



Marina Forms Package

Shelter Island Marina & Boatyard Inc.

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SHELTER ISLAND MARINA INC.

6911 Graybar Road, Richmond, B.C. V6W 1H3 Marina Tel: 604-270-6272 Fax: 604-273-6282 Toll Free: 877-270-6272

MOORAGE CONTRACT

(Not Transferable)

GST 104830385

The undersigned (the "Owner") hereby applies for moorage at Shelter Island Marina (the "Marina") from _____ to _____ . The Owner hereby agrees to the provisions of this Contract as set out on this page and appearing on the succeeding pages of this Contract (collectively, the "Terms") including without limitation the Marina Rules and Regulations (as defined below) and to pay Shelter Island Marina Inc. (the "Company") for moorage the following fees:

<input type="checkbox"/> Daily	Moorage Fees:	\$ _____
<input type="checkbox"/> Monthly	Utility Fees:	\$ _____
<input type="checkbox"/> Semi Annual (6 months - Prepay)	GST:	\$ _____
	Plus Security Deposit (Prepay)	\$ _____
	Total (payable in advance):	\$ _____

provided that the Owner shall pay to the Company such increased fees for moorage as the Company shall from time to time charge. **THE COMPANY MAY CHANGE THE FEES AT ANY TIME IN ITS SOLE AND ABSOLUTE DISCRETION**, but shall provide written notice of material changes to fees. Posting an updated fee or rate schedule at the Marina office or at the Company's website (www.shelterislandmarina.com) shall constitute effective written notice to the Owner. The Owner shall pay the total set out in advance for the applicable time period, and shall promptly pay as billed or when requested by the Company the amounts which become owing by the Owner for moorage. The Company agrees, subject to the observance by the Owner of the Terms, to allow the Owner to moor the vessel described below (the "Vessel") at the Marina for the period applied for.

The Owner HEREBY REPRESENTS AND WARRANTS that the information in this application is accurate and HEREBY AUTHORIZES the Company and its agents to obtain such credit reports or other information as required to complete a credit investigation. This consent is given pursuant to Section 7 of the B.C. *Personal Information Protection Act*, the relevant provisions under the B.C. *Business Practices and Consumer Protection Act*, and any amendments and replacements thereto from time to time.

PLEASE MAKE CHEQUES PAYABLE TO SHELTER ISLAND MARINA INC. THE OWNER IS REQUIRED TO CHECK THE VESSEL REGULARLY AND ENSURE IT IS PROPERLY STORED, MAINTAINED, AND CARED FOR. ANY VESSEL MOORING WITHOUT A SIGNED CONTRACT MAY BE IMPOUNDED. ELECTRICITY AND GARBAGE DISPOSAL AND OTHER SERVICES ARE NOT INCLUDED IN THE MOORAGE FEE. THE COMPANY ASSUMES NO RESPONSIBILITY FOR THE CARE, SECURITY OR PROTECTION OF THE VESSEL.

RENEWAL NOTICES MUST BE RECEIVED BY THE 5th OF THE LAST MONTH UNDER CONTRACT. THE OWNER MAY TERMINATE THIS CONTRACT AND VACATE THE MARINA BY PROVIDING THE COMPANY WITH 45 DAYS' WRITTEN TERMINATION NOTICE.

THIS CONTRACT CONTAINS TERMS WHICH EXCLUDE LIABILITY OF THE COMPANY FOR DAMAGE AND PERSONAL INJURY AND WHICH PROVIDE AN INDEMNITY TO THE COMPANY. PLEASE READ THE FOLLOWING PAGES CAREFULLY.

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 I have read all the pages of this Contract and I agree with all the Terms and Conditions.

Accepted by **Shelter Island Marina Inc.**

Owner/Authorized Representative of the Owner

Per: _____
Authorized Representative

VESSEL INFORMATION (Please print)

Name of Vessel _____

Insured By _____

Length _____ Beam _____

Policy No. _____

Vessel Type _____

OWNER INFORMATION (Please print)

Full Legal Name _____

Address _____

Authorized Representative _____

City _____

Phone No. (Cellphone) _____

Postal Code _____

*Email _____

Person to contact in case of emergency _____

valid email address required

Phone No. _____

PLEASE READ THE FOLLOWING PAGES CAREFULLY

STANDARD MOORAGE CONTRACT TERMS

1. **Consideration.** For good and valuable consideration received by each party, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Company and the Owner agree as set out herein.
2. **Berth License.** This Contract creates only a licence in favour of the Owner for the non-exclusive use of a berth at the Marina. **This Contract is not a lease nor does it create a bailment.** The Owner shall have no proprietary rights whatsoever to any berth. The Vessel shall only be moored at the berth designated on the first page of this Contract, provided that the Company may at any time and from time to time require that the Vessel be moored at a different berth. Neither the berth nor the Vessel when moored at the berth may be used as living quarters or a residence or otherwise for residential accommodation. The Company shall have the right at any time and from time to time, without any notice to the Owner and at the sole risk of the Owner, to rearrange the position or orientation, or change the location, of the Vessel, and the Owner hereby appoints the Company as its agent for such purposes.
3. **Vessel Maintenance and Protection.** The Owner hereby acknowledges and agrees that it bears **SOLE RESPONSIBILITY** for the storage, maintenance, moorage conditions, weather protection, covering and care of the Vessel, including but not limited to weatherproofing and winterization, and the Owner shall regularly inspect the same and ensure the integrity and safety of the mooring and the general condition of the Vessel and any structures or materials used to cover same, and ensure that the Vessel is moored properly to the satisfaction of the Owner. The Owner further agrees that the Vessel shall, at all times, be properly maintained and cared for, including but not limited to weatherproofing and winterization.

