



DOCK SUBLET PACKAGE

Dear Tropic Isles Owner:

The following documents are required to be submitted to the office prior to sub-letting your dock in Tropic Isles:

1. Dock Subletter Registration Form – to be completed by owner
2. Copy of Lease Agreement
3. Copy of watercraft registration
4. Photo identification for subletter

All forms must be completed and submitted to the office prior to sub-letting your dock.

Dock subletters must be a resident of Tropic Isles or TIPOA. All subletters must comply with the dock use restrictions contained in the Rules & Regulations. Please note that failure to obtain Co-Op approval of subletter prior to subletter's use of dock will result in a penalty of \$250.00 charged to owner's account.

If you have any questions, please contact the office at 941-721-8888 or by email to info@tropicisles.net



Property Address:

Received: _____

Approved: _____

DOCK SUBLETTER REGISTRATION FORM

This form must be completed by dock owner

Property Address: _____

Dock Owner Information:

Owner name: _____

Property Address: _____

Owner mailing address (if other than property address): _____

Telephone: _____ Email: _____

Subletter Information: (must be a resident of Tropic Isles or TIPOA)

Name: _____

Telephone: _____

Email: _____

Subletter's mailing address: _____

Emergency Contact: _____ Telephone: _____

Boat Description:

Vessel Make: _____

Year: _____

FL/DO Number: _____

Hull ID #: _____

Length: _____

Color: _____

Lease Information: (minimum lease term 30 days)

Lease start date: _____

Lease end date: _____

By signing below, I acknowledge the following:

1. Docks may be sub-let to Co-Op Residents and Members of TIPOA only and a copy of the lease agreement and watercraft registration must be submitted to management office and retained in the Unit/Lot file.
2. All watercraft must be currently registered or documented as required by law.
3. Residents and subletters of docks must hold the title, registration, or documentation of their watercraft.
4. Watercraft with a length greater than twenty-five feet (25') and with a beam greater than nine feet (9') must be approved by Management for use in the North Basin and on the Bimini Canal. Watercraft are measured for overall length including appendages.
5. No "liveaboards" are permitted anywhere in the Community. A "liveaboard vessel" is defined as any vessel used solely as a residence and not for navigation; or represented as a place of business.
6. Derelict vessels are not permitted in the Community. A "derelict vessel" is defined as any vessel that is left, stored, or abandoned in a wrecked, junked, or substantially dismantled condition. If a vessel is deemed derelict, it must be removed within ten (10) days of notice at owner's expense.
7. Commercial watercraft are not allowed to occupy any slips in the community.
8. Any watercraft placed at a dock or lift must be registered to the Resident or the subletter.
9. All watercraft, including appendages, must remain at least three (3') from existing Unit/Lot use lines when docked in order to avoid damage to abutting watercraft at docks parallel to the seawall.
10. Watercraft and docks cannot occupy more than twenty-five percent (25%) of the width of the canal as measured from the waterside of the seawall.
11. Watercraft must be kept clean and free of mold and mildew. Watercraft washing is permitted only when a hose with a handheld automatic shutoff nozzle is used.
12. Extensive watercraft repairs are not allowed in the community. Routine maintenance and minor repairs of watercraft are permitted, provided they can be completed in a timely manner, performed in a clean and safe manner, and without disturbing adjacent Resident.
13. Parking access for the dock is subject to existing parking rules.
14. Failure to obtain Co-Op approval of dock subletter prior to tenant's occupancy will result in a penalty of \$250.00 charged to owner's account. Approval is at the sole discretion of Management but shall not be unreasonably withheld.

DOCK OWNER SIGNATURE

DATE