

INDIAN ROCKS POA POLICY

DATED 01/10/26

BOAT SLIP, PERSONAL WATERCRAFT SLIP AND LAUNCH RAMP POLICY

To ensure that all members have an equal opportunity to lease a boat slip from the Association and utilize the Association's launch ramp, the Association has instituted the following policies and procedures for leasing and using boat slips and utilizing the launch ramp.

The Association owns and maintains boat slips and for which it pays current lake owner each year for permits to moor them on Lake Wallenpaupack. These boat slips are leased on a yearly fee basis to members of the Association. The Board of Directors will determine the fee for leasing a boat slip each year during the budget process. Boat docks and slips are use at your own risk.

Notification of when boat owners can dock their boats and when they must remove their boats from the docks will be published on the Association's website, and bulletin boards. Members are solely responsible for removal of their boats by the due date. The Association, Board of Directors and the employees are not responsible for, nor will they incur any responsibility or liability for member's vehicles or boats utilizing the Association's docks or ramp. This includes responsibility or liability for fire, theft, vandalism, or damage due to weather.

Any member in good standing may lease a boat slip for a boat owned by him or herself or an immediate relative after showing proof of their relationship with the boat owner. Members may request to be placed on the boat slip waiting list or to change slips at any time during the year. To be placed on the waiting list, you must complete an Application for Boat Slip Waiting List form and submit it to the office. If you request to change your slip, once the exchange is made it is final for the remainder of the season.

The previous year's lessee is automatically renewed as long as the lessee pays for their boat slip, yearly assessment(s), and any other amounts due on the account by January 31st. If an account is not paid in full by January 31st, the boat slip will be offered in writing to the next member in good standing on the waiting list. The member must pay for the boat slip lease within 10 days of written notification, or the boat slip will be offered to the next member on the waiting list until a member accepts the lease.

Any boat to be placed in a boat slip must have a current Association sticker displayed. The boat slip lessee must have on file with the office a copy of the boat's current registration, insurance and signed dock rules to obtain a current Association sticker for their boat. The Association sticker must be placed on the shore side of the boat when it is moored in a slip and must be visible when the boat has a cover in place. Any boat in a slip without the current year Association sticker will receive a violation and fine in accordance with the current year's Fines and Fees.

Boat docks are not attached to a member's property and if a property is sold, the member's slip lease is terminated and is non-transferable to the new property owner.

Members may seasonally sublet their boat slip if they have a boat with the required documents on file with the office but do not intend to put it in their assigned and paid for slip. Members must complete the Boat Slip Sublease Form and submit it to the office. The boat slip will be offered to the first member on the boat slip waiting list for a cost of \$550; \$450 of which will be paid to the boat slip lessee and \$100 of which will be paid to IRPOA to cover administrative fees. The sublet is valid for only one season. The member who subleases the slip will maintain their spot on the boat slip waiting list for the following year.

INDIAN ROCKS POA POLICY

Members are only allowed to lease one boat slip per year unless there are boat slips available after all members on the waiting list have been offered a slip. Second slips will be given to members for one season only and will not be renewed. The members' name will need to be put on the second slip waiting list for the following year if they so desire one.

Indian Rocks offers three types of Association boat slip: (1) double, (2) single and (3) oversized. The type of slip is determined by the total length of the boat as indicated on the boat's registration and availability.

No boat over twenty-four (24) feet in length shall be docked in any regular sized Association boat slip. Failure to comply with this rule will result in a fifty dollar (\$50) per day fine to the member and possible loss of their boat slip if the boat is not removed.

Boats over twenty-four (24) feet will be assigned to an oversized Association boat slip, as available. Boats over twenty-four (24) feet in length are only permitted in oversized slips.

Single slip boat slips are available to be leased by members who have boats under twenty-four (24) feet in length.

Boat slip lessees trading or buying new boats must notify the office prior to docking the boat to ensure that the new boat will fit in the lessee's slip.

Boat slips shall not be permanently altered. Rugs, rubber strips, hooks, and bumpers of any kind are not to be permanently attached to Association docks and must be removed prior to dock removal in the fall. Members who damage docks will be responsible for the cost of damages.

A limited number of personal watercraft slips are available for Association members. Members are only allowed to lease two personal watercraft slips per year unless there are personal watercraft slips available after all members on the waiting list have been offered a slip. Third slips will be given to members for one season only and will not be renewed. The members name will need to be put on the third slip waiting list for the following year if they so desire one.