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4. **Description of Vessel.** The Owner represents and warrants that the description of the Vessel on the face page of this Contract is accurate and complete. If, in the sole and absolute discretion of the Company, the description of the Vessel is inaccurate or incomplete in any respect, whether material or not, the Company may refuse to allow the Vessel to be moored at the Marina or, if the Vessel is already moored at the Marina, the Company may exercise its right of termination pursuant to Section 16 of this Contract.
5. **Ownership.** The Owner further represents and warrants that they are the sole legal and beneficial owner of the Vessel and have authority to enter into this Contract.
6. **Utility Fees.** The Owner shall immediately pay, as an additional fee, all fees charged by the Company in respect of electricity, garbage disposal and other utilities and services, as the Company shall in its sole and absolute discretion consider reasonable (collectively, the "Utility Fees"). If the Owner fails to pay any Utility Fees, the Company may at any time thereafter and without any notice, immediately or after such period of time as the Company determines in its sole and absolute discretion, terminate some or all of the utilities and services provided, without limiting any other remedies available to the Company as a result of the Owner's failure to pay. The Company is entitled to change these fees, in its sole and absolute discretion, at any time, but will provide written notice of any material changes to the Owner. Posting an updated fee or rate schedule at the Marina office or at the Company's website (www.shelterislandmarina.com) shall constitute effective written notice to the Owner.
7. **Payments Due Upon Signing.** All fees are payable in advance and subject to applicable taxes. Fees for the applicable period set out on the first page of this Contract must be paid in full immediately (upon execution of this Contract) by cash, credit card or cheque, or the daily rate (as may be set out in fee or rate schedule posted at the Marina office or at the Company's website [www.shelterislandmarina.com] from time to time, hereinafter referred to as the "Daily Rate") will apply. All accounts are due immediately upon being issued by the Company. The Owner shall pay interest on all overdue accounts at a rate of two percent per month (twenty-four percent per year), compounded monthly. In the event an account is still unpaid by the 15th of the month, the Company in its sole and absolute discretion may elect to charge or continue charging interest as aforesaid or to place the Vessel and moorage on the Daily Rate. The Owner shall reimburse the Company on demand for all losses, costs and expenses incurred by the Company to collect overdue accounts, whether by legal action or otherwise, including legal fees on a full indemnification basis. New moorage customers are required to pre-pay for 6-months' moorage, unless month-to-month moorage is approved by the Company in writing, in its sole and absolute discretion, in which case, such customers are required to pre-pay one-month's moorage.

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8. **Marina Use and Safety.**

- (a) The Owner and the Owner's agents, guests, employees, invitees, licensees, contractors, and any other person at the Marina in connection with the Vessel or the Owner's use of the Marina, or for whom the Owner is responsible at law (collectively with the Owner, referred to as the "**Owner Parties**") shall not carry on any business activity at the Marina without the prior written consent of the Company, which consent may be withheld or withdrawn by the Company in its sole and absolute discretion.
- (b) The Owner Parties shall not carry on any activity at the Marina or on the Vessel while it is moored at the Marina that may be deemed by the Company, in the Company's sole and absolute discretion, to be a nuisance or unsafe.
- (c) The Owner Parties shall not permit any garbage, bilge contents, petroleum products or other organic or inorganic wastes, contaminants or pollutants to be emptied overboard or escape from the Vessel or be deposited anywhere within the Marina except into receptacles provided for that purpose. The Owner Parties shall comply with all environmental laws. Without the express written consent of the Company, the Owner Parties shall not bring any contaminants or pollutants onto the Marina excepting only fuel and lubricants in the fuel tanks, engine and operating parts of the Vessel. **The Owner shall notify the Company promptly of any breach or suspected breach of this Section and shall indemnify the Company against all losses and expenses arising therefrom.**
- (d) No litter or debris shall be left on the Marina except that refuse may be placed in the containers provided for that purpose.
- (e) If the Vessel is in danger of sinking or is a hazard to other vessels or the Marina, as determined by the Company in its sole and absolute discretion, the Owner at the Owner's expense must remove the Vessel from the Marina. **The Company may, but is not obligated to, arrange for the removal from the Marina of any vessel or other item which, in the Company's opinion, in its sole and absolute discretion, appears to be in danger of sinking or a hazard to other vessels or the Marina, in which case the Owner shall indemnify the Company for the costs of such removal plus an administration fee of 10%. The Company shall not be liable for any loss suffered by the Owner Parties or damage to the Vessel by reason of removing the Vessel from the Marina.**

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9. **Terms, Rules and Regulations.** The Owner Parties shall comply with the Terms, and with such additional or changed terms, rules or regulations as are from time to time made by the Company, in its sole and absolute discretion. The Terms include, without limitation, the provisions set out in this Contract and on the first page, the Marina's rules and regulations from time to time (the "**Marina Rules and Regulations**"), the Marina's boat yard rules and regulations from time to time (the "**Boat Yard Rules and Regulations**"), the Marina's contractors' rules and regulations from time to time (the "**Contractors' Rules and Regulations**"), and any additional or changed terms, rules or regulations, and all of the foregoing are hereby incorporated as provisions of this Contract. **The Owner shall ensure that the Owner Parties comply with the Terms and agrees to indemnify the Company for any failure of any of the Owner Parties to comply with the Terms.** The Company is entitled to change the Marina Rules and Regulations, the Boat Yard Rules and Regulations and the Contractors' Rules and Regulations, in its sole and absolute discretion, at any time and from time to time, but will provide written notice of any material changes. Posting the updated or changed Marina Rules and Regulations, Boat Yard Rules and Regulations and Contractors' Rules and Regulations, as the case may be, at the Marina office or at the Company's website (www.shelterislandmarina.com) shall constitute effective written notice to the Owner. The Owner hereby acknowledges receipt of a true copy of the Marina Rules and Regulations, the Boat Yard Rules and Regulations and the Contractors' Rules and Regulations in force on the date of this Contract.

