

GRAND MARINA AT DEERING BAY ASSOCIATION, A CONDOMINIUM AMENDED RULES AND REGULATIONS

These Rules and Regulations have been adopted by the Board of Directors of The Grand Marina at Deering Bay Association, Inc., a Florida not-for-profit corporation (the "Association"). These Rules and Regulations are designed to maintain an enjoyable and safe yachting experience for all persons using The Grand Marina at Deering Bay a condominium (the "Marina"). All capitalized terms which are not defined in these Rules and Regulations shall have the respective definitions ascribed to such terms in the Declaration of Condominium for The Grand Marina at Deering Bay, a Condominium. Notwithstanding the right of the Association to enforce these Rules and Regulations, the Association shall not be liable to any owner or other person or entity for any damage to persons or property caused by a Slip Owner's failure to comply with these Rules and Regulations.

THE BOARD OF DIRECTORS RESERVES THE RIGHT TO AMEND OR MODIFY THESE RULES AND REGULATIONS WHEN NECESSARY OR DESIREABLE AND WILL NOTIFY THE MEMBERS OF ANY CHANGE. NOTICE MAY BE POSTED ON THE MARINA BULLETIN BOARD. VESSEL OWNERS AND TENANTS ARE REQUIRED TO COMPLY WITH NOT ONLY EXISTING ORDINANCES, STATUTES AND RULES AND REGULATIONS, BUT ALSO ABIDE BY ALL AMENDMENTS TO SUCH RULES, STATUTES AND REGULATIONS AND ALL ANY NEWLY ADOPTED ONES.

Any fines which may be imposed for violations of such regulations are the sole responsibility of the Slip Owner and the Association may collect any such imposed fines from the Slip Owner for reimbursement of any such payments made on behalf of the Slip Owner or their tenant. In addition, for addition fines that may also be levied on the Association, the Association is hereby authorized to collect same from the Slip Owner.

GENERAL

1. Except as permitted by the Association, no commercial advertisements shall be posted or circulated at the Marina nor shall business of any kind be solicited or transacted at the Marina. No drilling, mining, manufacturing, charter or commercial fishing operations, or tour guide boat operations shall be conducted or carried on upon any Slip or any part thereof. Further no trade, business, commerce, industry, profession or other occupation whatsoever shall be conducted or carried on upon any slip or part thereof, except that: (i) a Slip Owner may lease such Slip Owner's Slip(s) in accordance with the terms of the Declaration; and (ii) a Slip may be used be used for the purpose of a sale of the Vessel owned by such Slip Owner or such Slip Owner's lessee and moored in the Slip, provided that no vessel sales office shall be permitted on or within a Slip.
2. Members and their guests should not request special personal services from the Marina personnel.
3. Pets or other animals are permitted at the Marina only when embarking on or disembarking from Vessels. Pets brought into the Marina shall be leashed (when not on a Vessel) and attended at all

times. Pet owners are responsible for cleaning up after their pets. The Board of Directors or Marina personnel shall have the right to order the removal of any pet that is considered a nuisance, in the Board's sole and absolute discretion. In such event, the Board or Directors shall give written notice thereof to the pet owner, and the pet shall immediately thereafter be permanently removed from the Marina.

