

KYC, INC. BOAT STORAGE RULES

(Revised October 19th, 2021: Effective October 19th, 2021) (Revised June 20th, 2023: Effective June 20th, 2023)

KYC, Inc. (“the Club”) extends seasonal boat storage privileges for the benefit of its members and temporary or overnight docking privileges for its guests and transient boaters. The Club accepts no liability for property damage or injuries resulting from the extension of these privileges. The Club’s Board of Directors (“Board”) shall use its discretion to address exceptions or conflicts resulting from the enforcement of all rules, policies, and procedures relating to boat storage.

The Board will notify any slip renter it feels is noncompliant with the Boat Storage Rules. That could include, but not be limited to, inactivity of the stored watercraft, misuse of rented slips, or abuse of the Boat Storage Rules. The slip renter must comply with the Boat Storage Rules in a timely manner once notified by the Board. A second notification of noncompliance will require the member slip renter to appear before the Board at the Monthly Membership meeting. Further failure by the slip renter to comply with the Board’s request will result in termination of the boat storage agreement with the noncompliant member.

Boat Storage privileges will only be granted to members in good standing (“Renters”) and subject to availability.

Slips are limited to one slip per paid club membership (family or single).

Waiting lists for both inside and outside storage are posted at the Club for review by all members. Members interested in boat storage must sign the appropriate list (inside or outside) and enter the required information. West side slip renters will have first right of refusal for outside storage spaces that become available on the East Side of the harbor based on longevity in west side slip renting, senior renter on down to latest renter. The Boat Storage Committee is responsible for monitoring each list and will notify the person at the top of the list when space becomes available. The member will have 48 hours (2 days) to accept/reject the opportunity. If the member does not respond or rejects the opportunity, their name will revert to the bottom of the list. If the member accepts the storage space, fees for storage will begin immediately to hold the space until an appropriate size boat is purchased but no longer than May 1st of the following boating season. If the storage space becomes available between January 1st and May 1st of the current year, the member will have an additional ninety (90) days after the May 1st date. (“Grace Period”) of the current year to purchase an appropriate size boat. Interim rental costs will be based on prevailing boat storage rates. If an appropriate size boat is not purchased by May 1st (or expiration of the Grace Period) of the following boating season, the storage space will revert to the Club, all interim Fees paid will be forfeited and the next member on the list will be contacted.

Cost of Storage

1. Inside Storage: All Boathouses = \$55.00/month (May 1st thru October 31st)
2. Outside Storage: 10-foot Slip = \$75.00/month (May 1st thru October 31st)
12-foot Slip = \$110.00/month (May 1st thru October 31st)
14-foot Slip = \$145.00/month (May 1st thru October 31st)
3. Winter Storage Rate (Inside & Outside) = \$55.00/month (November 1st thru April 30th)
4. Boat Storage Fees are billed in two (2) month segments (6 billings per year). A 10% fee may be assessed for payments later than 30 days. DELINQUENT PAYMENTS not received within 30 days of a 2nd consecutive billing can result in relinquishing storage privileges and the "GOOD STANDING" status for club membership.

5. The Board of Directors reserves the right to revise all Fees and other assessments at its discretion.

Note: The Board of Directors increased all Boat Storage Fees 10% at the February 16th, 2021, Board Meeting. Some increases were rounded up to even numbers.

Proof of Insurance

Proof of insurance is required yearly.

State Conservation Stickers

Up to date state conservation stickers are required on all watercraft stored at KYC.

Boat Length

1. Inside storage spaces are limited to a maximum registered length of twenty-four (24) feet.
2. Outside storage spaces are limited to a minimum registered length of twenty-four (24) feet.

Purchase of Different Boats

Renters must notify the Board of their intention to change boats. The Club will not guarantee continued boat storage for purchases of boats that do not meet space limits.

Temporary Vacancy of Slips

Permission to use an outside storage space during a Renter's absence may only be granted by the Board or their designate. The Club has the right to use the storage space for temporary guests or transient boaters during the renter's absence. Temporary usage of vacant slips by Club Members is limited to their "one free night a month" and they shall be billed at \$1.00 per foot per night after the one permissible night a month.

Subletting

Inside and outside slip renters will be allowed to sublet their slip per the following provisions:

1. Their boat is stored elsewhere not owned by the Club.
2. The current renter contacts a member of the Boat Storage Committee requesting permission to sublet.
3. Members on the Inside/Outside Storage Lists are to be contacted first, starting at the top of the list until the storage space is sublet. If no member on either list wants to sublet, the Renter will be allowed to offer the space to other KYC members. Space limits must be met. The Boat Storage Committee must be contacted for approval before the subletting can be finalized.
4. Once the space has been successfully subleased, the Renter will be billed 50% of the current rent (beginning with the next month) until the end of the subleasing period.
5. The Sub-lessee will be billed for the storage space at the prevailing rental rate (beginning

with the next month) until the end of the subleasing period.