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10. **Insurance.** For the duration of this Contract, the Owner shall obtain and maintain insurance coverage for the full value of the Vessel, its contents and any personal property moored or stored at the Marina, which insurance shall include without limitation a **minimum of \$1,000,000.00 third party liability coverage** and name the Company as an additional insured. The Owner shall promptly provide evidence of the insurance policy to the Company upon request. The parties agree that this clause does not operate as any limitation or exclusion of the Owner's liability but does operate to limit and exclude the Company's liability in respect of the Vessel.

11. **Registry Transfer.** If the Vessel is federally registered, the Company may, in its sole and absolute discretion, require the Owner to provide the Company with an executed Registry Transfer in advance of, and for the duration or any portion thereof, of the moorage and/or storage of the Vessel at the Marina, and the Owner covenants to provide the Company with the same upon demand. The Company covenants to make no use of the Registry Transfer except in accordance with a sale or disposition hereunder; and, provided that the Owner pays in full to the Company all fees under this Contract, the Company

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covenants to return the Registry Transfer to the Owner unused when the Owner removes the Vessel from the Marina, or, if applicable, claims the Vessel from any impoundment facilities.

12. **Default.** The Owner will be in default under this Contract if any of the following events occur (each, an “Event of Default”):

- (a) any of the Owner Parties breaches any of the terms of this Contract or fail to abide by any of the Terms at any time;
- (b) the Owner fails to pay when due any amounts under this Contract, including any interest accrued (collectively, the “Outstanding Fees”);
- (c) the conduct of any of the Owner Parties or the Owner Parties’ use of the Marina is, in the sole and absolute discretion of the Company, prejudicial to the orderly and safe operation of the Marina, the safety of other persons or their property, or constitutes a nuisance or annoyance to the Company or its customers;
- (d) the Owner is insolvent, or commits or threatens to commit an act of bankruptcy, or if proceedings are taken by or against the Owner under the *Bankruptcy and Insolvency Act* or any other law regarding arrangements with creditors or if a receiver is appointed to administer, manage or proceed with the liquidation of all or part of the Owner’s assets or if actual proceedings are taken by or against the Owner in order to obtain liquidation or winding-up;
- (e) a notice of disposition is issued for the Vessel by a lien holder under the *Commercial Liens Act* [SBC 2022] C. 9 (“*CLA*”), or a secured party under the *Personal Property Securities Act* [RSBC 1996] C. 359 (“*PPSA*”);
- (f) the Vessel is arrested or detained; or
- (g) if the Owner dies (if the Owner is an individual), or if the Owner cease to exist (if the Owner is not an individual).

13. **Remedies after Default.**

- (a) If an Event of Default occurs, the Company may, in its sole and absolute discretion:
 - (i) terminate this Contract by providing the Owner 48 hours’ notice to vacate (although the Company’s other remedies herein survive), and
 - (ii) exercise any of the following remedies:
 - A. **arrest and pursue a judicial sale of the Vessel;**
 - B. **sell and absolutely dispose of the Vessel** in any manner whatsoever (including, without limitation a disposition by way of destruction, or sale for scrap); or
 - C. **effect a sale or disposition of the Vessel** in accordance with the provisions of the *CLA* to realize any Outstanding Fees owing for 30 days or longer.
- (b) If the Owner owes any Outstanding Fees, the parties agree that the Company has:
 - (i) a maritime lien;
 - (ii) a statutory right *in rem* to arrest and pursue the judicial sale of the vessel;
 - (iii) a charging lien;
 - (iv) a security interest under the provisions of the *Personal Property Security Act*, R.S.B.C., c 359; and
 - (v) a commercial lien pursuant to the provisions of the *CLA*,over the Vessel in respect of such Outstanding Fees. The Owner and the Company agree that the Company has all the rights and remedies under the *CLA* available to a “lien holder” as defined in the *CLA*.
- (c) If any Outstanding Fees are owing for 30 days or more, the Company shall have a lien for any Outstanding Fees against the Vessel. While the Company may not have possession of the Vessel during the term of this Contract, and it is understood by the Owner that he/she/it bears the sole responsibility of the maintenance of the Vessel in accordance with Section 3, the Owner and the Company agree that the Company shall be **deemed to have possession of the Vessel** under the *CLA*, and all the rights and remedies under the *CLA* are available to the Company as the “lien holder”.
- (d) If the Company exercises any of the remedies under Section 13(a)(ii):
 - (i) the Owner irrevocably authorizes the Company to lift and move the Vessel to any facilities the Company determines to be appropriate in its sole and absolute discretion, and appoints the Company as its agent to do all things and sign all documents necessary for any sale or disposition of the Vessel;
 - (ii) without limiting the foregoing, the Owner shall cooperate with the Company and provide the Company, upon demand, with all documents of title for the Vessel, registry papers, “blue book” and the like, together with an executed bill of sale and, if applicable, an executed bill of sale/transfer form in the form required by and registrable at the Ship’s Registry/Transport Canada and signed by the registered owner (the “**Registry Transfer**”), in order to effect such sale or disposition as contemplated hereunder;
 - (iii) the Company shall be entitled to deduct from the proceeds of any sale or disposition hereunder, in addition to the Outstanding Fees, all costs and expenses of every nature whatsoever incurred by the Company in connection with such sale or disposition (including without limitation legal fees on a solicitor and own client basis and any costs or expenses incurred by the Company in connection

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with obtaining a declaration in any court regarding the rights of the Company under this section or the validity of a sale or proposed sale of the Vessel pursuant to this Contract); and

- (iv) the Owner agrees that all fees payable to the Company for the moorage of the vessel (collectively, the "Fees") will continue to accrue irrespective of the Company seizing and impounding the Vessel.