4. It is unacceptable and unbecoming for any person using the Marina to abuse any of the Marina personnel, verbally or otherwise. All Marina personnel are under the ultimate supervision of the Board of Directors and no other person shall reprimand or discipline any Marina staff or send any Marina staff off the premises of the Marina for any reason. Any Marina staff not rendering courteous and prompt service should be promptly reported to the Board of Directors Slip Owners shall be responsible for the conduct and actions of the captain, crew or agents employed by the Slip Owner and guests of the Slip Owner.
5. Violation of any of these rules will be subject to disciplinary action and for fines by the Association pursuant to the provisions of the Declaration of Condominium, or the Bylaws, of The Grand Marina at Deering Bay, a Condominium, as amended.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. **To the extent not prohibited by law, any Member, guest or other person who, in any manner makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated, organized, arranged or sponsored by the Association or its affiliates either on or off premises of the Marina, shall do so at his or her own risk, and shall hold the Association and its affiliates, partners, employees, officers, directors, representatives and agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her or it, resulting therefrom and/or from any act or omission of the Association or its affiliate, partners, employees, officers, directors, representatives or agents.**
2. **Member and each guest, as a condition of invitation to the premises of the Marina, assume the sole responsibility for his or her property, including, without Vessels. The Association shall not be responsible for any loss or damage to Vessels or any other private property used or stored on the premises of the Marina, whether in dock boxes or elsewhere.**
3. **In the event of an emergency during the Slip Owner's absence, the Association shall be authorized, but is not required, to make any reasonable and necessary repairs to a Vessel, the costs of which shall be charged to the Slip Owner.**
4. **In case of a fire, emergency or disaster, as determined by the Association, it is expected that the Slip Owner will make arrangements for safe storage of the Vessel elsewhere. If the Vessel is unattended and the Slip Owner cannot be contacted, the Association shall be authorized to move the Vessel, at the Slip Owner's expense, to a safer area to protect the Vessel, property, or general welfare. However, under no circumstance is the Association**

under any obligation to provide this service. The Slip Owner shall be solely responsible for any emergency measures.

INSURANCE REQUIREMENTS

5. Each and all vessels moored at the marina must have adequate property damage and liability insurance with the amounts and types of coverage satisfactory to the Association. The liability coverage should be stated in the insurance company's declaration page and should be no less than one (1) million dollars. Two (2) endorsements to the insurance policy must be the Navigational Limits and Captains Warranty. These must include/describe the navigational limits that are excluded and for what periods and must name the Captain responsible for operation of the Vessel. The Association shall be named as an additional insured on these policies and copies of all policies with evidence verifying current insurance shall be delivered to the Association on an annual basis. In addition, the policies shall provide that the insurance company shall notify the Association at least thirty (30) days in advance of any cancelation or reduction of coverage. In cases where Vessels are owned in the name of an entity other than a natural person, the Association requires a signed indemnification and guarantee signed personally by the individual(s) responsible for the vessel. In addition, if a Slip may be owned in the name of an entity other than a natural person the same personal indemnification and guarantee is required.

CHILDREN

1. Children under sixteen (16) years of age are not allowed at the Marina unless accompanied and supervised by an adult.

ATTIRE

1. Shirts and shoes are required on the Marina property.

VESSEL REGULATIONS

1. The Board of Directors reserves the right to approve all Vessels that are moored within the Marina. The minimum standards for such approval shall be the compliance of the Vessel with the requirements of the Declarations and these Rules and Regulations, as amended from time to time. Prior to occupancy of the Slip by a Vessel, the Slip Owner shall make the vessel available for inspection by Marina personnel on the date and time selected by the Marina. Inspections shall be conducted at the Marina. The Marina personnel or other agent of the Association shall have the right to board and inspect any Vessel in the marina to determine its seaworthiness, cleanliness, adequacy of its sanitary facilities, and compliance with all applicable governmental, fire, safety and other regulations and these Rules and Regulations. The Association shall give reasonable prior notice to the Slip Owner, provided, however, in the event of an emergency situation or the inability of the Association to contact the Slip Owner, the Association and Marina personnel or its agents shall retain the right to board and inspect the Vessel in accordance with this rule and the same shall not be considered a trespass. The approval of a Vessel is in the sole and absolute discretion of the Board of Directors. The granting of approval

for a Vessel shall not, however, be deemed to create any liability of the Association or its directors, officers, representatives, employees, agents or members as to the unsafe or unseaworthy condition of any vessel or any damage to person or property arising therefrom. The Association shall have the right (but shall not be required) to remove any Vessel from the Marina that fails to comply with these Rules and Regulations. Each Slip Owner agrees to indemnify and hold harmless the Association, its directors, officers, representatives, agents and employees for and from any and all loss or damage incurred in connection with the exercise or non-exercise of the Association's rights hereunder.

