

Dockage Contract & Dock Selection

Section XI. Dockage Contract Eligibility and Selection

Dockage Contract Eligibility

1. To be eligible for a dock (a.k.a. well), one must be an Active Member in good standing.
2. All debts to the Club must be paid or dockage rights will be forfeited.
3. Permanent dock contracts and payment in full must be returned to the Club Office at 8801 Macomb, Grosse Ile, MI 48138 by February 15. This includes Members desiring to sub-lease their docks.
4. If dockage is not paid in full, or if the contract is not returned by February 15, the Member must appear before the Board of Directors to show cause prior to becoming eligible for well assignment or retaining a current dock assignment.
5. A Member with a permanent dock assignment from the previous year has the option of retaining his/her assigned dock from the previous year by fulfilling items 1-4 above and will not need to attend any dockage assignment meeting(s).
6. Available docks will be assigned by seniority. Seniority will be determined by the number of years a Member has belonged to the Club - those persons who have been Members for the longest period of time have the greatest seniority – and each members' seniority will be directly reflected in their membership number.
7. Summer dockage will be for six months – April 1 to October 1.
8. No Member will be assigned more than one (1) dock.
9. Anyone applying for a permanent dock or a dockage change must fill out a Dockage Request Form annually between September 1 and February 1 for the next boating season to be considered for a dock or a dockage change. Anyone not completing a Dockage Request Form during this time frame will be placed at the bottom of the seniority list for dockage change, permanent assignment, sublease or floater.

Permanent Dockage Selection

1. As of January 1, 1997 and annually thereafter, the Annual Dockage Selection Meeting will take place on the first Saturday in March at 12:00 noon. All permanent well assignments will be issued at the Annual Dockage Selection Meeting. After the Annual Dockage Selection Meeting no permanent wells will be assigned until the following year. All dockage that becomes available after the first Saturday in March will be subleased for the remainder of the season. The following rules shall apply at this Annual Dockage Selection Meeting:
 - A. The Dockage Request List shall be generated annually from Dockage Request Forms submitted by members wishing to either change their permanent dockage assignments or from members who are requesting dockage who are not dock holders of record.
 - B. Member dockage assignments and subleases shall be assigned according to the current year Dockage Request List.

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- C. This Annual Dockage Selection Meeting shall take place at the Elba-Mar Boat Club clubhouse on the first Saturday in March of every year.
- D. Members in good standing (or their Proxy) wishing to change their previous year's dockage assignment must attend this Annual Dockage Selection Meeting. Members requesting dockage who are not dock holders of record must also attend.
- E. A Member's Proxy can select a dockage assignment for an absent member if a signed Proxy Form is given to a member of the Dockage Committee at, or prior to, the Annual Dockage Selection Meeting. The dockage selection of the members' Proxy shall be final and not arbitrary.
- F. If a Member or their representative is not present at this Annual Dockage Selection Meeting, they shall be bypassed for the selection of dockage made on that date, but they shall remain on the Dockage Request List and offered all dockage selection and subleases that may occur during the remainder of the dockage selection period.
- G. Any member appearing after the start of the Annual Dockage Selection Meeting shall be included in the dockage assignment process from that time forward.
- H. Members will be called on in this meeting according to seniority order from the current year Dockage Request List to make their dockage selection from available open wells. Members shall make their selection in a timely manner. The Dockage Chairman will confirm the member dockage selection and make the dockage assignment. The Dockage Committee will update the list of open wells during the meeting.
- I. During this meeting an eligible member may select a dock from the open wells at that time or may request to be "called back" later in the meeting should a well become available from another members' selection.
- J. For large boat wells the member selecting a dock of any type (permanent, sublease, floater) must verify that the vessel length conforms to be within 5 ft. under, 5 ft. over, dock length for the Manufacture Model/Serial Number of the members' boat ("boat model length").
- K. No wells will be assigned from October 1st to the first Saturday in March of the following year.
- L. All dockage fees shall be paid in full at the time of dockage selection by the Member or their representative.
- M. Proxy Forms and Dockage Request Forms will be available at the Club office and at the Clubhouse bar from September 1st to February 1st.

Sublease Dockage Selection

1. Weekly Dockage Selection Meetings will be held after the Annual Dockage Selection Meeting when wells become available and they will be posted at the clubhouse on a weekly basis. Weekly Dockage Selection Meetings will be held after the first Saturday in March until June 1. After June 1, sublease wells will be posted with a member signup sheet.
2. The Weekly Dockage Assignment Meetings will follow the same rules as established for the Annual Dockage Selection Meeting.

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3. All dockage assignments will continue to be based on membership seniority.
4. EMBC members will be notified of dockage availability prior to the Weekly meetings; availability will be posted in the EMBC clubhouse.
5. The Weekly Dockage Selection Meetings will be held at the EMBC Clubhouse until June 1st. All fees must be paid at time of said Dockage Meeting.
6. Dockage fees are pursuant to fees listed in Appendix under Summer Dockage. All wells opened at the weekly meeting will be available for assignment at the following Dockage Assignment Meeting. This will allow members not attending the meeting to be informed of well availability.
7. The option of using a Proxy Form will be available to all members requesting sublease dockage.