- (e) **If the Vessel is arrested or detained by a third party, the Owner covenants, represents, and warrants that it will take all steps necessary, including without limitation, promptly posting sufficient security or bail and making all necessary court application, to lift the arrest or detention at the Owner's own expense, failing which, the Company is hereby authorized by the Owner to take such steps in its own name or that of the Owner at the Owner's sole expense.**

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- 14. **Other Interests in the Vessel.** The Owner represents and warrants that there are no parties entitled to a notice of disposition under the *CLA*, including, without limitation, creditors, persons with a secured interest over the Vessel or persons holding a lien over the vessel as of the date the vessel is moored at the Marina. The Owner further undertakes to promptly notify the Company, without delay, should any party arise who may be entitled to such notice.
- 15. **Security Interest.** As a general and continuing security for the due payment of Outstanding Fees under this Contract, the Owner and, in consideration of the Company allowing the Owner to moor its vessel at the Marina as set out herein and other good and valuable consideration, the receipt and sufficiency of which the Owner hereby acknowledges, the Owner agrees to grant to the Company a security interest in the Vessel, including without limitation a security interest in any and all present and after-acquired inventory, furnishings, tools, supplies, equipment and other personal property on board the Vessel or located at the Marina during the term of this Contract (collectively, the "Collateral"). The Owner represents and warrants that the Collateral is and the Owner will ensure that the Collateral will at all times be free of any encumbrances, mortgages, charges, liens, security interests or trusts except the security interest granted hereby or pursuant to this Contract (collectively the "Security Interest") in favour of the Company or any encumbrances, mortgages, charges, liens, security interests or trusts created with the Company's prior written consent which will be given only if the holder of the charge subordinates its charge to the Company's Security Interest. The Owner shall immediately pay and satisfy the amount secured by any other encumbrances, mortgages, charges, liens, security interests or trusts upon the Collateral or any part thereof that is not so approved.
- 16. **Termination by Company.** The Company may at any time and for any reason terminate this Contract by giving the Company 30 days' notice to vacate. Subject to the Company's rights under section 12 herein, upon receiving a notice to vacate, the Owner shall, at the Owner's expense, vacate the berth on or before the date specified in the notice. Any Outstanding Fees accruing due or to become due for the balance of the term of this Contract shall thereupon become payable immediately. **Termination by Owner.** If the Owner wishes to vacate the Marina, the Owner shall give the Company 45 days' written notice of intention to vacate and the effective date that the Owner vacates must be the last day of a calendar month.
- 17. **No Refund.** No refund shall be made of any paid Fees in any circumstances.
- 18. **Copy of Contract:** The Owner hereby acknowledges having received an executed copy of this Contract, and waives all rights to receive from the Company a copy of any financing statement, financing statement (transition), financing change statement or verification statement filed at any time in respect of the Vessel.
- 19. **Survival.** Notwithstanding anything in this Contract to the contrary, this Contract shall survive the vacating of the Marina by the Owner or Vessel, and the issuance of a notice to vacate for cause or otherwise by either party to this Contract in no way terminates or rescinds any of the terms, conditions, releases, indemnities or exclusions agreed to herein.
- 20. **Renewal.** The Owner may apply to renew this Contract by sending a written renewal notice to the Company. All renewal notices shall be delivered to the Company by the 5th day of the last month in which this Contract expires. The decision to renew is at the sole and absolute discretion of the Company. As a condition of renewal, the Company may at its sole and absolute discretion vary the provisions of this Contract.
- 21. **Overholding.** If the Vessel continues to be moored at the Marina after the period applied for on the first page of this Contract or after the termination otherwise of the right of the Owner to moor the Vessel at the Marina, the Owner shall promptly pay to the Company for such unauthorized moorage 150% of the highest Daily Rate charged by the Company in respect of vessels having the similar specifications as the Vessel. The provisions of this Contract shall apply to such

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unauthorized moorage, except that the Company shall not be deemed to have consented to or permitted such moorage, and such moorage shall be month-to-month.

22. **Limitation of Liability and Indemnification.** The Owner acknowledges that operation, lifting, storage and the maintenance of marine vessels involve many inherent risks, dangers and hazards and hereby agrees and acknowledges that:

- (a) **THE OWNER FULLY ASSUMES AND ACCEPTS ALL SUCH RISKS, DANGERS AND HAZARDS, INCLUDING WITHOUT LIMITATION THE POSSIBILITY OF PERSONAL INJURY, DEATH, AND LOSS OR THEFT OF THE VESSEL, ITS CONTENTS, AND PERSONAL PROPERTY. THE VESSEL, ITS CONTENTS AND ANY PERSONAL PROPERTY MOORED OR STORED AT THE MARINA ARE DONE SO AT THE OWNER'S SOLE AND EXCLUSIVE RISK;**

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- (b) **The Owner understands the Company shall NOT BE LIABLE FOR ANY LOSS OR DAMAGE OF OR DETERIORATION TO THE VESSEL BY ANY REASON WHATSOEVER, including the seizing, lifting, impounding of the Vessel in accordance herewith, or otherwise enforcing any rights or remedies of the Company;**
- (c) **Notwithstanding the rights granted to the Company under Section 13(c) of this Contract, the Company does not in any way take possession of, or undertake any duty to take care of, any vessel berthed under this Contract or otherwise at the Marina;**

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- (d) **The Owner hereby acknowledges that the Company will not at any time be in possession of the Vessel and therefore will owe no duty of care under section 24(1) of the *CLA*;**
- (e) **The Company does not represent that the berth or the floats are fit for any purpose. The Owner accepts the Marina premises on an "AS IS, WHERE IS" basis and acknowledges that, in its own judgment, the Marina and berth is suitable and appropriate for the Vessel;**
- (f) **THE COMPANY IS NOT LIABLE OR RESPONSIBLE FOR, AND THE OWNER HEREBY WAIVES AND RELEASES THE COMPANY FROM, ANY LOSS, THEFT, DAMAGES OR EXPENSES, OF ANY NATURE WHATSOEVER (INCLUDING WITHOUT LIMITATION THOSE ARISING OR RESULTING FROM PERSONAL INJURY, DEATH, OR LOSS OR THEFT OF OR DAMAGE TO VESSELS, CONTENTS, OR PERSONAL PROPERTY, AND THOSE SUFFERED OR INCURRED BY ANY OF THE OWNER PARTIES), HOWEVER CAUSED, WHETHER BY NEGLIGENCE OF THE COMPANY OR THE ACTS OF THIRD PARTIES, INCLUDING WITHOUT LIMITATION CONTRACTORS OR VENDORS OPERATING ON MARINA PROPERTY, OR OTHERWISE;**

