Boater’s Welcome Package



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The Inlets at Riverdale Master HOA

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Overview

About Our Canals

Welcome to boating at The Inlets!

Our community features saltwater and freshwater canals, and a freshwater marina. Our 11 freshwater canals are part of the neighborhood's stormwater management system and help protect the Manatee River and Tampa Bay from pollutants. Keeping the water clean is vital for our canals and helps avoid costly treatment if contamination occurs.

This guide provides a helpful overview of boating practices, rules, and responsibilities within The Inlets. It is intended as a summary only. In the event of any inconsistency, omission, or question of interpretation, the Association's Master Declaration, MARC Standards, Rules and Regulations, Pollutant Discharge Plan and Hurricane plan will control. For complete requirements, homeowners should refer to the following documents:

1. *Master Declaration of Covenants, Conditions, Restrictions and Easements, for the Inlets at Riverdale ("Master Declaration");*
2. *The Architectural Standards, Review and Compliance Guide for the Inlets at Riverdale Master Association. ("MARC Standards");*
3. *The Inlets at Riverdale, Inc., Rules and Regulations ("Master Rules and Regs");*
4. *The* Inlets at Riverdale Master Association Canal System Hurricane/Storm Plan *("Master Boater's Hurricane Plan");*
5. *The Pollutant Discharge Contingency Plan ("Pollutant Discharge Plan");*
6. *The Master Violations policy; and*
7. *The Master Fining policy.*

Governance & Permits

The Inlets at Riverdale Master HOA oversees everything related to boating for The Inlets, Harbour Walk and The Reserve.

Every resident belongs to two associations: **The Inlets Master Association** and their **Neighborhood Association**: The Inlets, Harbour Walk, or The Reserve. Each association has its own property manager, and owners pay separate assessments to both the Master Association and their Neighborhood Association.

The current property management company for the Inlets Master Association is Advanced Management of SW FL (AMI). Property Managers are Eric Hagar (ehagar@amiwra.com) and Susan Garcia (sgarcia@amiwra.com) and they can be reached at (941) 359-1134.

The Master Association manages shared waterfront infrastructure such as the freshwater canals, community boat lifts, the marina, community boat ramp, canal-facing fencing, and dock walkways. It also oversees standards for docks, private lifts, dock posts, pilings, cleats, seawalls, boat canopies, and other waterfront improvements, as well as drainage matters that may affect the canals or other Master Association infrastructure.

Because The Inlets spans two jurisdictions, permitting requirements may vary by location. Properties within The Inlets neighborhood are subject to Manatee County permitting requirements, while properties within Harbour Walk and The Reserve are subject to City of Bradenton requirements. Some projects may also require permits from other governmental agencies, including the Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP), and U.S. Army Corps of Engineers (USACE).

MARC approval does not replace required governmental permits. Homeowners are responsible for obtaining all required permits and approvals before beginning work and will be subject to fines for non-compliance.

Freshwater Canals

The Inlets at Riverdale Master HOA is responsible for common area assets on our freshwater canals, which are technically retention ponds and part of our stormwater management system. There are 11 freshwater canals in our system: W1; W2; and E1-E9.

Examples of common area assets are community boat lifts, lift stations, canal face fencing, canal walkways and the seawall.

To help keep our canals safe, attractive, and enjoyable for everyone, please keep the following in mind:

- Freshwater canals are part of the community's stormwater management system. Introducing fish remains, bait, fuel, oil, chemicals, or debris is prohibited as it can damage water quality and require costly treatment to correct. No cleaning of fish in the lift area or canals. Nothing may be discarded in the canals.

- Grass clippings, leaves, branches, and other landscape debris should never be blown, swept, or deposited into a canal. Organic debris contributes to poor water quality and promotes costly algae, duckweed, and other aquatic growth. Please help protect our canals and control community maintenance costs by keeping landscape debris out of the water and ensuring guests and service providers do the same.

- No trees or shrubs with invasive root systems may be planted within 15 feet of a canal wall (MARC *Standards lists species)*

- Trees, shrubs, and other vegetation shall be regularly pruned and maintained so they do not extend over or through the fence toward the dock, walkway, or waterfront.

