

BOAT DOCK GENERAL INFORMATION

- **Boat Slip Units** may only be owned or leased, and exclusively used by persons who also own property in PARK SHORE, Unit 1, 2, 3, 4 or 5. No live-aboard or over-night lodging is permitted on vessels docked within a boat slip. Further, vessels docked within a boat slip unit may not be used for charter or other commercial fishing activities.
- **Leasing** – After approval of the association, boat slip units may be rented provided the use is only by the Lessee and his family, his servants and guests, and said Lessee also owns property in Park Shore Unit 1, 2, 3, 4 or 5. No transient tenants may be accommodated. No lease shall be for a period of less than three (3) months.
- **Utility** – The electric service available to each slip is limited and designed for using battery chargers, small tools and similar low power consumption appliances. Electric service is not sufficient for use of air conditioning units or major appliances and such use is *prohibited*.
- **The Common Elements** and Limited Elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the unit owners.
- **Boat Lifts** – No boat lifts of any type, including cradle lifts, davits, hoists, floats or any other type of vertical lifting devices shall be allowed on or within the Units, Common Elements or any other portion of the Condominium Property.
- **Venetian Bay South Yacht Club** consists of 70 boat slips and is located south of the Park Shore Bridge and The Village on Venetian Bay Shopping Center. The \$1,200 Association Fee includes repair to pilings and docks, water, electric and basic security.
- **Venetian Bay North Yacht Club** consists of 75 boat slips and is located north of the Park Shore Bridge and The Village on Venetian Bay Shopping Center. The \$1,100 Association Fee includes repair to pilings and docks, water, electric and basic security.
- **Public Parking** is available at each set of docks. The City of Naples parking regulations apply. There are reserved parking spots for the loading and unloading of boats. Parking your vehicle for the day is permitted.
- **Real Estate Tax/ Property Tax** is approximately 1% – 1.25% of the assessed value of the boat slip. Visit www.collierappraiser.com for more information.
- **Minors** shall be closely supervised and care shall be taken to ensure that they do not become a nuisance to other unit owners.
- **Beam Size (Width)** 13'8" boat slip will accommodate approx. a 20-30 ft. boat.
16'8" boat slip will accommodate approx. a 30-38 ft. boat.
18' boat slip will accommodate a boat up to 45 ft.
If the boat is over 45 feet, approval from the Association is needed.
- **Bridge Clearance** Harbor Dr. Bridge (Moorings) at MHW is 12.26' and 14.36' MLW.
Park Shore Dr. Bridge at MHW is 18' and 20.1' MLW.

VENETIAN BAY YACHT CLUB RULES & RENTAL REGULATIONS

USE REGULATIONS:

Use of the Condominium property, as provided in Article 9 of the Declarations of Condominium beginning in page 9, shall be in accordance with the following provisions:

a.) **Units:** Boat slip units may only be owned or leased, and exclusively used by persons who also own property in PARK SHORE Unit 1, 2, 3, 4 or 5. No live-aboard or overnight lodging is permitted on the vessels docked within a boat slip unit. Further, vessels docked within a boat slip unit may not be used for charter or other commercial fishing activities.

b.) **Common Elements:** The Common Elements and Limited Elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the unit owners.

c.) **Nuisances:** No nuisances shall be allowed on the Condominium property, nor any use or practice which is the source of annoyance to occupants or which interferes with the lawful and proper use of the Condominium property by occupants. All parts of the Condominium property shall be kept in a clean and sanitary condition, and no rubbish refuse or garbage shall be allowed to accumulate nor shall any fire hazard be allowed to exist. No use shall be made of any Unit or the Common Elements or Limited Common Elements, which would increase the rate of insurance carried by the Association.

d.) **Lawful Use:** No immoral, improper, offensive or unlawful use shall be made in the Condominium Property or any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies pertaining to the maintenance, replacement, modification or repair of the Condominium Property shall be that of those responsible for the maintenance and repair of the property concerned.

e.) **Leasing:** After Approval by the Association, boat slip units may be rented provided the use is only by the Lessee and his family, his servants and guests, and said Lessee also owns property in PARK SHORE Unit 1, 2, 3, 4 or 5. No transient tenants may be accommodated. No lease shall be for a period of less than three (3) months.

f.) **Minors:** Minors shall be closely supervised and care taken to insure that they do not become a nuisance to other unit owners.

g.) **Boat Lifts:** No boat lifts of any type, including cradle lifts, davits, hoists, floats or any other type of vertical lifting devices shall be allowed on or within the Units, Common Elements or any other portion of the Condominium Property.

UTILITIES AND OTHER SERVICES: Electricity to individual boat slip units and water charges for services to the common facilities, are included in the common expenses of the Association. The electric service available to each boat slip is limited and designed for using battery chargers, vacuum cleaners, small tools and similar low power consumption appliances. Electric service is not sufficient for use of air conditioning units or major appliances and such use is prohibited.