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- (g) **the Owner agrees to indemnify the Company for any and all costs in connection with the Company enforcing its remedies including but not limited to impoundment fees, survey fees, towage, storage, bailiff, legal fees (on a full indemnity basis) and any costs or expenses incurred in respect of third parties (including but not limited to mortgagees of the vessel);**
- (h) **the Owner shall hold harmless and indemnify the Company and each of its directors, officers, agents, contractors and employees, in respect of any and all claims and liability of whatever nature, including without limitation claims, loss, risk, damage, demand, suit, judgment, costs or legal fees (including the Owner's own legal fees, on a full indemnity basis, incurred in defending such claims) and liability of whatever nature, including without limitation claims or liability for personal injury, death, or loss of or damage to vessels or contents suffered by the Company, any of the Owner Parties, or third parties (including without limitation to any children or minors under the supervision of the Owner or the Owner Parties), as a result of or in connection with the Owner Parties' attendance at the Marina, the Owner's mooring or occupying a vessel at the Marina, however caused, whether by negligence of the Company or the acts of third parties, including without limitation contractors or vendors operating on Marina property, or otherwise; and**

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- (i) **the Owner further agrees to be liable for any loss, damage or destruction caused to the Company's property, in whole or in part, by the Owner Parties or in connection with the Vessel or the Owner Parties' use of the Marina, and to pay the costs and expenses incurred by the Company in respect of restoring such loss, damage or destruction, within 30 days of receiving an account for the same.**

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23. **No Assignment or Sublicense by Owner.** This Contract is personal to the Owner. The Owner shall not assign this Contract and shall not sublicense the berth, in either case without the express prior written consent of the Company, which consent may be withheld in the Company's sole and absolute discretion. A person purchasing the Vessel shall not acquire any of the rights arising under this Contract, which rights shall automatically terminate (notwithstanding that the Owner's obligations shall survive) upon any change in ownership of all or any part of the Vessel unless the Company, in its sole and absolute discretion, agrees otherwise. Before selling the Vessel, the Owner shall bring this Section to the attention of the prospective purchaser and of any agents acting on behalf of either the Owner or the prospective purchaser, and shall advise the transferee to provide the Company with the Bill of Sale, and evidence of insurance for the Vessel, in connection with any request by the transferee to assume this Contract or enter into a new one with the Company.
24. **Notices.** Any notices to be given by the Owner in connection with this Contract shall be in writing and delivered to the Company's office at the address on the first page of this Contract. Any notices, billings, or other communications to be given to the Owner by the Company may be given in writing to the Owner by electronic mail to the Owner at the email address listed on the first page of this Contract, or by mailing it to the address on the first page of this Contract, or by posting it on the Vessel. Notice given by mail or posting on the Vessel shall be deemed effectively given three days after being so posted on the Vessel or mailed to the Owner in accordance herewith. Notice given by electronic mail shall be deemed effectively given on the day of sending, if sent before 5:00 p.m. Pacific Time, and the next day, if sent after 5:00 p.m. Pacific Time, unless the Company receives an electronic notice of non-receipt or "bounceback". The Owner shall provide a valid email address. Notice may also be effectively given by posting publicly at the Marina office, as and where indicated in this Contract.
25. **Deposit.** Owner must deposit, in advance, the sum specified for a security deposit on the first page of this Contract (the "Deposit"). The Deposit will be held by the Company, without liability for interest, as security for the faithful performance by the Owner of all of the terms of this Contract, subject to the following terms and conditions:
- (a) If at any time Outstanding Fees are overdue and unpaid, or if the Owner fails to observe or perform any of the terms of this Contract, then the Company at its option may, in addition to any and all other rights and remedies provided for in this Contract or by law, appropriate and apply the entire Deposit, or so much thereof as is necessary to compensate the Company for loss or damage sustained or suffered due to such breach by the Owner.
 - (b) Should the entire Deposit, or any portion thereof be appropriated and applied by the Company in accordance herewith, then the Owner shall, upon demand, forthwith remit to the Company a sum sufficient in cash to restore the Deposit to the original sum deposited and the Owner's failure to do so within five days after receipt of such demand shall constitute a breach of this Contract.
 - (c) If the Owner complies with all of the terms of this Contract and promptly pays all Fees to the Company as and when due, the Deposit shall be returned to the Owner at the expiry of this Contract upon removal of the Vessel from the Marina.
 - (d) The Company will not be required to keep the Deposit separate from its general accounts. No trust relationship is created herein between the Company and the Owner with respect to the Deposit.

In addition, the Company shall be entitled, in its sole and absolute discretion, to treat any advance or prepaid Fees as a Deposit hereunder and apply same (i) to any Outstanding Fees, or (ii) as is necessary to compensate the Company for loss or damage sustained or suffered due to a breach by the Owner. The Owner shall be required to, upon demand, forthwith remit to the Company a sum equal to the funds so applied so as to restore the advance or prepaid moorage fees to the original sum deposited and the Owner's failure to do so within five days after receipt of such demand shall constitute a breach of this Contract. Section 25(d) also applies to advance or prepaid moorage fees.

