

TOWNE LAKE[®]

Community Association

HARBORS APPLICATION FOR A BOAT SLIP LEASE

Date: _____
 Harbor: _____
 Slip: _____

Security Deposit: _____
 Prorated Rent: _____
 1st Month: _____
 Total Paid: _____

I am submitting this application to lease a boat slip in a Towne Lake Harbor. If I am accepted as a Lessee, this application will become a part of the Slip Rental Agreement. All billings and notices are to be directed to me, and I will be responsible for all payments and obligations under the Slip Rental Agreement.

This application is made with the understanding that it is subject to acceptance by Towne Lake Dock Company, L.L.C. and the execution of a Slip Rental Agreement within 10 days after I am given notice of acceptance.

I understand that Towne Lake Dock Company, L.L.C. will require confirmation of the boat information as given below, approval of the fitness of the boat, an approval of my credit. I agree to cooperate in all respects.

Name: _____

Present Location of Boat: _____

Address: _____

Boat Name: _____

Lot: _____ Block: _____ Section: _____

Boat manufacturer: _____

City: _____ State: _____ Zip: _____

Sail: _____ Motor: _____

Phones: Home: _____

LOA (Measured): _____ Year: _____

Work: _____

Cell: _____

Beam: _____ Draft: _____

Email: _____

Motor Type:

DL#: _____

Inboard: _____ Outboard: _____ Auxiliary: _____

Other (specify) _____

Employer: _____

Hull Material: ___ Fiberglass ___ Aluminum ___ Steel

___ Concrete ___ Wood ___ Other (specify) _____

Emergency Contact: _____

Fuel: ___ Diesel ___ Gas ___ Other (specify) _____

Phone #: _____

Insurance Co: _____

Person(s) authorized to charge to my account:

Date of Arrival: _____

Mortgage Holder: _____

(Please provide names and signatures)

Documentation #: _____

TX #: _____

I am the registered owner of boat: Yes ___ No ___ If No, Please Explain _____

_____ I understand that this application is received by Towne Lake Dock Company, L.L.C. without any obligation to accept it, and that it will be considered without any regard to race, creed color, or national origin.

Towne Lake Dock Company, L.L.C.

By _____	_____	_____
Representative for Towne Lake Dock Company, L.L.C.	Applicant	Date
_____	_____	_____
	Applicant	Date

**TOWNE LAKE HARBORS
RULES AND REGULATIONS**

Private Harbors in Towne Lake are owned by Towne Lake Docks, LLC and managed by CCMC. Residents can contact CCMC by phone at 281-213-4132 or via email to eulmer@ccmcnet.com. In order to provide safety and comfort for all boaters, your adherence to the following is required:

1. Be considerate of the rights of others.
2. Harbor slips will be assigned by Towne lake Docks, LLC (through Harbor management of CCMC) and may not be transferred or exchanged by lessee without prior written approval of Harbor management. After the first 60 days of lease, a \$50.00 fee will be charged for moving the boat from one slip to another. **OVERALL** length of the boat plus two (2) feet will define proper slip length.
3. Docks, piers, roadways and walkways are to be kept clear of supplies, equipment, **dinghies**, or any other obstructions. Hoses and electrical shore power lines must not cross boat slips or piers and must be stored immediately after use. Finger piers between boat slips are for the use of the vessels on each side. The location of the private gangway or steps, if any, should not be allowed to **block access to another vessel**.
4. All garbage is to be deposited in cans or bins as supplied for this purpose. Holding tanks or sewage must not be discharged within the Harbor.
5. Advertising signs or For Sale signs are strictly prohibited. Towne Lake Docks, LLC retains the absolute right to remove any such signs.
6. Each vessel must be operated carefully within the basins with **ABSOLUTELY NO WAKE**.
7. All boats are to be secured in slips with lines of sufficient size and condition with a minimum of two (2) bow, two (2) stern, and two (2) spring lines. Boat owners will be charged for ant defective or broken lines replaced by Towne Lake Docks, LLC.
8. Boats must be kept in a seaworthy, clean and orderly condition and must not constitute a hazard. No vessel is to be fueled in any way in its boat slip nor is fuel to be transferred from one tank to another.
9. Should you plan to be absent from your slip for an extended period, please notify Harbor management. Harbor management reserves the right to use any berth during the temporary absence of any boat.
10. Dinghies and tenders may be stored on board vessels. Dinghies up to 10' l.o.a. may be kept in the water at the head of the slip as long as they are secured properly and cannot get under piers. According to availability, dinghies may be stored on the dinghy docks for the current fee. **NO DINGHIES ON FINGER PIERS**.
11. No swimming, diving is permitted from boat slips, finger piers, or boats in the harbor.
12. All children twelve (12) years of age or under are **required** to wear life jackets while on dock or other areas adjoining the water; children under ten (10) years of age **are not** permitted on the docks and finger piers without the immediate presence of their parents or other responsible adults. Parents will be held responsible for the behavior of their children. Complaints of unruly behavior or vandalism are taken seriously.
13. Pets are to be kept on a leash at all times while on the harbor premises, and they are to be toileted in designated areas only. Excessive barking will not be permitted.
14. Laundering and drying of laundry on finger piers, docks, or boat rigging are not permitted. Bicycles, motorcycles, skateboards and similar vehicles are not allowed on promenades, piers or docks.
15. **NO COOKING GRILLS ARE TO BE USED ON THE PIERS or DOCKS**.
16. No overnight parking of trailers, travel trailers, motor homes, work trucks, or any similar vehicles will be prohibited unless advance arrangements have been made with Harbor management.
17. Boat owners will provide their home and business address and contact telephone numbers to Harbor management as a mutually protective measure. **PLEASE NOTIFY THE OFFICE OF ANY CHANGE**.
18. Towne Lake Docks, LLC reserves the right, at the discretion of its management, to close the harbor to all incoming and outgoing vessels in the event of a tropical storm, hurricane watch, hurricane warning, or other adverse weather.
19. Slips will be leased to pleasure boats only. Boats must be in good condition (subject to inspection) and must be capable of entering under their own power.
20. Any boat which sinks in the harbor will be removed by the lessee.
21. The use of a boat slip is subject to all regulations of Towne Lake Harbors Rules herein. These regulations may be reviewed and modified from time to time. They are published and in effect. Any breach of any such rules and regulations constitute a breach of covenant of the slip rental agreement.
22. Lessee hereby gives permission to Harbor management to board his/her boat in emergency situations and agrees that no liability will be had by Towne lake Docks, LLC or its agents for its act or failure to act.
23. The hiring of contractors by the lessee for services to be performed on the berthed boat is an arrangement separated and apart from the agreement between the lessee and Towne Lake Docks, LLC, but subject to all appropriate rules and regulations contained herein. **NO MAJOR REPAIRS** or alterations may be undertaken in the slip.

HARBOR RULES AND REGULATIONS ACCEPTED AND APPROVED

BY: _____

DATE: _____