- Homeowners are responsible for obtaining all required approvals including permits, before beginning work.
- Elevator lifts, floating lifts, dock posts, pilings and cleats require MARC approval before installation.

- **Elevator lifts -** also require a permit, a signed Installation and Maintenance Use Agreement, and a non-refundable filing fee of $125.00. Floating lifts require only MARC approval. (See Appendix C - Contractor Resource List; and Appendix D - Cleat Specifications)
- **Dock Posts vs. Pilings** — At The Inlets, a dock post is attached to a freshwater canal wall, while a piling is driven into the canal bed. Pilings require permits; dock posts do not. Private dock posts must be the same size and shape as other private dock posts on the canal. Generally, they are either 6” × 6” square, 10’ posts or 6” round, 10’ posts with furring strips. Any post caps must be white or black. Self-installation or repair is prohibited. (See Appendix C – Contractor Resource List)
- Boats and lifts must be clean and operable or are subject to removal. The Association reserves the right to inspect upon reasonable notice, which shall include a demonstration by the member that both the boat and lift are safe and in good working order.
- Boats, canvas and bimini tops, must be free of mold, mildew, accumulated pollen and dirt. Boats must be in safe working order. Other conditions may be considered a violation based upon overall appearance and maintenance.
- Boats and lifts cannot extend into the setback. The Association may require the owner to remove or fix any encroachment at the owner’s expense.
- Mild, biodegradable products may be used for boat cleaning. Owners are encouraged to use care when cleaning to minimize runoff and protect the canal environment.
- Dock walkways shall be maintained free of tripping hazards. Ropes, poles, hoses, extension cords, electrical wires, dock boxes, furniture, rusty or sharp items and the like, shall be properly secured, organized, and maintained so as not to impede safe pedestrian traffic.
- Tying off to the fence is prohibited. This includes boats, planters or other objects.

- Fence latches may be replaced with similar type and color replacements that retrofit in the same manner. Any modification requiring additional holes or alterations to the fence requires MARC approval.
- Store boating equipment and non-hazardous supplies in a dock box without blocking the walkway.
- To prevent spills, major engine repairs and hull maintenance are prohibited. Minor repairs and routine maintenance are permitted.
- All freshwater canals are designated No Wake Zones for safety and erosion control.
- Homeowners adjacent to a community boat lift are responsible for irrigating the lift landscaping (Master Declaration §12.08).
- Personal Watercraft (ie., jet skis) and sailboats are not permitted on freshwater canals due to community boat lift technical limitations.
- Boat lift canopies are not permitted on freshwater canals.
- No storage of any personal property or kayak may be at the lift area of canals, or obstructing canal walks.
- Fueling: Owners are strongly encouraged to fuel their vessels at an off-site marina. Storage of gasoline, diesel fuel, propane, oil, or other hazardous materials on docks, walkways, common areas, or in dock boxes is prohibited. An owner may use a portable fuel container having a capacity of no more than five gallons, provided the container is specifically designed and approved for the fuel being transferred and the transfer is conducted in a safe manner that prevents any discharge into the canal or onto Association property. Commercial or mobile fuel delivery within the community is prohibited unless specifically authorized in advance under a separate written protocol adopted by the Board.
- Any fuel, oil, or other pollutant spill shall be reported immediately to the Boating and Canals Committee Chair or other designated Association

representative. Cleanup supplies are located at each boat lift for emergency containment of small spills.

- No swimming in the canals.
- Guest boats - To obtain permission for guest boats contact property management. Once approved ONLY the homeowner may operate the lift. Guests may **not** operate lifts. All Guest boats are subject to the same rules and insurance requirements as the homeowner.
- Extended periods shall be no longer than 1 month and must be approved by the Master Association, Board of Directors.

Community Canal Boat Lifts

The community canal boat lifts are used to lift boats from canal to waterway and back. There are docks on both sides which are used to onboard and offboard boat occupants.

If a property owner observes issues or damage with or around community canal boat lifts or boat lift areas, please notify the property manager.

Community Boat Lift Use Approval - 5 Simple Steps

1. Schedule Lift Training

Contact property management to schedule The Inlets Lift School.

