are not refundable if a WABA member gives up their slip or has had their slip assignment cancelled.**
2. Annual fees are for the period of January 1 to December 31, inclusive. Billings for these annual fees will be mailed during January and are due to the Dockmaster by the last day of February.

Note: Late charges and penalties will be levied as required after the end of February and will consist of an initial \$30.00 late fee plus \$2/day until payment has been made. If payment, including late fees, is not received within **30 days** of the due date, moorage privileges may be terminated. If moorage is terminated the boat must be removed from WABA property. The dock space will be assigned to the next person on the waiting list, if one exists.

Note: If a slip assignment is made during the year, a prorated charge will be levied for the number of months actually remaining in the year at slip assignment time. Such fees, levied during the year (including temporary moorage fees) are due **15 days** after slip assignment.

Note: Lake Washington is two feet deeper in summer months than during winter months (the changes in depth usually starting in April and September). WABA slips that are too shallow for member usage during the “low Lake months” have fees that are half (or less) than the normal annual fee structure.

3. Fees that are paid are use fees for a WABA slip by a WABA member, not fees that tie solely to a specific slip or spot during a calendar year. Thus, if a WABA member pays an annual fee and then at a later time sells his/her boat and vacates

the assigned slip, any other WABA member buying that boat (and assigned a WABA slip) will be assessed fees based on whatever the slip or spot assigned rate structures are in effect at the time.

Example: Joe Doe, WABA member owns a C-15 sailboat on position 1 of the A Dock float and in February, pays the annual fees assessed to him. On June 1, Joe Doe sells his C-15 to WABA member Sue Brown. After contacting the Dockmaster and finding out there was no waiting list for a C-15 slip, the Dockmaster assigns position 1 on the A Dock float to Sue Brown and then assesses her fees for seven months (June through December) at the current annual rate. No refund is made to Joe Doe.

VIII - BOATLIFT RULES

WABA received a boatlift permit from the Corps of U. S. Army Engineers that authorizes up to 35 individual boatlifts. Once these 35 are in place, no other lifts may be installed until one is sold and/or removed from our marina. The Dockmaster will maintain a boatlift waiting list if the 35 authorized lifts are filled.

Note: Boatlifts are not used in WABA's 4 (44 foot), 4 (40 foot) and 4 (36 foot) slips located on the C and D Docks.

1. Approval for a boatlift in a specific slip must be obtained from the Dockmaster.
2. Boatlifts are to stand alone in the water, but may be connected to finger pier or dock pilings by underwater girthing.

Note: The fastening of a battery box (that will power a lift) to the dock is acceptable if the size and location is coordinated with the Dockmaster.

3. Boatlifts are purchased solely by the member boater assigned to a slip and WABA does not bear any responsibility for their installation placement, maintenance, movement or removal which must be paid for by the member boater.

Note: The Dockmaster may approve slip exchanges between boaters, but in these cases, boatlift movements are the responsibility of the boatlift owners.

4. The sale of a lift to another WABA member **does not guarantee** the lift may be used by the new owner. Waiting lists (for boats and for lifts) plus total lifts in the WABA marina must be considered to determine the eligibility for lift usage.
5. All boats on boatlifts must have at least one mooring line secured to the dock upon completion of a boat's use (to prevent high winds from blowing an unattended boat off the lift and into the water).

6. Since boatlifts are private property, the Dockmaster cannot assign temporary moorage in a lift-equipped slip per **Section VI. 6** above. Lift owners may not offer their lift for use by a non-WABA member boater, but may offer use to another WABA member boater, if first coordinated with the Dockmaster. If such usage constitutes temporary moorage, appropriate fees may be levied for collection to the WABA Moorage Accounts. Any additional fees for use of the boatlift are a matter between the boatlift owner and the WABA member temporarily using the boatlift and are not considered subletting fees.
7. Acceptance of a boatlift assignment is also contingent upon the boatlift being installed in the assigned slip within 90 days. Delays longer than 90 days may be approved by the Dockmaster. Delays due to restrictions on in-water work by permitting agencies will be accommodated.

IX - MISCELLANEOUS RULES

1. No mooring is allowed on the outboard face of the C and D Dock, but drop-off or pick-up of people by the use of **small boats** is allowed with a five-minute time limit.
2. The Town of Beaux Arts Village has by ordinance created a Speed Control Zone that extends 300 feet out from the end of our docks into the East Channel. Therefore:
 - Boat speed must be 8 mph or less inside this marked no-wake area.
 - Water skiing, knee boarding, or tubing, etc. is not permitted to or from any WABA dock.
3. Boat trailers may not normally be left in the WABA north parking lot. Temporary permission should be coordinated with the Dockmaster or WABA Clerk, if required by a member boater.

X - APPEALS PROCESS

1. Appeals of position on the waiting list, assignment of moorage space, late charges, and Dockmaster requests to vacate due to rules violations, non-payment of assessments, non-use of boats or boats kept in unseaworthy condition, must be made to the Dockmaster within 10-days of said decision or fine.
2. Disputes that are not resolvable at the Dockmaster/Dock Committee level and/or “appeals” by an individual of final Dockmaster decisions will be elevated to the WABA Board of Trustees for resolution.