6. The Sub-lessee must complete the "Inside and Outside Storage Form" and provide KYC with proof of insurance to finalize subleasing approval.

Boat Trailers/Dollies

1. Overnight parking of boat trailers is not permitted on Club property without permission of a Boat Storage Committee Member. Parking of Boat Trailers is not allowed in the automobile parking spaces adjacent to River Road.
2. Permission to store unused dollies must be granted by the Boat Storage Committee. All dollies must be identified with the owner's name clearly embossed on the dolly. Unidentified dollies will be considered abandoned. The Club accepts no liability for dollies and reserves the right to sell, remove or dismantle abandoned dollies located on Club property.
3. Other than for temporary winter storage approved by the Boat Storage Committee, all inside slip watercraft shall be stored on dollies and not on trailers.

Sale of Boats

A renter who sells their boat to another member, who has been a member for at least six (6) months, may transfer the use of their storage space with the boat. The six (6) month rule may be waived if there are vacant slips available. (May 15, 2012) **In addition, a boat transfer form (attached) must be completed and submitted to the Boat Committee Chair prior to the transfer of the slip. The current minimum documentation is a copy of the title and the title transfer form. The boat being transferred must be the specific boat listed on the documentation originally/previously submitted to KYC.** If the boat is sold elsewhere, the renter must purchase an appropriate size boat by May 1st (or grace period outlined above) of the following boating season to retain their storage space. The renter shall continue to pay rent and other storage costs at the prevailing rates, or the storage space shall revert to the Club and the next member on the appropriate list will be notified of an opening.

Overnight Docking (Members)

Members may dock their boat outside one (1) night per calendar month at no charge. Subsequent nights will be charged at the rate of \$1.00/foot per night. The one free night per member per month does not apply to large transient boats moored outside of the harbor. Exceptions may be granted at the discretion and agreement of two Boat Storage Committee Members. All overnight docking is subject to availability.

Personal Water Crafts (PWC's)

Each PWC stored at the Club will be charged at a rate of \$15.00 per month. Permission to store PWC'S must be granted by a Member of the Boat Storage Committee. (Sept. 16, 2006, Board Meeting) There is a waiting list posted on the bulletin board at the Club.

Winter Storage

1. Renters, sub-lessees, and others **MUST** have their boats winterized and available for winter storage no later than the 1st of November (preferably the last week of October).
2. Winter Storage rates are in effect from November 1st thru April 30th.

3. The Boat Storage Committee and the Grounds & Maintenance Committee will handle the movement of boats for winter storage, which may result in boats assigned inside storage spaces being relocated to achieve maximum space for winter storage.
4. Outside Slip renters will be offered 1st rights to available inside space and must notify the Boat Storage Committee no later than the first week of October to secure inside storage.
5. Additional space, if available, will be offered to members of "Good Standing" on a first request basis and subject to space required. Proof of insurance will be required.
6. Boats will be taken from winter storage no later than April 30th to prepare for the summer season. Boat owners will be notified.
7. Any special requests not addressed above will be at the discretion of the Boat Storage Committee.

Modifications to Storage Spaces

No modifications to outside storage spaces or Club property shall be allowed without prior approval of the Board of Directors. This includes installation of Outside Slip decks and dock boxes. Specifications for the construction and installation are available from the **Boat Storage Committee**. The cost of modifications made to docks/fingers to accommodate the installation of a boatlift will be the responsibility of the member. Boat lifts are not permitted in the West Side slips. Deck maintenance and modifications will be the responsibility of the slip renter and must be kept safe and presentable. Except for boatlifts and dock boxes, all other shall become the property of the Club upon installation.

Gas Docks – Parking

This space is for fueling only. Each boat must be moved after fueling and not be left at the gas dock.

Relocating

The Board reserves the right to relocate storage privileges to best serve the interests of the Club. No storage space will be exchanged between holders without Board Approval.

Electrical Usage

The KYC Board reserves the right to charge for electricity use when deemed excessive. Charges will be based on average KWH rate as shown on the club electrical bill. KW usage will be based on meter reading (where available) or calculated.