- Eric Hagar or Susan Garcia at (941) 359-1134 or ehagar@amiwra.com and sgarcia@amiwra.com.
- You may only attend lift school using your own boat, so that proficiency of proper sling placement for your particular vessel can be demonstrated
- Also make sure to bring a boat pole that has the push-pull hook capability. See Atwood 11180-5 boat pole as an example.

2. Submit Required Forms

Sign the *Boat Lift and Fresh Water Canal Use Agreement, Release, Assumption of Risk and Indemnity Agreement ("Boat Lift and Fresh Water Canal Use Agreement")* and complete the "Boat Owner Information Sheet" (See Appendices A & B)

Upon adoption of a new or revised "*Boat Lift and Fresh Water Canal Use Agreement,*" each affected Owner shall execute and submit the current form to the Association at the time the Owner next submits evidence of renewed vessel insurance coverage.

3. Provide Boat Documentation

Submit proof of boat ownership (title or registration in the name of the homeowner) and insurance with a minimum of $300,000 liability coverage. Updated proof must be provided whenever registration or insurance is renewed or replaced.

Current vessel insurance and an executed Agreement will remain on file with the Association as a condition of continued boating privileges.

4. Pay for Your Lift Card/Fob

Pay the $100 non-refundable Lift Card/Fob administration fee.

5. Attend Lift Training

Complete lift training and obtain approval from the Boating & Canals Committee. This will include a demonstration of the proper sling placement for your vessel.

After completing lift training and submitting all documents along with payment, homeowners will receive a Lift Card/Fob and an Inlets boat sticker from property management. Lost cards may be replaced for $25.

Important: Updated registration and insurance must be kept on file at all times. Lapse of required documentation is a violation of the boating rules and may result in suspension of lift access via disabling key/fob access card.

Important: Boat key/fob needs to be returned to the Boating & Canals committee if you sell your home. The new owner will get a new key/fob after successfully completing lift school.

General Operating Rules for Community Lift Use

1. Only an Owner, or an annual-lease tenant, specifically approved in writing by the Association, may operate a community boat lift. Guests, short-term occupants, contractors, and vendors may not operate a community boat lift. Operators must be 17 years of age and complete Boat Lift School.
2. Short-term rentals or "AirBnB" type rentals are not permitted in The Inlets. Annual lease tenants may request permission to use the lift, provided they meet and comply with the same requirements that apply to Owners. Marina slips are an exception and may be leased only to other Owners in the Inlets, not tenants. (Master Declaration §13.21.)
3. For safety and to minimize potential liability and insurance exposure, no one is permitted to be in the boat while the boat is being lifted, lowered, or traveling. You must never operate the lift while under the influence of drugs or alcohol.
4. Do not exceed posted lift limits for vessel weight or length.

   For purposes of determining compliance with the lift's rated capacity, the vessel's weight shall mean its fully loaded operating weight, including all fuel, water, batteries, engines, equipment, gear, accessories, cargo, and other contents.

Limitation	Canals W-1, W-2, E-1 Thru E-6	Canals E-7, E-8, E-9	Marina
Minimum Overall Length	14' (Fourteen feet)	14' (Fourteen feet)	14' (Fourteen feet)
Maximum Overall Length	36' (Thirty-six feet)	40' (Forty feet)	Slips 1-9 — 36' (Thirty-six feet) Slip 10 — 30' (Thirty feet) Slips 11-21— 25' (Twenty-five feet)
Maximum Beam	13' (Thirteen feet)	14' (Fourteen feet)	12' (Twelve feet)
Fully Loaded Operating Weight	20,000 pounds	25,000 pounds	20,000 pounds

5. No persons or pets may be in the boat while the lift is operating, and all others should stand clear of the lift area.
6. Boat cleaning or maintenance is not permitted while vessels are on the lifts.
7. Always leave the straps out of the water at either far end and clear of mud. If the straps are twisted, straighten them out.
8. Inspect lift cables and straps before use.
9. Operations are on a first-come, first serve basis so please wait your turn.
10. Avoid use during electrical storms.
11. Use of the lifts is prohibited whenever a tropical storm/hurricane watch or warning is issued for the area.
12. **Important:** A member may be subject to a fine in addition to lift use suspension for a violation of any of the boat lift operating rules.

