



Office 302-945-9300

**POT-NETS COMMUNITIES  
BOAT SLIP RENTAL CONTRACT**

Security 302-945-1029

**Non Resident - Annual**

THIS **BOAT SLIP RENTAL CONTRACT** is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

between Pot-Nets Communities, 34026 Anna's Way, Long Neck, DE 19966, and the Boat Owner (hereinafter Lessee) named below.

**Boat Owner Name (Lessee)** \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ (State) \_\_\_\_\_ (Zip) \_\_\_\_\_

Home # \_\_\_\_\_ E-mail Address \_\_\_\_\_

Work # \_\_\_\_\_ Cell Phone # \_\_\_\_\_

*Provide at least one phone number for emergencies*

Boat Registration Number: \_\_\_\_\_ Boat Name: \_\_\_\_\_ Boat Length: \_\_\_\_\_

Boat Make/Model: \_\_\_\_\_ Boat Color: \_\_\_\_\_

Marine Sanitation Device (toilet) Type: \_\_\_\_\_ Portable \_\_\_\_\_ Type III \_\_\_\_\_ Type II \_\_\_\_\_ Type I \_\_\_\_\_ No Toilet

**Contract may not be executed without copy of Registration Card**

**This contract covers: BOAT SLIP # \_\_\_\_\_, in MARINA # \_\_\_\_\_, in POT-NETS \_\_\_\_\_.  
BOAT STICKER # \_\_\_\_\_ was issued.**

Pot-Nets Communities acknowledges receipt of \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_ CC \_\_\_\_\_

Pot-Nets Communities will send an invoice to the above address for the \_\_\_\_\_ boating season \_\_\_\_\_ (initials)

**\*Annual Fee for boat slip rental subject to change upon renewal. See current Fee Schedule attached.  
ALL FEES DUE AT TIME OF SIGNING when entered into during Boating Season.**

1. **INSURANCE & LIABILITY:** Pot-Nets Communities cannot and will not be responsible for loss of any kind, regardless of the cause, including wind storms, theft, pilferage, fire, water damage, hail, vandalism, freezing or heat loss, Acts of God, personal injury suffered by any Lessee or guest of Lessee. To the fullest extent permitted by law, the Lessee releases Pot-Nets Communities and its staff from any and all liability. The boat is to be placed in the slip entirely at the Lessee's risk. Pot-Nets will not be responsible for damage or theft of property or possessions. Lessee hereby agrees to be personally responsible and liable for all injuries, damages to marina facilities and boats that are caused by Lessee(s), guests of Lessee(s) and their boat. Pot-Nets Communities encourages Lessees to purchase a liability insurance policy to cover personal injury and damages.
2. **SLIP USE:** Pot-Nets Communities reserves the right to relocate Lessee's boat to a comparable slip if the need arises. Boat slip is provided in an 'as is' condition. Boat slips shall be limited to one boat per slip. Only the boat described above, registered in the name of the Lessee, shall be permitted in the assigned boat slip pursuant to this Contract. Boats placed in vacant slips other than the assigned slip will be removed at owner's expense.
3. **RESTRICTIONS:**
  - This Contract is for boat slip usage only.
  - This Contract does not include any other amenity in the Pot-Nets Communities, e.g. pools, beach, boardwalks, etc.
  - Boat usage is for recreational purposes only. Commercial use (fishing charters, sightseeing, etc.) is strictly prohibited.
  - No loitering or sleeping on boats is permitted at marinas after dark.
  - This address may not be used to advertise Boats or other items for sale.
  - No storage of crab pots, minnow traps, tables, etc. at your boat slip.
  - Dock boxes are not permitted.
4. **STORAGE:** No storage of boats or trailers is permitted in the Pot-Nets Communities. If found they will be considered abandoned property and disposed of at owner's expense.

