

BREWER YACHT YARD AT GLEN COVE

QUALITY YACHT SERVICE

128 SHORE RD, GLEN COVE, NY 11542

TEL 516.671.5563 FAX 516.674.0113

General Yard Rules and Conditions

Slip Rental: A \$500 deposit with contract by November 15th. Balance is due by March 15th. Slip fees are subject to a 1.5% environmental charge (this is subject to state sales tax). Slips that are metered for electricity will be charged accordingly throughout the season. Payment must be made in full before the slip can be occupied. The yard has the right to demand payment in full or haul the boat at the owner's expense. Slips are not transferable and cannot be sublet. If your boat is sold during the season, the slip will not be transferred to the new owner without a new, signed contract. In the event you change boats during the season, please notify the marina office. At that time please fill out a new contract with updated information. **Deposits are non-refundable.**

Slip Discount: *To be eligible for the 5% discount on a summer slip you must have winter stored with us, have all balances current and the slip fee paid in full by January 15th.*

Payment: Invoices are due upon receipt. Account balances must be up to date before vessel will be launched. A 1.5% monthly service charge (18% per year) will be added to balances 30 days past due. All legal and collection fees are the responsibility of the vessel owner. Any questions concerning billing must be brought to management's attention within 10 days of receipt of the bill.

Vessel Access: Cabin key/combination must be on file with the marina office. Access to vessels will not be granted to anyone without prior notification of the vessel owner. Outside contractors, brokers and unauthorized guests will be asked to leave without prior notification from vessel owner. To insure your security and ours, please do not give out yard combinations to anyone.

Transients: The marina reserves the right to rent slips to transients when not occupied by the tenant. The tenant **MUST** notify the office of departure and return dates if the slip is vacant for more than one night.

Outside Contractors: No outside labor is permitted unless authorized by the marina. Outside contractor status is determined by the yard manager. The following conditions must be met:

- Owners must notify Marina office prior to outside labor arrival
- Subcontractors may only work in the yard during "normal" business hours.
- The marina reserves the right to charge an hourly (15\$) fee to compensate for use of our facilities and overhead.
- Subcontractors must provide insurance certificates with Brewer's Glen Cove named, showing coverage of at least two million dollars.
- Subcontractors must show proof of Workmen's Compensation insurance and valid Tax I.D. numbers.
- Subcontractors must sign in and out at the marina office each day on the job.
- Subcontractors must have MSDS forms available for all hazardous materials brought into the yard.



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BRANFORD, CT • WESTBROOK, CT • DEEP RIVER, CT • ESSEX, CT • MYSTIC, CT • OLD SAYBROOK, CT • WICKFORD, RI • WARWICK, RI • BARRINGTON, RI
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Season Dates: Winter storage is from November 1st to April 30th. Vessels stored beyond the term of winter storage agreement are subject to additional storage fees. On land summer storage will be billed the same as winter storage. Summer season is from May 1st through October 31st. After November 1st all dockside water and services will be shut off (sooner if we're expecting a freeze).

Repairs and Alterations: No addition, alteration or modification shall be made to the docks, pilings, electric, phone, television or water systems provided by the marina. The installation of dock boxes or bumpers must be cleared by the yard manager. Dock boxes **must** conform to yard standards and are available at our cost through the store.

Shrink Wrap: Boat owners are not allowed to shrink wrap their own boats nor are outside contractors. Covers are not to be tied to boat stands.

Live Aboard: No live aboard allowed-strictly enforced by the City of Glen Cove.

Dinghies: Dinghies may not be tied up alongside if it disrupts the adjacent slip. They may not be cleaned or painted of the docks. They may not be left in slips if the primary vessel is away overnight.

Garbage: All garbage must be placed in refuse containers. Waste oil and batteries must be disposed of properly. No sanitary waste shall be discharged in the marina, a pump out facility is provided free of charge.

Pets: Pets must be kept of a leash at all times. Owners are responsible for cleaning up after their pets. Pets are only allowed if they do not disturb other boaters or the marina management.

Fires: No fires of any kind shall be permitted on the docks. Gasoline or diesel may not be transported on the docks due to fire hazard.

Insurance: All boats must have liability and hull insurance and provide the yard with a copy. The yard is not responsible for damage by fire, storm, ingress or egress of water, vandalism or theft. The vessel owner agrees to hold the marina harmless in the event of such occurrences.

Trailers: The yard will not be held responsible for trailers or cradles stored in the yard. Owners will be billed a storage fee to be determined by the yard manager. All trailers or cradles must be clearly marked with the owner's name. A signed storage agreement must be on record in the office.

Covers: Covers will not be tied to jack stands or poppits. The yard will re-tie covers secured to poppits at the owner's expense. Noisy halyards will also be secured at the owner's expense.

Fishing: No fish cleaning is allowed on the docks. No fishing or crabbing from the docks.

Boat Condition: Boats must arrive under their own power and be in satisfactory condition to occupy a slip (to be determined by the yard manager). No house boats allowed.

Quiet Hours: Quiet hours are from 10pm to 7am.

Equipment: The yard will not be responsible for boats sunken dockside due to owner neglect or faulty equipment. All boats hooked to dockside water must have a pressure regulator and water turned off when no one is aboard.

Pool Rules: Rules are posted at the pool and must be complied with.

Bottom Painting: Is not allowed to be done by owners nor are the boat stands to be moved.

Termination of agreement: Any infraction of the above rules and conditions of the Marina by the tenant or a guest shall, at the Marina's discretion, result in the cancellation of any agreement upon 10 days notice and the tenant shall forthwith remove the boat. If the boat has not been removed within the 10 day period, the Marina will haul the boat at normal rates and begin formal legal proceedings to facilitate said removal. Tenant will be responsible for all legal and eviction costs.