Boat Ramp

The Inlets at Riverdale Master HOA has a private boat ramp, located on canal W-1 off of 43rd St. Blvd. E between Swordfish Dr. and Barracuda Dr., which is secured and requires a key.

This boat ramp is used for delivering new floating boat lifts, removing boats and launching boats which will reside in The Inlets at Riverdale.

Only homeowners of The Inlets Neighborhood, Harbour Walk or the Reserve are permitted to use the community boat ramp. Anyone else must have written permission from The Board of Directors of The Inlets at Riverdale.

You must obtain approval from the Boating & Canals Committee and pay $25.00 for a boat ramp key which is nonrefundable. Please contact property management for the Master association to get started.

- No parking allowed in the ramp area. Vehicles and trailers must be removed immediately after launch/removal of the boat.
- No maintenance of any kind can be performed in the ramp area.
- Posted lift rules apply to all persons using this canal.
- Boats coming out of the water have priority over those being launched.
- There is no trash container at the ramp, so please take your trash.

- The gate must be locked at all times when not in use.
- Use of the ramp is prohibited whenever a tropical storm/hurricane watch or warning is issued for the area.

Freshwater Personal Boat Dock Lifts

There are two types of freshwater boat lifts in our community::

1. Floating lifts; and
2. Stationary Elevator Lifts.

Floating lifts require MARC Approval for positioning and Stationary Elevator Lifts require MARC approval for design and constructions standards.

Elevator lifts on freshwater canals also require a signed Installation and Maintenance Use Agreement, a permit, and a nonrefundable fee of $125.00. (Can be found in MARC Standards)

See Appendix C for a Contractor Resource List.

Marina

Marina boat slips and parking spaces are licensed to Inlets homeowners **only.** They may be reassigned to other Inlets homeowners but only upon Master Association approval. They may **not** be rented to non-Inlets homeowners.

Living aboard boats is not permitted, and jet skis or personal watercraft may not be docked in marina slips. Each slip owner has an assigned parking space, and overnight vehicle parking is not allowed.

Use of Marina licensed boat slips is limited to one boat per Boat Slip License Agreement.

Boat size limits are:

Slip #	Max Boat Length
1-9	36 Feet

10	30 feet
11-21	25 feet
Maximum beam (width) is 12 feet	

Saltwater Canals

To help keep our canals safe, attractive, and enjoyable for everyone, please keep the following in mind:

- Boats, personal watercraft, private lifts, docks and canopies, must be clean and operable or are subject to removal.
- All boating equipment and non-hazardous maintenance supplies must be stored in well-maintained dock boxes, and not on the open dock.
- Fuel, propane tanks, fuel containers, oil, paints and other hazardous materials, shall NOT be stored anywhere on the dock or in a dock box.
- All saltwater canals are designated “No Wake Zones” because they are subject to Manatee Protection Rules.
- Vessel insurance is a mandatory requirement for berthing/storing a vessel in the Inlets at Riverdale Master Association. Residents should make sure that their vessel insurance is current and that coverage is sufficient protection for vessel liability, damage, or loss.
- Homeowners on saltwater canals are responsible for dredging from the waterline to the channel perimeter at their expense, and MARC approval and any necessary permits are required. Dredging must involve removal of sediment only. Redistributing sediment within the canal using hoses or propellers is prohibited.
- Please help keep our saltwater canals clean by keeping construction materials, yard waste, and other debris away from canal banks and anywhere they could enter the water.
- Homeowners should not trim, remove, or alter mangroves without confirming applicable requirements, as unauthorized trimming may result in significant state penalties. For guidance to your specific situation please contact the DEP directly: https://floridadep.gov/sites/default/files/Mangrove-Homeowner-Guide-sm_0.pdf

Saltwater Personal Docks, Boat Lifts, Canopies and Seawalls

Private docks, boat lifts, pilings, canopies, seawalls and retaining walls, including installation, extension, relocation, or replacement, require prior MARC approval **and** any applicable governmental permits.

Homeowners are responsible for obtaining all required approvals before beginning work.

Kayaks

Kayak storage is available on a first-come, first-served basis in two locations in our estuary. Contact property management for details.

