

Lake Tarpon Sail & Tennis Club Common Elements, Inc.

January 6, 2027

To: Current Boat Slip Renters
Subject: 2026 Slip Rental Renewals

Thank you for renting a boat slip during 2026. It is time to renew your lease for 2027 and to submit payment to Ameri-Tech Community Management, Inc. Please send to ATTN: Kristen Marchese The yearly fee remains at \$700.00.

A renewal form is included. Please complete the renewal form and submit with your payment by February 1, 2027.

Please also know we have a waiting list of residents at this time for boat slips. If you do not pay your renewal fee by February 24, 2027, you will lose your slip space. If you have any specific questions that are not covered in this mailing, please contact the Dock Master.

Sincerely,

Tom Herbert
Dock Master

Cell Phone: 743-220-0787

and

Kristen Marchese, LCAM
Ameri-Tech Community Management, Inc.
5434 Grand Blvd.
New Port Richey, FL 34652
Office Phone: 727- 726-8000 ext. 407

Lake Tarpon Sail & Tennis Club Common Elements, Inc.

To cancel or renew your LTSTC boat slip lease for 2027, please fill out the form below and return. If renewing, please mail form with a \$700 check for the yearly rental fee.

MAKE CHECK PAYABLE TO: LTSTC COMMON ELEMENTS, INC.

MAIL TO: Attn: Kristen Marchese

Ameri-Tech Community Management, Inc.,

5434 Grand Blvd.

New Port Richey, FL 34652

_____ I want to RENEW my Boat Slip lease for 2027

_____ I want to CANCEL my boat slip lease

Date: _____

Phone Number: _____ / _____ / _____

Boat Owner(s) Name: _____

Club & Unit Number: _____

Mailing Address: _____

(if other than LTSTC) _____

Email: (Required) _____

Boat Make: _____ Model: _____

Length: _____

1. Boat must be registered to Unit Owner and be current (Attach copy of registration if not previously supplied).
2. Renters Must SHOW PROOF OF INSURANCE
3. Renters MUST ADD LAKE TARPON SAIL AND TENNIS COMMON ELEMENTS INC TO THE POLICY AS A PARTY OF INTEREST.

REQUIRED: Emergency Contact Person (Should be local to contact if problem arises.)

Name: _____ Phone: _____ / _____ / _____

The renter(s) signed below agree to abide by the LTSTC Common Elements Boat Slip Rental Rules (attached), and hold harmless LTSTC concerning damage or theft of any of their property which is kept in the Boat Dock area. The renter further agrees to pay rental fees on a continuing basis, no later than February 1st each year, or to remove all of their property from the Boat Dock area by that date and to contact the Dock Master to cancel their lease. There are no partial refunds.

Unit Owner Signature: _____ Date: _____ / _____ / _____

Unit Owner Signature: _____ Date: _____ / _____ / _____

Office Use: Assigned Slip # _____ Registration: _____ Insurance Co: _____

Lake Tarpon Sail & Tennis Club Common Elements, Inc.

BOAT SLIP RENTAL RULES & REGULATIONS

Effective February 1, 2023

1. Rental of Lake Tarpon Sail & Tennis Club Common Elements Dock / Boat Slip space is limited to unit owners on an availability basis upon receipt of an application and non-refundable check for \$100 to the Dock Master or management company. Slip rental is on a lease basis and shall continue in effect until lessee relinquishes the dock space, forfeits the lease, or becomes ineligible for the slip as outlined below. Lake Tarpon Sail & Tennis Club Common Elements has the right to revoke a lease in the event the lease rules are not adhered to. Boat slip leases are not transferable and slips may not be sublet. Proof of boat registration in the unit owner's name must be provided to the Dock master prior to granting a lease and assignment of a slip. Boat insurance must be maintained and Lake Tarpon Sail & Tennis Club Common Elements, Tarpon Springs, FL 34688 must be listed as additional insured.

2. Lessees are subject to the following conditions:

Payment of slip rental fees will be made yearly and in advance no later than February 1st of each given year and any part of such fee shall not be refundable. Lessees entering a lease mid-month shall pay for the entire month.

Applicants must accept any assigned slip provided it is adequate for their size boat or they forfeit their position and will be placed at the bottom of the waiting list. Anyone refusing a second offered slip will be eliminated from the waiting list for a period of at least 6 months. If they wish to go back on the waiting list, a new application and the non-refundable check for \$100 must be submitted to the Dock Master or management company.

3. Lake Tarpon Sail & Tennis Club Common Elements by its Board of Directors, on recommendation by the Dock Master, will determine the fees as necessary to maintain the dock facilities. Fees will be reviewed and revised as necessary at the start of each calendar year.

4. A boat slip will be immediately terminated when a lessee is no longer a unit owner within Lake Tarpon Sail & Tennis Club. Lease shall be terminated and boat removed within 30 days.

Exception: Upon the death of an owner with a current boat slip, in which a child inherits the unit, they will have 90 days to remove boat from slip and lease will be terminated.

5. Any lessee who leaves their residence for any time period shall appoint a resident to secure and care for their boat during their absence. The Dock Master must be notified of the appointed resident. Failure to provide such information will terminate lease.

6. Boat must be in working condition. The boat slip cannot be used for boat storage. The boat must be started or moved every 6 months. Any lessee who leaves their boat

slip vacant for more than 12 months shall forfeit their slip and the lessee shall be deemed terminated.

7. The Dock Master may temporarily reassign, with the appropriate rental fee, any slip left vacant for 90 days and will make the slip available to the lessee upon their return.

8. Lessees shall not allow outside guests access to the dock or use of their vessel in the lessee's absence unless express written permission is obtained from the Dock Master.

9. The Dock Master, Lake Tarpon Sail & Tennis Club Common Elements Board of Directors and the Association assume NO responsibility for damage to boats. Lessees are liable for any damage caused by them, their vessel, or any guests or workmen.

10. No items (such as bumpers, carpet, buoys etc.) may be affixed to the dock structure in any way other than tied on. No cleats, nails or other fittings are to be placed on or around the docks without the express written permission of the Dock Master. Anything used on the vessel must be Marine Grade Quality. Examples that are not acceptable are trash bag seat covers, home use bungee cords or tarps.

11. All vessels must be properly secured at all times. 1/2" marine grade dock lines must be used. Tie lines must be used in such a way that the boats will not damage the dock or other vessels in high winds or rough water. Oil or fuel leaks must be stopped promptly.

12. Dock utilities (water & electricity) shall be used conservatively, and water spigots must be shut off when hoses are not in use. Dock area must be kept free from litter, gas and oil cans. No cooking equipment of any kind shall be used in the dock area.

13. Children under 18 years must be under the supervision of an adult while on the docks or boat. Pets must be on a leash or carried while on dock area.

14. Any changes in the lessee's information or emergency contact information must be immediately relayed to the Dock Master or management company.