Diesel Fuel

A phone number(s) for Diesel Fuel suppliers will be available at the KYC bar. **Individuals needing diesel fuel will be responsible to make the supplier contact.** Delivery is at the discretion and availability of the fuel supplier.

Revisions

Notwithstanding the above, the Board reserves the right to revise, as necessary, any rule, procedure, or policy regarding boat storage and related activities at the Keokuk Yacht Club. The membership will be notified of such revisions.

Revised September 16, 2006. PWC storage and rates.

Revised May 15, 2012. 6-month membership requirement clause modified.

Revised May 1, 2018. Boat storage rate increase.

Revised February 16th, effective May 1st, 2021. Boat storage rate increase.

Revised October 19th, 2021, effective October 19th, 2021. Reduced response time to 48 hours for open slip acceptance: included outside slips in the subletting clause: added wording under Trailers and Dollies to specify all inside watercraft be stored on dollies and not on trailers.

Revised June 20th, 2023.

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Renters of storage space in the Sailing Club (West side slip renters) will have first right of refusal for outside storage spaces that become available on the East Side of the harbor (based on longevity in slip renting, senior renter on down to latest renter).

Proof of Insurance

State Conservation Stickers

Up to date state conservation stickers are required on all watercraft stored at KYC.

Temporary Vacancy of Slips

Temporary usage of vacant slips by Club Members is limited to their "one free night a month" and they shall be billed at \$1.00 per foot per night after the one permissible night a month.) Strike the following-Storage spaces equipped with a boatlift must have the lift in the down position when the storage space is not occupied by the Renter.

Modifications to Storage Spaces

(Boat lifts are not permitted in the West Side slips.)

TENANT (RENTER) ACKNOWLEDGES THAT HE OR SHE HAS FULLY READ AND UNDERSTANDS EACH TERM OF THIS AGREEMENT AND FULLY UNDERSTANDS THE LEGAL EFFECT THEREOF.

KEOKUK YACHT CLUB

RULES COMMITTEE MEMBER OR CHAIRMAN (PRINT) _____

SIGNATURE _____

DATE _____

TENANT (PRINT) _____

SIGNATURE _____

DATE _____

KEOKUK YACHT CLUB BOAT STORAGE RULES

INSIDE AND OUTSIDE STORAGE AGREEMENT TO BE COMPLETED WITH THE SLIP RENTAL.

INSIDE SLIP# _____ OUTSIDE SLIP # _____

TENANT NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

E-MAIL ADDRESS _____

PHONE (HOME) _____ (WORK) _____ (CELL) _____

EMERGENCY CONTACT _____ PHONE _____

BOAT:

MAKE _____ HULL ID # _____

YEAR _____ STATE REGISTRATION # _____

LENGTH _____ INSURANCE COMPANY _____

POLICY NUMBER _____

CERTIFICATE OR DECLARATION PAGE TO BE ATTACHED
LIABILITY COVERAGE (\$100,000 MINIMUM)

RULES COMMITTEE CHAIRMAN AND MEMBERS STATED HERE:

Tenant shall be responsible for all damage done to the property, guests, customers, and employees of KYC, and other tenants on premises because of tenant. Tenant indemnifies KYC from all liability, damage, loss, etc., including but not limited to, reasonable attorney's fees) arising out of any breach by tenant of this agreement and/or any negligent, wanton, criminal and/or malicious act of tenant.

Only the boat identified above shall be docked at the assigned wet slip or dry storage space.

Tenant agrees to timely notify the KYC of any changes in the information supplied by tenant and recorded above. Tenant grants permission to KYC to take all steps reasonably necessary to verify tenants' compliance with the terms of this agreement and/or KYC By-laws and rules.

KEOKUK YACHT CLUB – BOAT TRANSFER FORM

EXISTING INFORMATION

INSIDE SLIP # _____ OUTSIDE SLIP # _____

TENANT NAME: _____

STREET _____ CITY _____

STATE _____ ZIP CODE _____

E-MAIL ADDRESS _____

PHONE (HOME) _____ WORK _____ CELL _____

BOAT INFORMATION

MAKE _____ YEAR _____ HULL ID _____

STATE REGISTRATION # _____

LENGTH _____

NEW INFORMATION

INSIDE SLIP # _____ OUTSIDE SLIP # _____

TENANT NAME: _____

STREET _____ CITY _____

STATE _____ ZIP CODE _____

E-MAIL ADDRESS _____

PHONE (HOME) _____ WORK _____ CELL _____

BOAT INFORMATION

MAKE _____ YEAR _____ HULL ID _____

STATE REGISTRATION # _____

LENGTH _____