- Kayaks must be clean and operable.
- Neglected, inoperable or abandoned kayaks are prohibited and must be repaired or removed.
- The Association may remove or remedy any neglected, inoperable, or abandoned kayaks at the owner's expense if the owner fails to correct the condition after notice and an opportunity to cure.
- The Association may take immediate action without prior notice in emergency situations or when necessary to address a navigational hazard.

The Master Boaters Hurricane Plan

The Inlets at Riverdale Master Association maintains detailed hurricane preparedness rules and guidelines covering lift shutdown procedures, temporary storage allowances, precautionary and active storm preparations, lift reactivation procedures, and key contact information. Please read the full plan.

Mandatory Requirements Overview

- Vessel insurance is a mandatory requirement for all vessels in the Inlets. Pay careful attention to what is and isn't covered. Freshwater canal boat owners are required to have 300,000 in liability coverage.
- Lift operations will cease at the earliest of the following events:
    - Issuance of a Tropical Storm Warning (39–73 MPH sustained winds);
    - Issuance of a Hurricane Warning; or
    - Forty-eight (48) hours prior to anticipated landfall.
- Once lifts are shut down:
    - No lift may be operated
    - No one may override electrical systems
    - Only authorized personnel may restore lifts after the storm
- Boats/trailers may be stored in your driveway for up to 10 days after landfall (longer if approved by the Board).
    - Boats must be properly weighted and anchored.
    - Boats and trailers may NOT be stored on streets or common areas.
    - If you remove your boat, your lift still needs to be secured.
- Guest Boats in freshwater canals must be removed at least 72 hours before expected landfall.
- It is a violation for anyone to restore or operate lifts before the Association declares them safe.
- Residents should secure vessels using properly installed cleats and appropriate lines. Securing vessels to fencing is prohibited. Please refer to the Hurricane Plan for additional guidance on proper tie-off methods based on the specific application.

Pollutant Discharge Contingency Plan

The Inlets at Riverdale Master Association maintains pollution protection guidelines that outline procedures for preventing pollutant discharges, reporting spills, and responding to incidents in order to protect water quality,

the environment, and community safety. It also includes contact information for your particular Canal leader. Please read the full plan.

This plan primarily addresses the man-made freshwater stormwater ponds. While the guidelines are not specifically directed at saltwater homeowners, all residents are encouraged to become familiar with the on-site spill containment equipment.

Mandatory Requirements Overview

- Major boat repairs must be performed off-site.
- Sewage discharge into canals is prohibited by law.
- Polluted bilge discharge is not allowed.
- Do not dispose of yard waste or debris into canals.

Important: Immediately report any petroleum spill to your Canal Leader or Property Manager (CAM). (See contact information below.)

If unavailable, contact the HOA President or a Board member and identify the location. They will then contact the Manatee County Environmental Action Commission (EAC) Phone: 941-748-4501.

Cleanup supplies are located at each boat lift for emergency containment of small spills.

Property Managers Eric Hagar or Susan Garcia at (941) 359-1134 or ehagar@amiwra.com and sgarcia@amiwra.com.

Boating & Canal Leaders 2026-2027

CANAL	LEADERS	EMAIL	PHONE
E-1	Volunteer needed		
E-2	Volunteer needed		
E-3	Wayne Smith	waynelouise2@yahoo.com	941-524-5523

E-4	Volunteer needed		
E-5	Frank Albano	frankalbano53@yahoo.com	941-993-9991
E-6	Charlie Canada David Hair	ccanadadry@aol.com techywa1@yahoo.com	954-401-3822 941-447-3316
E-7	Chip DiBias JT Coffman	cd@deepocean.life jtcoffman.inlets@aol.com	941-773-4691 941-526-4686
E-8	Deanna Aull Volunteer needed	d_aull@hotmail.com	813-494-1694
E-9	Glen Kondos	glen.kondos@gmail.com	443-676-7761
W-1	Brad Gehr	brad747fly@hotmail.com	305-812-3753
W-2	Greg Harbour	harbourg528@gmail.com	606-923-6920

Liability

Use of the canal system, community boat lifts, boat ramp, marina, docks, walkways, and related facilities involves inherent risks and is undertaken at the user's own risk.