Floater Dockage Selection

1. Two (2) floater wells on the small boat side and two (2) floater wells on the large boat side may be selected and assigned at the Annual Dockage Selection Meeting.
2. The small boat side floater wells will be limited to Docks 53 – 80 and (upon approval of the Dockage Committee) docks 44 N/S & 45 N/S.
3. If a floater well has been assigned to a member but is unavailable, the Member will be responsible to locate temporary dockage elsewhere for up to three (3) overnight periods during a boating season before any dockage refund may be requested by that member.
4. Large boat floaters must legally fit into a 30' or under well. Maximum vessel length of 35 feet and maximum boat beam 12'8". Temporary dockage will be on the porch if a well is unavailable. Wells are assigned by the Harbor Master
5. Floater is responsible for moving his/her boat at the direction of the Harbor Master.
6. If dockage space is available, we may add one (1) additional floater later in the season. This addition will be determined by a recommendation of the Harbor Master and Dockage Committee. The Board of Directors will determine final approval.

Dock Leasing and Sub-Leasing

1. All leasing will be done through the Dockage Chairperson, who will assign the docks according to seniority, except in the event that the sale of a Member's boat hinges on retaining the lease of the current dock. This lease will be to current Active Member—purchaser only with at least twelve (12) complete months' seniority in good standing, and can only be for the remainder of the current boating season.
2. A Member not using his/her assigned dock has the option to offer the dock, through the Dockage Chairperson, for sub-lease or for use as a Guest Dock. A Member must pay for his/her dock by February 15 and will be reimbursed by the Club, on a pro-rated basis, when

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the dock is sub-leased. Permanent dock holders are only allowed to sublease for two consecutive years. We will no longer allow members to pay for a well and not put a boat in the well. Boat, owned by the dock holder, must be in the well by the June Board meeting the season following the two consecutive years. If not, the well will be put up for sublease for the remainder of the season and put on the list of open docks the following year.

3. Sub-leases will cost dock holder a \$100.00 fee for sub-lease.
4. A dock holder's dock used by the Club as a Guest Well or Floater Well will not be considered a sublease, and dock holder will not be reimbursed any dockage fees collected by the Club.
5. Permanent dock holders who sublease their dock are not eligible for any sublease or floater dockage assignment for that season.
6. Once a member has accepted a sublease, that member will remain at that assignment for the remainder of the season.

Dockage General Rules

Section XII. Dockage Responsibilities and General Rules

1. It shall be agreed that dockage assignments will be made to Active Members in good standing for the use of their own boat. It will be further agreed that said assignments will be based on seniority and that the member will respect the obligations and privileges, written and implied, granted with this assignment. Only the owner, dock holder or their spouse will operate the boat in and out of the harbor.
2. Members shall notify the Dockage Chairperson in writing by first class mail or by "confirmed reply" e-mail when a dock becomes available for re-assignment or Guest Dockage. This will help the Dockage Chairperson answer questions from other Members about vacant docks.
3. There will be no trading or switching of docks, nor will there be continued use of a dock by any boat not assigned to that dock. "Continued Use" shall be defined as more than three (3) consecutive days. A boat assigned to a dock must be owned by an Active Member in good standing, up to the discretion of the Harbor Master.
4. Dinghies (twelve [12] feet or less) may be kept where practical, must be owned by the dock holder and are subject to approval by the Board of Directors.
5. Docks #7, #8, & #9 are presently 35 foot docks. To facilitate navigation, as these docks become available, they shall only be assigned or sub-leased to members based upon a restriction to an overall boat length not to exceed 35 feet - including bow pulpit and swim platform and any outboard motor (including motor "storage position").
6. Dock #43S will be limited to 30 feet with a restriction to an overall boat length not to exceed 30 feet including bow pulpit, swim platform, and any outboard motor (including motor "storage position").
7. Docks #26E, 44 and 45, will be limited to 25 feet with a restriction to an overall boat length not to exceed 25 feet including bow pulpit, swim platform, and any outboard motor (including motor "storage position").
8. Down boards are the sole responsibilities of the dock holder. They will be replaced as necessary at the expense of the dock holder.
9. Dock holders must sign the Harbor Master's book when leaving for more than 24 hours so that docks may be made available for guest wells.
10. Air conditioners, hot water tanks or stereo systems will not be used when the boat is unattended.
11. Compatibility rules for dockage:
 - A. All wells allow a boat beam to be one foot less than fifty percent (50%) of the distance between walkways, measured at the narrowest point of the well (not including said walkway) and validated every five (5) years effective 2014 season.
 - B. For large boat wells the member receiving dockage assignments and sub-leases must verify that the boat model length conforms to be within 5 ft. under, 5 ft. over, dock

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length for Manufacture Model/Serial Number. For the small boat side overall length must not impede the harbor channel.

C. Boat beam measurements will be taken from Manufacturer Specifications. If unattainable from manufacturer (i.e. out of business), the BUC[®] book will be used. If the BUC book does not list beam measurements for that boat, then actual beam of the affected boat will be measured by Dockage Committee.

12. Whereas dual ownership of a boat is possible, the lowest seniority Member shall acquire a dock using their seniority, not using the dockage eligibility of the higher seniority member to acquire a dock.

A. In case of dual ownership by Active Members, when the dual owners are legally married Rule #12 does not apply.

13. Violations of the dockage or Club rules can result in loss of dockage privileges and/or Club membership.

14. All boats and dockage conformance will be approved by the Dockage Chairperson.

15. Subleasing a second dock is allowed by a member in good standing, under the following conditions.

- Must be docks 53-80 and no other Active Member requests the open dock or floater.
- Length of sublease will be on a WEEKLY basis, beginning the second week a dock or floater has not been subleased.
- \$30 per week. Paid at the BEGINNING of each week.
- Second dock holder must relinquish the second dock to an Active Member who does not currently have a dock, if requested.
- All dockage rules and procedures are in effect.
- Second docks will be subleased according to seniority and relinquished in reverse.