5. **COMMUNITY ACCESS:** Non-resident Lessees will be given a parking sticker to gain access to the Pot-Nets Communities which must be displayed on the back of the rear view mirror. Lessees may drive into the community to and from their boat slip or boat ramp only by the most direct route. Please park your vehicle in line with your boat slip. Any person operating a motor vehicle within the community are subject to Delaware traffic laws and shall have a State driver's license. Any vehicle which is not properly licensed or in the condition required under the laws of the Division of Motor Vehicles of the State of Delaware, cannot be operated within the community. Vehicles with inadequate or malfunctioning muffler systems will not be permitted to enter the community. Lessees may park their vehicle at their designated boat slip, parking in any other area of the community with the exception of the Paradise Grill (located in Pot-Nets Bayside) is strictly prohibited.
6. **PETS:** All pets must be kept on leash and waste must be picked up immediately.
7. **TRASH:** All trash must be contained on the boat. Cabinets, bicycles, furniture, refrigerators, freezers, or other items must be kept inside the boat. Items placed outside the boat or on land around the slip will be considered trash and will be disposed of by community management.
8. **FISH CLEANING:** The Department of Natural Resources prohibits dumping fish carcasses in our channel. No fish cleaning structures can be placed or located on or near boat slips, lagoons or community waterways. Fish heads and other scraps from cleaning fish shall be sealed in plastic bags and disposed of properly by Lessee; they shall not be thrown in the lagoons or other waterways or in community trash containers.
9. **RAMP USAGE:** Non-resident Lessees will be given a parking sticker which must be displayed on the back of the rear view mirror in order to use the boat ramp and park at the boat ramp and the boat slip. The boat ramps are available only when launching or hauling the boat covered by this Contract. Vehicles and boat trailers may not be left at the boat ramps or marinas overnight. Launching of jet skis or boats other than those registered is not permitted.
10. **MAINTENANCE AND REPAIRS:** Minor maintenance will be permitted while boat is in slip. Major maintenance and repairs are not permitted on Pot-Nets Communities property.
11. **SLIP AREA:** No adjustments or modifications to catwalks, bulkheads or piling are permitted with the exception of dock lines and cleats. Do not cover the catwalks or piling with carpet, fire hose, or any other material other than white rubber for marine use. No ornaments or other objects shall be placed on or near boat slip or on grass/other areas near slip. All power cords must be secured in a manner that they do not enter the water of the marina basin.
12. **WATER:** Water may be available in the marina during periods where there is no threat of freezing. Although it may be available for a longer period, the water is shut off during the winter months to prevent pipes from freezing and breaking. Water at the marina is not guaranteed and is not part of this Contract or the price of the boat slip.
13. **ELECTRIC:** Electric may be available during the year and may be used by the Lessee. However, electric at the marinas is for de-icing purposes only and is not guaranteed nor is it a part of this Contract or the price of the boat slip.
14. **FUELING OF BOATS:** All fueling must be done only at the gas dock. Anyone who fuels their boats anywhere else on the property other than the gas dock is in violation of this Contract and it will be terminated immediately. No Exceptions.
15. **CHILDREN AND GUESTS:** Children under 21 must be accompanied by a responsible adult. Pot-Nets Bayside, L.L.C. holds the Lessee liable for the actions of their children and guests. Vandalism will be prosecuted.
16. **DAMAGES:** If any damaged personal property (boats, trailers, vehicles, etc.) or the boat slip is observed, please report it to the Main Office located at Pot-Nets Bayside at the above address, 302-945-9300 or Security after business hours 302-945-1029. Any costs incurred to repair is the sole responsibility of Lessee.
17. **NO:**
  - No refunds.
  - No loud noise or loud radios at any time.
  - No open fires or fireboxes including charcoal grills
  - No firearms, firecrackers, or fireworks, of any kind.
  - **NO DISCHARGING OF WASTE LIQUIDS.**
18. **SUBLEASING:** Strictly Prohibited.
19. **FIRE EXTINGUISHERS:** Lessee must supply a (2A 10BC type) fire extinguisher for each boat.
20. **TERMINATION:** Either party may terminate, with cause, this Contract within ten (10) days written notice of termination, given by mail or delivery to the addresses set forth above. Pot-Nets Communities reserves the right to terminate the privileges granted at any time without refund for disorder, intoxication, or non-compliance with the above rules. Upon notice of such termination, the Lessee shall remove the boat from the slip within ten (10) days. Should the Lessee fail to do so, the Lessee hereby authorizes the Pot-Nets Communities to remove said boat and any other property at the expense of the Lessee. Pot-Nets Communities may remove the boat and any other property at the expense of the Lessee to any other wet or dry storage selected by Pot-Nets Communities. The Lessee shall be responsible for all costs of such removal and continued storage. The Lessee further assumes all risks, damages, claims and expenses, including risks of damage to the to the boat, incurred in connection with such removal and/or storage and releases and holds Pot-Nets Communities harmless from all liability and costs in connection therewith. Upon expiration or termination of this Contract, Lessee shall leave the boat space and surrounding area in the condition it was in prior to any use by Lessee, clean and free of all debris. If Lessee fails to vacate the boat space on the expiration or termination date or if Lessee fails to leave the boat space and surrounding area in the condition it was in (ordinary wear excepted), if Lessee fails to leave the surrounding area clean and free of debris, or if Lessee fails to abide by any other terms and conditions of this Contract, Lessee shall be responsible for; transient rate for each day past the termination date. This Contract may be terminated by Pot-Nets Communities on thirty (30) days written notice, without cause.
21. **RENEWAL:** This Contract will be automatically renewed annually unless terminated by either party prior to renewal. An annual invoice will be mailed to Lessee for the boat slip fee in December of each year and must be paid in full by April 15 of the current year. Boats are permitted in the water at Pot-Nets Communities from April 1<sup>st</sup> through November 30<sup>th</sup>. All boats must be removed from the Slips and Docks from December 1<sup>st</sup> through March 31<sup>st</sup>, in order to not obstruct ice clearing operations.

Lessee acknowledges that he/she has read, understood, and agreed to comply with this Contract and the Pot-Nets Communities stipulations contained in this Contract.

BOAT OWNER (Lessee): \_\_\_\_\_ Date: \_\_\_\_\_

COMPANY: **POT-NETS Communities**  
**34026 Anna's Way, Suite 1**  
**Long Neck, DE 19966**

By: \_\_\_\_\_ Date: \_\_\_\_\_