Owners are responsible for damage caused by their acts or omissions and by the acts or omissions of their family members, tenants, guests, invitees, contractors, and other persons for whom they are responsible.

Other

Vessel Safety Check

Boaters are encouraged to complete a free Vessel Safety Check (VSC) to help ensure their vessel is safe to operate in the Inlets canals and the Manatee River. The inspection is offered by the Manatee Sailing and Power Squadron, an affiliate of America's Boating Club. They also offer the American Boating Course, which covers boating safety, navigation rules, and Florida boating laws, and may qualify participants for insurance discounts.

For more information, visit:

https://www.manatee-squadron.org/

Boater Training

The BoatUS Foundation's Online Boating Safety Course approved by the Florida Fish and Wildlife Conservation Commission is FREE.
https://www.boatus.org/florida/

Contact Information

Property owners with questions or safety or repair concerns should contact property management. Eric Hagar or Susan Garcia at (941) 359-1134 or ehagar@amiwra.com and sgarcia@amiwra.com.

Residents interested in volunteering with the Boating & Canals Committee are also encouraged to reach out.

Appendices

Appendix A

Boat Lift and Fresh Water Canal Use Agreement

BOAT LIFT AND FRESH WATER CANAL USE AGREEMENT, RELEASE, ASSUMPTION OF RISK, AND INDEMNITY AGREEMENT

Pursuant to The Inlets at Riverdale Master Association Board Resolution of 5 August 2026

This Boat Lift and Fresh Water Canal Use Agreement, Release, Assumption of Risk, and Indemnity Agreement (this "Agreement") is made by the undersigned resident(s), owner(s), and/or authorized user(s) (collectively, the "User") in favor of The Inlets at Riverdale, Inc., a Florida not-for-profit corporation (the "Association").

In consideration of the Association permitting the User to access and use the Association-owned or Association-controlled boat lifts, fresh water canals, related common areas, related appurtenances, and any related access cards, fobs, controls, keypads, radio controls, remote systems, or other lift-access devices (collectively, the "Boat Lift Facilities"), the User agrees as follows:

1. Definitions

For purposes of this Agreement:

a. "Boat Lift Facilities" shall include all Association-owned or Association-controlled boat lifts, fresh water canals, docking or loading areas, walkways, lift controls, access devices, electrical systems, and any related improvements or appurtenances.

b. "Rules" shall mean all current and future rules, regulations, policies, procedures, safety requirements, operating instructions, registration requirements, insurance requirements, technical standards, and use restrictions adopted by the Association, the Board, or the authorized boat/canal committee with respect to the Boat Lift Facilities.

c. "Released Parties" shall include the Association, and its respective directors, officers, committee members, managers, members, owners, employees, contractors, agents, representatives, volunteers, and attorneys.

d. "User Parties" shall include the User and the User's family members, household members, tenants, occupants, guests, invitees, agents, contractors, and any other person obtaining access through the User or through the User's access credentials.

2. Condition of Use

Execution of this Agreement is a condition of issuance, continued possession, or continued activation of any access credential and of any use of the Boat Lift Facilities. No person may use the Boat Lift Facilities unless and until the Association has approved the person's use in writing, all required registration information has been submitted, all required fees have been paid, and an executed Agreement is on file.

3. Assumption of Risk

The User understands and acknowledges that boating, lift operation, launching, docking, mooring, canal navigation, loading and unloading, and related activities involve inherent and other risks, including, without limitation, the risk of death, personal injury, property damage, boat damage, sinking, collision, falling, crushing, entanglement, electrical shock, mechanical failure, operator error, water hazards, weather events, slippery conditions, and the acts or omissions of other persons.

The User knowingly and voluntarily assumes all risks, whether known or unknown, foreseeable or unforeseeable, arising from or related in any way to the use of the Boat Lift Facilities by the User or any User Parties.

