DOCK SPACE POLICY

Date of Adoption: 02/16/2026

WHEREAS, Cromwell West, Inc. (the "Association") is responsible for the management, maintenance, and regulation of dock spaces located on Association property; and
WHEREAS, the Board of Directors desires to establish uniform standards and procedures for the safe, fair, and orderly use of dock spaces; and
WHEREAS, the Association's Governing Documents authorize the Board to adopt and enforce reasonable rules and regulations governing dock usage;

NOW, THEREFORE, BE IT RESOLVED that the following Dock Space Policy is hereby adopted:

I. General Responsibilities

- All dock exchanges must be approved by the Board of Directors and recorded in the Association office.
- Dock spaces may be used only by unit owners or tenants of unit owners.
- Third-party boat owners are prohibited from using the docks.
- Boat owners must provide proof of liability insurance in the minimum amount of $300,000.
- Current boats as of the adoption date are grandfathered under existing conditions.
- All boat registrations must be submitted and maintained on file with the Association office.

II. Piling Requirements

- Pilings must be properly maintained by the slip assignee at their own expense.
- Required permits for installation or replacement are the responsibility of the assignee.
- Boats 25 feet or less may use existing pilings.
- Boats 26 to 35 feet require one additional piling.
- Boats 36 to 42 feet require two additional pilings.
- East docks use east-side pilings; west docks use west-side pilings.
- No piling may be moved or removed without prior Board approval.

III. Dock Equipment and Modifications

- No boat lifts are permitted.
- Boat dry platforms require prior Board approval.
- No walkway platforms are allowed.
- Only Association-approved dock boxes may be installed.
- Dock boxes must be white and elevated using CW-provided blocks.
- Installation must be performed by Association maintenance.
- No drilling in the seawall or installation of ladders without Board approval.
- Any damage to the seawall shall be paid by the responsible assignee.

IV. Electrical Use

- Dock power is for emergency use only.
- No power may be used for air conditioning, refrigeration, or similar equipment.
- Electrical outlets are limited to 15 amps for small tools or battery charging.
- Extension cords may not be left plugged in overnight.
- Hoses and cords must be stored inside dock boxes when not in use.

V. Docking and Use Standards

- All boats must dock with engines facing the canal and bows facing south.
- Boats must be properly secured with spring lines.
- The face common dock is for loading and unloading only.
- Reservations for the west common dock must be made in advance through the office.
- No boats may be used as living quarters.
- No major repairs, refinishing, or mechanical work may be performed at the dock.
- Areas adjacent to boats must be kept clean and sanitary.
- No debris, trash, equipment, or personal property may be stored on docks, seawalls, or grass areas.
- Nothing may be left in the seawall or grass area at any time.

VI. Enforcement

Violations of this policy may result in fines, suspension of dock privileges, or other enforcement actions as permitted by the Association's Governing Documents and Florida law.

The Association reserves the right to correct violations and assess all related costs to the responsible party.

VII. Effective Date

This resolution shall become effective immediately upon adoption by the Board of Directors and shall remain in effect until amended or rescinded.

Board Certification

Approved by the Board of Directors of Cromwell West, Inc. on _____/_____/_____.

_____

President

_____

Secretary