26. **Marina and Company.** The word "Marina" includes without limitation the marina docks and berths, the boat yard and the dry storage facilities, and any property or waters owned or leased by the Company. **Where used in connection with an indemnity, or a release or waiver or limitation of liability, in each case in favour of the Company, the word "Company" shall include, and the indemnity, release or waiver or limitation of liability shall extend and apply to, the Company's affiliates, and to all directors, officers, principals, shareholders, employees and agents of the Company and its affiliates.**

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27. **Criminal Interest Rate.** If any interest (including any fees, bonus, additional consideration or otherwise) stipulated herein, would, except for this clause, be or effectively be a criminal rate under the *Criminal Code* (Canada), or void for uncertainty, or unenforceable for any other reason, then the interest chargeable hereunder shall be two per cent less than the rate which would be a criminal rate (or a void or unenforceable rate), calculated in accordance with generally accepted actuarial practices and principles.
28. **No Contra Proferentum.** The language in this Contract shall in all cases be construed as a whole and neither strictly for nor strictly against any of the parties to this Contract.
29. **Governing Law.** This Contract shall be in all respects governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in the Province of British Columbia. Each of the parties hereto hereby irrevocably attorns to the exclusive jurisdiction of the courts of the Province of British Columbia or the Federal Court of Canada, sitting in the Province of British Columbia.
30. **Entire Agreement.** This Contract is the entire agreement between the Company and the Owner in respect of the subject matter of this Contract and in respect of any circumstances or events surrounding or arising in connection with the subject matter of this Contract. This Contract cannot be added to or altered except by agreement in writing. There are no representations, warranties, conditions, covenants, agreements or promises of any nature (implied, collateral, statutory or otherwise) binding upon the Company in connection with this Contract or the subject matter of this Contract, or in connection with any circumstances or events surrounding or arising in connection with the subject matter of this Contract, except as expressly set out herein.

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**SHELTER ISLAND MARINA &
BOATYARD**

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Telephone:(604) 270-6272

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Toll Free 1-877-270-6272

www.shelterislandmarina.com

MARINA RULES & REGULATIONS

MARINA RULES & REGULATIONS WILL BE STRICTLY ENFORCED!

Payments Policies:

- All Moorage Customers are required to sign a Moorage Contract.
 - All moorage is payable in **ADVANCE** and subject to applicable taxes. Prices are subject to change without notice.
 - Prepaid rates (monthly, semi-annual) **MUST** be paid in full **IMMEDIATELY** by Cash, Credit Card, E-transfer or Cheque to take effect or the **DAILY** rate will apply.
 - All accounts unpaid by the 15th of the month will be placed on the Daily rate and subject to 2% interest Late Fee as per the Moorage Contract.
 - New Moorage Customers are required to prepay for 6 months Moorage, unless month to month Moorage is approved by Shelter Island Marina & Boatyard.
 - All Moorage Customers are required to provide the Marina Office with their Credit Card details, their Credit Application and fill out the Preapproved Credit Card Payment Authorization form.
 - Payment method accepted: Cash, Debit, E-transfer, Cheque, Visa, Mastercard and Amex.
- pay@shelterislandmarina.com
- ***When paying via E-Transfer, it is very **IMPORTANT** to include in the MEMO section your Full Name, Boat Name and Account #.

Insurance Policies:

- All vessels are required to have Comprehensive Liability Insurance of \$1,000,000.
- All vessels are required to carry a minimum of \$1,000,000 Liability Insurance and a copy of the insurance policy **MUST** be kept in the office. No insurance = Eviction.

1. Store/Office is open 8 AM to 4:30 PM from Monday to Friday.
Saturday – 8:30 AM to 3:30 PM.
Travelift and Store/Office closed on Sundays.

2. You are required to sign a Moorage Contract, the Marina Rules & Regulations and the Boatyard the Rules & Regulations at the Marina Office upon arrival. All customers in the Moorage are responsible for reading and complying with the Moorage Contract and the Rules & Regulations. No vessel shall tie up at the Marina unless a Moorage Contract for the vessel has been signed by Shelter Island Marina & Boatyard or the written permission of Shelter Island Marina & Boatyard is first obtained. Any vessel tied up at the Marina without a Moorage Contract or tied up past the expiry of the period set out in the Moorage Contract between Shelter Island & Boatyard and the vessel owner, will be towed and lifted to the boatyard at the owner's expense. All Moorage is payable in advance (upon signing contract, or the Monthly rate will apply). All prices are subject to applicable taxes and subject to change without notice. 6 Months Prepaid rates are available through the Marina Office. Rates will be charged by length overall of the vessel with applicable taxes.

3. See Marina Office for KEY FOB, Mail Key or Laundry Cards for Live Aboard.

4. Maximum speed on Dyke Rd is 30km/h.

5. Shelter Island Marina & Boatyard is certified "Clean Marine BC". Littering is strictly not tolerated on Shelter Island Marina & Boatyard's property.

6. Customers leaving their cars on Marina property unused for over one month must park in our north parking lot. A long-term parking application must be completed in the Marina Office to avoid being towed to Rusty's Towing Lot (604 273-1645). A charge will be applied to the owner's account for this service. The following policy is ENFORCABLE 24 HOURS A DAY, 7 DAYS A WEEK. This lot is for the exclusive use of Customers and Clients of Shelter Island Marina & Boatyard ONLY. Vehicle and contents left at owners' risk. RV's, Boat Trailers, and Commercial vehicles are NOT permitted. Any uninsured vehicles are subject to immediate removal. Any vehicles in this lot found to be in violation of these policies, or parked illegally, will be towed at the owner's expense. Long Term Storage NOT permitted.

7. All customers using any of the Shelter Island Marina & Boatyard facilities or coming onto the Marina premises do so at their own risk and Shelter Island Marina & Boatyard is not responsible for any physical injury, death, property loss or damage, howsoever caused, sustained by any such person.

