

COMMON AREA USAGE POLICY AND PROCEDURE

1. This policy provides a fair practice for managing the use of the limited space in the Common Area between E-dock and the shoreline (water storage) and the dinghy / kayak rack (land storage). It establishes a fair system to allow for the maximum usage of small boats, dinghies, kayaks, PWC's and other types of watercraft by the membership.
2. This privilege is extended by and under the control of the Board but managed by the Dock Master.
3. Owners in good standing are eligible for this privilege. Good standing means that all dues, assessments, fines and fees are current, and Unit and Owner registration information is on file and current.
4. Water Storage Prerequisites for participation:
 - * Each applicant must be an FYC Unit Owner in good standing.
 - * The vessel in use shall be owned by the Unit Owner or by a Renter who occupies an Owner's Unit (only one application per Unit is permitted.).
 - * The vessel shall be properly registered with federal, state or local government as appropriate.
 - * The vessel shall be in good operating condition.
 - * The occupant shall use the space with the float or vessel listed on the application.
 - * All jet-ski floats should resemble as closely as possible the floats that are currently in use to maximize the potential for easy connection. All floats must be approved in writing by the Board before it can be placed in the water.
 - * All occupants must be able to secure their floats and vessels in a safe manner in such a way as not to damage any portion of E-dock nor obstruct the waterways.
 - * There shall be no-sub-leasing of the space.
 - * Requests for spaces longer than 13.5 feet in length will be considered on a case-by-case basis.
 - * All occupants must remove their vessels and/or floats at the request of the Board. Failure to do so will result in the Board's removal and storage of the vessel/float at the Owner's expense.
 - * An annual fee of \$350 is required to moor a jet ski.
5. Land Storage Prerequisites for participation:
 - * Each applicant must be an FYC Owner in good standing
 - * The vessel shall be owned by the Owner or by a Renter who occupies an Owner's Unit (only one application per Unit is permitted.).
 - * There shall be no-sub-leasing of the space.
 - * All occupants must remove their vessels and/or floats at the request of the Board. Failure to do so will result in the Board's removal and storage of the vessel/float at the Owner's expense.
 - * An annual fee of \$25 is required for use of the land storage facility..
6. ***Each year in September, a notification will be mailed to the membership with the annual meeting notice, to inform them of the availability of this Common Area privilege (See attached Common Area Use Application).*** In the event there are more than 15 applicants for water

storage or if the demand exceeds the space available, a lottery will be conducted for all applicants in October. As the names are selected they will be assigned sequential numbers. This will be the order in which applicants will have the opportunity to place their vessels in the designated common area for the upcoming season or placed on the waiting list.

- * Applications must be accompanied by checks (\$350 for water storage, \$25 for land storage) payable to Fairfax Yacht Club, a completed FYC Registration Form along with a copy of a valid state registration if applicable.
- * First there shall be a lottery for Owner/Occupiers to assign a priority for occupancy as well as prioritization on the waiting list. If required, a second lottery shall be conducted for Renter/Occupiers. In all cases, Owner/Occupiers shall have priority over Renter/Occupiers.
- * The lottery will also select the remaining applicants in order of priority for a waiting list should one of the lottery winners drop out or fail to utilize the space by June 1st.
- * Any current participants who were not selected in the lottery must vacate their spaces by April 1st the following year.
- * Common Area space may be occupied between April 1st and March 31st the following year.
- * Should a person vacate a space during the boating season, the next person in line will be offered the spot.
- * If a person has not utilized his spot by June 1st, the next person in line will be offered the opportunity to occupy that space for the remainder of the year.
- * If the Owner refuses to remove a vessel or float upon request by the Board, FYC has the option of having it removed and stored at the owner's expense.