MARINA REGULATIONS

1. No person shall be permitted to live aboard any Vessel moored within the Marina. To the extent not prohibited by law, brief temporary overnight stays in connection with preparation for embarking or disembarking is permitted subject to the notification of and authorization by Marina personnel or the Board of Directors. Slip owners, tenant's and/or captains who spend 3 or more nights in any 7-day period and/or use the Grand Marina for a mailing address are considered liveaboards.
2. All operators of Vessels shall observe all posted speed limits and other rules, including published COLREGS, Rules of the Road and Navigational Laws, as may be applicable when in the waters of the channel approaching the Marina; and/or within the Marina. Operators of Vessels must observe the "no wake zone" at all times.
3. Each Member is solely responsible for the proper mooring of their Vessel and is required to maintain mooring lines in good condition and sufficient to secure their Vessel at all times. Any special mooring rules or procedures issued by the Marina personnel, if any, on duty shall be complied with at all times.
4. Boat lifts are not permitted at the Main Marina except with respect to Slips 21-28, inclusive. Boat lifts at such lifts shall at all times be maintained in good, safe and attractive appearance and in accordance with these Rules and Regulations, as they may be amended.
5. Except for dock boxes, for which the style, size and location requires prior authorization by Marina personnel and the Association, nothing may be attached to any dock or piling or Common Property of the Association with the prior authorization. No carpet shall be affixed to any dock area other than dormat sized foot wipers which may placed upon the dock surface. The storage of supplies, accessories, fish wells, grilles, bicycles dinghies or any other materials or debris on the docks walkways, finger piers is strictly prohibited.
6. No flammable, combustible or explosive materials, fluids, chemical or substances (other than fuel and oil in a Vessel's engine or generator system) shall be kept in any Permitted dock Box or Vessel or stored on the docks within the Marina. Solvents and cleaning substances may be kept in dock boxes, if stored in a safe manner and in accordance with applicable fire codes and insurance requirements. It is against the law to dispose of any hazardous materials in the water; and such materials may not be disposed of in any of the Marina's trash receptacles. There is no disposal site at the Marina. Removal of hazardous may be coordinated through the Marina personnel. Hazardous materials include, but are not limited to: gasoline, diesel fuel, motor oil, hydraulic fluid, fuel and oil filters, lacquer thinner, acetone, mineral spirits, sanding dust, paint, varnish, sealers, sewage.

7. Noise shall be kept to a minimum at all times. No nuisances shall be allowed at the Marina, nor shall any use or practice be allowed which are sources of annoyance or which interferes with the peaceful and proper use of the Marina. Generators shall not be operated between the hours of 8:00 p.m. and 8:00 a.m. Generators are only to be used in emergencies or when electricity is unavailable.
8. Open fires are not permitted on any portion of the Marina, except in any areas that may be approved for such use by the Association.
9. Fish or other marine life of any kind shall not be cleaned, prepared or processed in any manner at the Marina, except on Vessels or on those portions of the Marina property, if any, specifically designated for such use by the Association. When fish or other marine life is cleaned at the Marina on a Vessel, the Vessel shall be left in a clean and sanitary condition. Fish cleaning tables are not allowed to be affixed to any Marina property or dock space. If found, such tables will be removed at the owner's expense and a possible violation notice will be issued.
10. Each Vessel must have such sanitary equipment on board as is required by all applicable federal, state and local authorities. No Vessel shall be deemed to be in compliance with this paragraph if such equipment is not fully operational or if such equipment such as a holding tank or approved marine sanitary system is bypassed or altered contrary to such requirements. Sewage, treated or untreated, must go to an onboard holding tank and discharged at the Marina's portable sewage pump out station. Pump out services will be provided by the Association on a weekly basis. Bilges must be kept free of any contaminants (e.g. fuel, oil, antifreeze, etc.). In no event shall any Slip Owner or Tenant of any Slip Owner or their employees, agents or guests discharge or permit to be discharged any sewage or any substance (other than bilge water) into the waters of the Marina. A discharge shall be defined as any spilling, leaking, pumping, pouring, emitting, emptying, or dumping. Y valves should be in the "closed" or "holding tank" and locked at all times while in the Marina waters. All Slip Owners and tenants of Slip Owners as operators of Vessels moored in the Marina shall at all times comply with all regulatory requirements of the various governmental authorities and laws as may then exist.
11. The Association may permit police, U.S. Coast Guard and similar watercraft to tie up and be kept on any portion(s) of the Marina, including unoccupied slips.
12. Sailboat owners are required to tie off halyards. If this is not done and the slapping of halyards occurs, the Dock Attendant shall be authorized to tie off halyards.
13. No Vessel shall be repaired at the Marina, except for minor repairs and/or maintenance, which shall be performed so as to minimize any disturbance to other Members and their Vessels. If a Vessel needs other repairs, permission of the Marina personnel or Board of Directors must be obtained in advance and scheduled during the hours of Marina operation.
14. Vessels operating during the nighttime shall be properly equipped with navigational lights.
15. No trucks, commercial vehicles, campers, mobile homes, motor homes, house trailers, or trailers of any type, recreational vehicles, or vans (other than passenger vans) shall be permitted to be parked or to be stored at any place at the Marina, nor shall any boat or watercraft be stored or parked at the Marina. The Association reserves the right to limit and govern all parking spaces. Slip Owners, their guests, employees and agents shall use reasonable judgment and courtesy to other Slip Owners as to the number of vehicles being parked during normal hours of marina operation to not use more than two parking places at times when the parking lot may be full. Vehicles, whether belonging to Slip Owners, tenants, guests or employees, that may be violating this rule may be towed away, at the