8. Shelter Island Marina & Boatyard is not responsible for the security of any vessel from theft or other loss and shall not be liable for the loss by theft or otherwise of any articles left in any automobile or boat at the Marina or elsewhere on the Marina premises.

9. All vessels must be maintained in good seaworthy condition as determined by Shelter Island Marina & Boatyard in its sole discretion.
10. All vessels shall be equipped with a functioning engine and be able to move under their own power.
11. All vessels must be maintained in good seaworthy condition as determined by Shelter Island Marina & Boatyard in its sole discretion.
12. All persons at the Marina shall conduct themselves in a manner that does not jeopardize the safety or disturb the enjoyment of other persons at the Marina.
13. All vessels approaching, using or leaving Shelter Island & Boatyard's floats or moorings shall do so in a cautious and seaman-like manner, so as not to roll up swell or do damage to the Marina or to other vessels. The speed of any vessel at the Marina is not to exceed 5 miles per hour.
14. Vessel's owner is responsible for the safe mooring of the vessel and shall furnish and maintain all necessary safety lines and chafing gear for the vessel. The chafing gear shall be attached to the vessel only and not to the Marina floats. The owner shall not foul any berth or access thereto other than with its own mooring lines or chafing gear.
15. Shelter Island & Boatyard reserves the right to rearrange the position or change the location of any vessel at the Marina without notice and at the sole risk of the owner of that vessel.
16. No vessel moored at Shelter Island Marina & Boatyard's floats or anchored in the Marina basin shall at any time be used as living quarters or a residence or otherwise for residential accommodation.
17. No reflective-type electric heater or flame-type heater or oil burner shall be operated on any vessel at the Marina unless the owner of that vessel or someone designated by the owner is present on board during the operation of the unit and the unit is properly approved by the CSA or a comparable agency and is properly always supervised when in operation.
18. The storage of inflammable liquids, oily rags, etc. is prohibited on Marina floats or premises. Owners may carry out only minor repairs at the floats. No litter shall be thrown overboard or left at the Marina. All refuse shall be placed in the containers provided for that purpose.
19. No toilets, sinks, bilges, or petroleum products shall be pumped while vessels are in the Marina basin. The use of vacuum-type siphons for pumping out boats in the Marina basin is prohibited.

20. Vessel owners requiring electrical service must apply to a duly authorized agent of Shelter Island. Upon approval by Shelter Island & Boatyard, the owner must use a CSA or UL approved power cord suitable for the power demand required. The owner shall not alter the cord in any manner and must maintain it in a good and safe condition.
21. Water may be supplied free of charge provided it is not used wastefully. Shelter Island & Boatyard reserves the right, at its discretion, to discontinue supply or to charge an owner if the owner uses water in a wasteful fashion.
22. Additional fees are charged for above-average garbage usage, water consumption, and for access to showers, laundry and mail collection, among other things (“Additional/Excess Services”). Rates for Additional/Excess Services are available at the Marina Office. Vessel owners are required to notify Management if they use or require any Additional/Excess Services. Shelter Island & Boatyard, in its sole discretion, may monitor use and determine a vessel owner to be using or requiring Additional/Excess Services and the owner will be charged accordingly without prior notice. Without limiting the foregoing, vessel owners occupying their vessel will be deemed by Shelter Island Marina & Boatyard, in its sole discretion, to be using or requiring Additional/Excess Services and will be charged accordingly without prior notice. Shelter Island Marina & Boatyard may change the rates for Additional/Excess Services at any time in its sole and absolute discretion without notice.
23. Every vessel at the Marina shall be clearly marked with the registration number as required by law.
24. Every dinghy at the Marina shall be clearly marked with the registration number or name of its vessel or the name of its owner. No dinghy shall be left on Shelter Island & Boatyard’s floats or wings. Boats over 8’ in length cannot be considered as dinghies.
25. No automobile shall be left at wharf approaches, driveways or loading zones, or be an obstruction to the operation of the Marina in any way. Any such automobile may be towed right away at its owner’s expense. Shelter Island Marina & Boatyard is not responsible for any damage to any vehicle from any boat yard related activities. If any vehicle is in the way of boat moving machinery, it will be towed at owner’s expense by Rusty’s Towing (604- 273-1645).
26. Children under the age of 14 years are not permitted on Shelter Island & Boatyard’s floats unless accompanied by an adult, and such children shall wear life jackets while on Shelter Island & Boatyard’s floats.
27. No pet is allowed on the Marina premises unless it is on a leash. No pets are permitted on boats in moorage unless leashed and with the owner present at all times. The boat owner shall ensure that any pet is leashed and controlled and shall clean up after any pet. Boat owners are solely responsible for pets and pets’ actions, and Shelter Island & Boatyard is not liable for any damage or injury caused by pets at the Marina.

28. Owners who have a vessel listed for sale and moored at the Marina must accompany all vessel brokers, salesmen and prospective purchasers to and from the vessel.
29. The owner of a vessel is solely responsible for regularly checking the vessel, especially during and after heavy winds, snow or rain. Removal of snow or ice from the vessel and the pumping out of the vessel is the responsibility of the owner.
30. Moorage rates are calculated based on the greater of the slip OR vessel length overall including bow sprit, bow pulpit and/or bracket, swim platform, dinghy and other accessories attached to the vessel.
31. All vessels must have approved holdings tanks, at Management's discretion.
32. Hydro is metered at the rate of \$0.14 per kilowatt. Also, there is a minimum charge of \$4.90 (plus HST) per month. Hydro meter use is the boat owner's sole responsibility.
33. Without limiting paragraph 16 above, there is a one-time hook-up fee of \$200.00 for new customers, to access water, power, phone, and cable. No exceptions.
34. Tarps must be pre-approved by the Management. No exceptions.
35. Construction is not permitted on vessel while in moorage. Light interior maintenance is allowed at the discretion of Management.
36. Dock box or any other method of storage must be pre-approved by the Management.
37. Under no circumstances are containers for fuel of any kind or batteries to be stored on the docks. Please see Marina Office for availability and costs of storage areas.
38. If departing the Marina for more than one week, a sail plan must be completed at the Marina Office. The power meter will be removed upon request.
39. No direct subletting of space is permitted in the Marina; it must go through the Marina Office. Please enquire at the Marina Office regarding Subletting Procedures.
40. Contractor Rules & Regulations apply to all Contractors. Contractors are not agents or employees of Shelter Island, and contractors are solely responsible for damage to boats or other property of vessel owners or physical injury or death.
41. Boat Yard Rules and Regulations apply in addition to these Marina Rules and Regulations.