INDIAN ROCKS POA POLICY

BOAT DOCK RULES

A boat slip lessee must have their boat registration, insurance and signed dock rules on file with the office by the current year boats in date to retain their boat slip lease for the current year's season. If a boat slip lessee does not provide necessary documentation by the current year boats in date, the boat slip will be offered in writing to the next member in good standing on the waiting list.

If a property owner wants to relinquish a currently leased slip, the office must be notified in writing, and it must be signed by the property owner and manager. A copy goes into the property owner's file.

The Association also maintains a boat launch ramp for the use of its membership and their guests. Use of boat launch ramp is strictly for members or their guests. **The boat ramp is used at your own risk.** All vehicles must have an Indian Rocks hang tag, guest tag or sticker and the boat or water recreational vehicle being launched must have the current registration and insurance on file with the Association office. No alcohol permitted in the area. No cars or other types of vehicles shall be parked at the launch area or the driveway leading to the ramp. They are to be removed immediately after the boat is launched in the water. Please be considerate of other members waiting to launch.

The boat docks on Lake Wallenpaupack are owned by Indian Rocks POA and are an asset to Indian Rocks. However, they have the potential of being a liability. The following rules must be observed:

1. No fishing, diving, swimming, skiing, or sunbathing on any of the boat docks.
2. Skiing from, or the operation of, wet bikes, personal watercraft, etc. within 50' in or around the dock area is prohibited. (Refer to the lake rules and regulations for skiing in coves, high traffic areas and areas that are prohibited on holidays and weekends).
3. Children 12 years of age and under must be accompanied by an adult and are not permitted to be left unattended on or around the docks.
4. Alcoholic beverages are not permitted.
5. Remove all trash and place it in a proper receptacle.
6. Rugs, rubber strips, hooks and bumpers of any kind are not to be permanently attached to Association docks and must be removed prior to dock removal in fall.
7. If rings need to be replaced, contact the Association office.
8. All walkways are to be kept clear at all times.

No personal docks are to be placed on Lake Wallenpaupack: there is a \$1,000.00 per day fine until removed.

By signing below, the Indian Rocks boat dock lessee acknowledges receipt and review of all boat and personal watercraft policies and rules.

Indian Rocks Boat Dock Lessee

Printed Name: _____

Signature: _____

Date: _____

Boat Information:

Year/Make: _____ Length: _____ Width: _____

INDIAN ROCKS POA POLICY

PROPERTY OWNER BOAT SLIP SUBLEASE FORM

Property Owner Name: _____

Indian Rocks Address: _____

Current Boat Slip Assignment: _____

As a property owner with a paid boat slip assignment, you may seasonally sublet your boat slip if you do not intend to put a boat in your assigned boat slip. The sublet agreement is for the entirety of the season. The Indian Rocks office will facilitate the sublet. The Indian Rocks property owner at the top of the boat slip waitlist will be offered to sublet your slip. If they decline, the next property owner on the waitlist will be contacted.

The boat slip will be offered for sublet at the cost of the current annual boat slip fee. The sublet cost will be paid to you as the original boat slip lessee, minus \$100 that will be paid to IRPOA to cover administrative fees.

This sublet is valid only for the current season.

By signing below, you acknowledge the terms of this sublease.

Property Owner Signature: _____

Date: _____

INDIAN ROCKS POA POLICY

SUBLETTER BOAT SLIP SUBLEASE FORM

Property Owner Name: _____

Indian Rocks Address: _____

Boat Registration Information Provided (DATE): _____

Boat Insurance Information Provided (DATE): _____

As a property owner on the waitlist for an Indian Rocks boat slip, you are eligible to seasonally sublet another property owner's unused boat slip. The sublet agreement is for the entirety of the season. The Indian Rocks office will facilitate the sublet.

The boat slip sublet fee is equivalent to the current annual boat slip fee. The sublet cost will be paid to the original boat slip lessee, minus \$100 that will be paid to IRPOA to cover administrative fees. The sublet fee is non-refundable.

This sublet is valid only for the current season. You will maintain your place on the boat slip waiting list for next season. By accepting a boat slip through the sub-lease program you will not be eligible for a permanent slip for the current boating season.

By signing below, you acknowledge the terms of this sublease.

Property Owner Signature: _____

Date: _____