expense of the Member. Parking Spaces are limited and any Member abusing reasonable use of spaces may therefore be asked to remove any excessive number of vehicles, should the parking lot be over crowded. Cooperation of all Members is expected; and if unreasonably withheld, the Association reserves the right to either fine resisting Member or have such vehicles towed at the Member's expense.

16. No garbage, refuse, trash or rubbish shall be left on docks, piers or Common Property. Rather, raw garbage must be properly bagged and all appropriate material to be disposed is to be deposited in the appropriate receptacles provided as marked for example trash, recycle materials and oversized matter, which is to be deposited in the large dumpster, in which garbage is prohibited. All garbage must be properly bagged and sealed.
17. Fueling of Vessels in the Marina can only occur during regular Marina Hours: Monday – Friday (9:00am – Noon) and only when the Dock Master, Security and/or Management Team is onsite. A pre-scheduled appointment is **STRONGLY REQUIRED**.
18. Fuel shall be delivered by truck from capable suppliers, who must be authorized by the Association or Marina personnel in advance. Fuel operators shall maintain valid State licenses for such work and activities on-site shall not be contrary to any Municipal regulations that may apply.
19. Fuel delivery trucks are not permitted to park outside the Marina on the streets or roads of the Deering Bay community and fuel may only be delivered to Vessels authorized by the Association to be moored in a designated authorized Slip. Fueling services shall not be extended or solicited to vessels that are not associated with and being stored at the Marina. In the case where the fuel delivery truck hose cannot extend to the designated authorized Slip of a permitted Vessel, provided that Vessel or Slip Owner has received prior written authorization from another Slip Owner to use their Slip on a brief and temporary basis for purposes of refueling, the Association and Marina personnel may accommodate such.
20. Fuel/Gasoline shall not be carried over the docks in tanks, cans, or any other type of container. No boat shall be permitted to fuel until the engine and all other machinery is shut down.
21. No portion of the Marina, and no Vessel, shall be used for displaying or hanging laundry.
22. No recreational swimming shall be permitted within the waters of the Marina. Diving shall be permitted for the purpose of maintenance and repair of Vessels or of the Marina property. No jet skis, wave runners or similar watercraft may be operated within the Marina.
23. Gate Access is by both 4 digit code and transponder. For safety reasons, both these items are not to be shared or provided to anyone who is not a designated slip owner, tenant or Captain. Anyone found giving un-approved access to non-slip holders may be subject to possible violation penalties.
24. There will be no two (2) vessels moored in one slip. A second vessel may **ONLY** be stored on board your larger vessel. No vessel may be moored to or stick out in front of or in back of any vessel or any dock space. A second vessel shall be described as but not be limited to all tenders under 30 feet, inflatables, kayaks, canoes, dinghies and other auxiliary water crafts.