42. The words “owner” or “vessel owner” or “boat owner” as used in these Rules and Regulations includes any operator, lessee, licensee or other user of a boat, and all agents, guests, and employees of the owner, operator, lessee, licensee or other user. Please feel free to contact any of the Marina staff for further clarification of any of the rules stated above or any other concerns you may have while moored at the Marina.

LIABILITY FOR INJURY AND DAMAGE

1.1 Shelter Island Marina & Boatyard will not be liable for personal injury to or death of the Owner or any other person on the premises of the Marina or on the Vessel with the express or implied consent of the Owner, or for loss of or damage to the property of the Owner or any other person, by theft or otherwise, whether such injury, death, loss or damage is caused by the negligence of the Marina, its servants or agents, or otherwise. (Whether or not arising in the circumstances of the Owner’s use of the Storage Facilities or move or otherwise in respect of the Vessel, and whether or not such injury, death, damage or loss is caused in whole or in part by the negligence of the Shelter Island Marina & Boatyard’s employees or agents including without limiting the generality of the foregoing any employee or agent of the operator.)

1.2 The Owner will indemnify and save harmless the Shelter Island Marina & Boatyard and their respective employees, agents, servants, successors, personal representatives and assigns from and against all claims, demands, loss, costs, damages, actions, suits, or other property which arises in any way out of or is occasioned either wholly or partly by any occurrence or non-occurrence on the premises of the Marina or on the Vessel involving the Owner or any person on the premises of the Marina or the Vessel with the express or implied consent of the owner, including but without restriction of the generality of this sub-section, arising out of or occasioned wholly or in part by use of the Storage Facilities or the Storage or move or otherwise in respect of the Vessel, whether such claims, demands, losses, costs, damages, actions, suits or other proceedings are by or in respect of any of the Owner’s employees, agents, family, guests, or by any other Person at the Marina in connection with the Vessel, or move or otherwise in respect of the Vessel, or the Owner’s use of the Storage Facilities.

1.3 The Owner will be liable for and will pay to the Shelter Island Marina & Boatyard immediately upon demand the amount of all costs and expenses incurred by the Shelter Island Marina & Boatyard in making good any loss, damage or destruction of or to property if employees or agents (including without limiting the generality of the foregoing property of the Shelter Island Marina & Boatyard, its employees or agents), or any other person whatsoever caused in whole or in part by the owner or any of the Owner’s employees, agents, family or guests or by any other person at the Shelter Island Marina & Boatyard in connection with the Vessel, or move or otherwise in respect of the Vessel.

1.4 Notwithstanding the liability of any other person, the Owner will be liable to the Shelter Island Marina & Boatyard for all damage to, loss or destruction of property of the Shelter Island Marina & Boatyard caused by the Vessel whether the Vessel was at the time of such damage, loss or destruction under the care or control of the Owner or any person with the express or implied consent of the Owner, and the Owner will pay to the Shelter Island Marina & Boatyard the cost of repairing or replacing the damage, lost or destroyed property within thirty (30) days of receiving a written account from the Shelter Island Marina & Boatyard.

Credit Waiver

The undersigned hereby authorizes Shelter Island Marina & Boatyard Inc. or his agents to obtain personal and corporate information from credit reporting agencies, banks or organizations and authorizes those agencies, banks and organizations to disclose to Shelter Island Marina & Boatyard Inc. that may be necessary in establishing credit. This consent is given under Section 3 of the Consumer Protection Act, SBC 2004, c 2.

Shelter Island Marina & Boatyard Inc. is authorized to obtain such credit reports or other information, as may be deemed necessary in connection with the establishment and maintenance of a credit account, or for any other direct business requirement.

**REMEMBER THESE RULES & REGULATIONS ARE FOR EVERYONE’S BENEFIT.
PLEASE HELP KEEP THIS MARINA CLEAN & SAFE.**

Declaration:

I have read, understand and, in consideration for being granted access to Marina property, agree with Shelter Island Marina to the above Rules and Regulations:

Account Number

Signature

Date



CREDIT CARD PRE-AUTHORIZATION AGREEMENT

Please complete the Credit Card Pre-Authorization Agreement below:

-Upon signing below, I authorize Shelter Island Marina & Boatyard Inc. to process and accept my Credit Card payment for the amount due each month **or in the case of nonpayment.**

-I've authorized Shelter Island Marina & Boatyard Inc. to begin deductions as per my instructions for monthly regular recurring payments **and/or** one-time payments from time to time, for payment of all charges arising under my Shelter Island Marina & Boatyard Inc. account(s).

-I accept regular monthly payments for the full amount of services will be debited to my specified account(s) within the first week of each month.

-This authority is to remain in effect until Shelter Island Marina & Boatyard Inc. has received written notification from me of its change or termination. This notification must be received at least ten (10) business days before the next debit is scheduled at the address provided below.

CARD TYPE (Please circle): VISA MASTERCARD AMEX

CREDIT CARD NUMBER _____

EXPIRY DATE: _____ / _____ **CVV:** _____

CARDHOLDER NAME:

TRANSACTION LIMIT:

SIGNATURE OF CARDHOLDER

DATE