

FIDDLEHEAD MARINA LIVE A BOARD POLICY--- DECEMBER 2020

Fiddlehead Marina allows a limited number of its boating tenants to use their boat as a "Live a Board Home" (LOB). When a FH Lease is written to allow the tenant to live on their boat, the following policies apply.

- 1) **UPDATED LEASE.** The current FH lease must provide the documents and details that are required for Live a Board status
- 2) **INSURANCE.** Proof of Boat Liability Insurance for the current time period must be on file
- 3) **LEASED SPACE.** Only the space where the boat is moored is the rented space. The tenant may lease a Dock Box for personal storage, and they may properly store a dinghy near their boat or on the Dinghy Dock. No other storage area is available at the marina and excess items must be stored on the boat. The boat must be kept in good order and unsightly items on the boat must be removed upon notice by FH.
- 4) **KEEPING MONTHLY MOORAGE CURRENT.** The monthly moorage, including any electrical or use charges, must be paid by the 10th of the current month. If the moorage is not paid, this Policy is considered NOTICE OF TERMINATION AT THE END OF THE CURRENT MONTH AND VACATION OF THE SLIP WILL BE REQUIRED.
- 5) **USE OF SHOWER AND ON SHORE BATHROOM.** These facilities are for all FH customers upon payment of designated fees. LOB tenants are expected to have on board kitchen, bathroom, and bathing facilities, such that use of FH facilities is a privilege granted and not a condition of a LOB Lease. The use of the Bathroom is to be limited to the intended use and not a LOB extension for kitchen or bathing uses.
- 6) **TERMINATION OF LIVE A BOARD LEASES.** Violation of these policies will result in termination of the current lease at the end of the current month. Subject only to the decision of FH Management, once a Live a Board Lease is terminated, the limited LOB space will be made available to another tenant on the LOB Waiting List and the original tenant will be required to convert to a Non-LOB status or leave the marina.
- 7) **TRANSITION.** It is the responsibility of the tenant to contact FH Management at fiddleheadmarina@gmail.com to arrange for a transition schedule if their current payments are in arrears.