EMERGENCIES AND SPILL RESPONSE

1. All conditions of the Grand Marina Facilities Operating Permit and DERM's Best Management Practices shall be followed and are attached hereto as reference.
2. In case of a fuel and/or oil spill, the Dock Master, Security and Management Team should be contacted immediately. Emergency Response Equipment and Personal Protective Equipment are kept on Marina property and should be used to control and contain the situation. The Grand Marina's Operations, Fueling and Emergency Plan should be used as a guideline on how to execute a response procedure.
3. The use of detergents and emulsifiers on fuel or oil spills is PROHIBITED.

DEFINITIONS

1. All capitalized terms which are not defined in these Rules and Regulations shall have the respective definitions ascribed to such terms in the Declaration of Condominium for the Grand Marina at Deering Bay.
2. Marina personnel shall mean anyone employed by the Association or the property manager or employees of such property manager.

*Any questions, concerns, comments regarding these Rules and Regulations, or any other Marina issues should be address to the CSI Management Team at (305) 232-1741 or jrea@csiinternational.com / fpuente@csimsi.com.

FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

GRAND MARINA AT DEERING BAY

AS of 01/01/2011

Q: What are my voting rights in the condominium association?

A: On all matters on which the membership of the Condominium Association is entitled to vote, there is one vote for each slip (Article XI, Articles of Incorporation of condominium Association: Article VI, section 2 of By-Laws of Condominium Association).

Q: What restrictions exist in the condominium documents on my right use my unit?

A: Each slip shall be used only for the mooring of a "Vessel" (as such term is subsequently defined) in seaworthy condition and under their own power. A "Vessel" means any Slip Owner's leisure or recreational motor boat, sail boat or other water craft which is self-propelled and in sea worthy condition. Only one (1) vessel may be moored in a Slip at any time: provided, however, those Slips intended for the mooring of yachts may also moor a tender boat provided the combined length of the two Vessels does not exceed the length of the Slip (Section 14 of the Declaration of Condominium). Additional restrictions are set forth in Section 14 of the Declaration of the Condominium.

Q: What restrictions exist in the condominium documents on the leasing of my unit?

A: All leases must have the prior approval of the Association. Slips may be leased for a minimum of thirty (30) consecutive days and not more than three (3) times per calendar year. In your written notice to the Condominium Association of your intention to lease, you may require that if your lease is disapproved, the Condominium Association must provide a substitute lessee (which may be the Condominium Association) upon the same terms as stated in your proposed lease (Section 15 of the declaration of Condominium).

Q: How much are my assessments to the condominium association for my unit type and when are they due?

A: The annual assessment based upon the estimate operating budget figures are as follows for the various slips: (a) Slips 1,2,5,6,7,8,9,16,17,18,19, and 20: \$3,545.34 quarterly with the reserves: (b) Slips 3 and 4: \$4,254.42 quarterly with reserves: (c) Slips 10,11,12,13 and 14: \$2,836.28 quarterly with reserves: (d) Slip 15: \$3,190.81 quarterly with reserves: (e) Slip 21: \$1,063.60 quarterly with reserves: (f) Slip 22 and 23: \$1,134.51 quarterly with reserves: (g) Slip 24,25 and 26: \$987.73 quarterly with reserves: (h) Slip: 27: \$988.80 quarterly with reserves. The preceding estimates do not include the Master Property Owners Association Assessments (see next Q & A).

Q: Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A: Yes. Each owner will be a member of the Deering Bay Master Property Owners Association, Inc. ("MPOA"). Voting rights among all the tracts and the 264 of these are allocated to the tract in which the Condominium is located. Votes of the Condominium Associations located. Votes of the condominium are the cast by the Voting Members designated by the Board of Directors of the Condominium Association. The estimated quarterly assessments of the MPOA including reserves to each unit in the Condominium are \$224.94 (Article IV Master Property Owners Association, Inc., as amended).

Q: Am I required to pay rent of lane use fees for the recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No.

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If co, identify each such case.

A: No

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

Dockmaster Services

Can do without:

- Use of DBMA 1/3 of boat ramp and assistance of dockmaster in loading/unloading tenders
- Use of waste pump-out station and assistance of dockmaster at waste pump-out station
- Provide bagged ice delivered to vessel (at a nominal price)
- Assist in docking during hours of coverage
- Assist owners, captains, crew & guests with transporting personnel items (vehicle to boat, boat to vehicle) during hours of coverage
- Monitor VHF channel 16 for all Marina traffic to be able to render assistance for routine docking (during hours of coverage), etc. and emergency situations (vessel or medical related)
- Assist vessel owners/captains with loading/unloading of tenders, watercraft, etc. during hours of coverage
- Use of Dockmaster's office to use communications equipment, get weather reports, look at charts, talk to dockmaster, etc. during hours of coverage.
- Provide assistance to owners/captains – navigation, weather, local knowledge, tide tables, etc. during hours of coverage.
- Provide email service to owners, captains, crew, guests during hours of coverage
- Provide owners/captains with names and telephone numbers of experienced repair & service personnel during hours of coverage

Must Have:

- Use of bathrooms and showers in Dockmaster's building
- Use of back gate for tender & other watercraft removal and assistance of dockmaster to open gate.
- Open main gate for service personnel & guests during hours of coverage
- Monitor vessel fueling during hours of coverage

Need Service-Contract Maintenance person

- Use of service dock and assistance of dockmaster when docking at service dock
- Monitor & enforce DBGM & DBMA Rules & Regulations
- Twice daily vessel recorded report
- Inspect all vessels – secure dock lines, power cords, dinghies, check waterlines of vessels & tender, etc. 2 times per day
- Ensure that the docks are kept neat, safe and unencumbered by lines, hoses, ice boxes, personal watercraft, etc. during hours of coverage.
- Inspect dock hardware (cleats & line holders) daily and report as needed.
- Post information on bulletin board & update with weather reports and other pertinent information.

- Provide immediate assistance or call service company if owner/captain is not immediately available for any vessel related emergency problems.
- Ensure unauthorized boats are not docked in owner's slips during hours of coverage.
- Monitor service personnel and others to ensure that unauthorized individuals are not in Marina or on boats during hours of coverage.
- Provide use of and maintain emergency water pump (operate monthly)
- Empty garbage cans – 2 times per day (Thursday through Sunday)
- Pick-up trash in common areas (Thursday through Sunday)
- Monitor parking – ensure all parked vehicles have proper permits, service vehicles are out of lot by 5:00 pm and no unauthorized vehicles in parking lot (during hours of coverage)

F/N: Contracts/Dockmaster Services

GRAND MARINA INSURANCE DOCUMENTATION POLICY

To minimize liability to the Association, each vessel being docked at the Grand Marina, even temporarily, is required to submit the following documentation for review by the Association's Risk Manager:

- A complete copy of the vessel's insurance policy that is to be docked
- A complete copy of the dock owner's liability policy with \$1,000,000, minimum coverage
- If being transferred to a new owner, the submission of the same documents, above, of the prospective owner's insurance program
- The naming of ***The Grand Marina at Deering Bay Association, Inc.*** as an Additional Insured in both the vessel's insurance policy as well as the dock owner's liability policy

These documents are required to be submitted to the Association office for review prior to the docking of the vessel or any transfer by the dock owner to a third party. Email copies or fax copies are acceptable.

BACKGROUND

1. **WHY WE REQUIRE A COMPLETE POLICY:** We require a complete copy of the liability policy(s) because this is the only way coverage can be fully reviewed.

While the Declaration page of the insurance policy shows the policy number and policy forms that are attached by policy number, each company has its own policy form(s) in addition to using the 'standard' ISO forms. Only the policy, itself, provides the Reviewer with the precise terms and conditions contained within the policy necessary for a thorough analysis.

2. **WHY WE REQUIRE A CERTIFICATE OF INSURANCE:** A Certificate of insurance is simply an overview or summary of the coverages that the policy provides. It does not denote any policy exclusions or coverage limitations. Thus, any conflicts between the Certificate and the policy, itself, will be readily apparent (there normally is wording within the Certificate that holds the preparer harmless from any potential liability if the Association solely relies on the Certificate's statements).

Furthermore, the Certificate of Insurance is required in addition to the complete policy because it evidences the requirement that ***The Grand Marina at Deering Bay Association, Inc.*** has been added to the required policies as an Additional Insured.