4. Release and Waiver

To the fullest extent permitted by Florida law, the User, for himself or herself and for all User Parties, hereby releases, waives, discharges, and covenants not to sue the Released Parties from and against any and all claims, demands, causes of action, damages, losses, liabilities, costs, or expenses of any kind whatsoever, whether for personal injury, death, property damage, or otherwise, arising out of or relating in any way to the use of the Boat Lift Facilities by the User or any User Parties, except to the extent caused by the Released Parties' gross negligence or intentional misconduct.

5. Indemnity and Defense

The User shall indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, causes of action, damages, losses, liabilities, fines, penalties, judgments, costs, and expenses, including reasonable attorneys' fees and costs, arising out of or relating to:

a. the use of the Boat Lift Facilities by the User or any User Parties;

b. any violation of this Agreement or the Rules by the User or any User Parties;

c. any injury to persons or damage to property caused by the User or any User Parties;

d. any use or misuse of any access credential issued to the User;

e. the installation, approval, operation, maintenance, repair, replacement, malfunction, use, removal, or failure to remove any private equipment, remote-control system, radio-control system, lift modification, accessory, appurtenant equipment, attachment, or related fixture associated with the Boat Lift Facilities by or for the User, whether authorized or unauthorized; and

f. any claim brought by or through the User or any User Parties notwithstanding the release contained herein.

The Association shall have the right, in its sole discretion, to select counsel to defend any claim for which indemnity is owed hereunder.

6. Compliance with Rules

The User shall strictly comply, and shall ensure that all User Parties strictly comply, with this Agreement and the Rules. The User understands and agrees that the Rules may be amended from

time to time and that continued use of the Boat Lift Facilities constitutes acceptance of such amended Rules.

7. Registration and Boat Approval

Prior to use of any Boat Lift Facilities, each boat to be used by the User must be approved and registered with the Association in accordance with the Rules. The Association may require photographs, dimensions, draft information, weight information, manufacturer specifications, strap placement information, and such other information as the Association deems reasonably necessary.

The Association may deny, condition, suspend, or revoke approval of any boat if the Association determines, in its reasonable discretion, that the boat is unsafe, incompatible with the lift system, unregistered, uninsured, improperly configured, or otherwise noncompliant.

8. Insurance

As a condition of use, the User shall maintain liability insurance, in such minimum amount as the Association may require from time to time, covering each boat used in connection with the Boat Lift Facilities. The User shall provide valid proof of insurance upon request and at such intervals as the Association may require.

Failure to timely provide proof of insurance shall be grounds for immediate suspension of access and use rights.

9. Access Credentials

Any access card, fob, key, remote, code, keypad credential, radio control, or other access device issued or assigned to the User remains the property of the Association. The User shall not lend, assign, transfer, duplicate, share, sell, convey, or permit unauthorized use of any such credential.

Upon sale or transfer of the User's property, termination of the User's lease or occupancy, suspension or revocation of use rights, discontinuation of boat lift/canal privileges, or request by the Association or its manager, the User must physically return all access credentials to the Association's property manager or other person designated by the Association. Access credentials may not be given, conveyed, delivered, or transferred directly to any purchaser, new owner, tenant, occupant, guest, invitee, broker, closing agent, or other third party.

Any purchaser, new owner, tenant, occupant, or other proposed user must separately apply for approval, execute all required agreements, submit all required registration and insurance information, pay all required fees, and receive access credentials directly from the Association or its manager before using the Boat Lift Facilities.

The User shall be responsible for all use occurring through the access credentials issued or assigned to the User, whether or not the User personally operated the lift or used the Boat Lift Facilities at the time of the event, unless the User has previously reported the credential as lost, stolen, transferred without authorization, or compromised and the Association has had a reasonable opportunity to deactivate it.

The Association may deactivate any access credential at any time if the Association determines that the credential has been transferred, shared, duplicated, misused, not returned, or otherwise used in violation of this Agreement or the Rules. The User shall be responsible for any

replacement, re-keying, reprogramming, deactivation, lock-cutting, administrative, or related costs incurred by the Association as a result of the User's failure to comply with this Section.

10. Damage Responsibility and Duty to Report

The User shall be solely responsible for any damage to the Boat Lift Facilities, canals, canal walls, seawalls, walkways, equipment, controls, access devices, or any other Association property arising out of or related to the acts or omissions of the User or any User Parties, including damage caused directly or indirectly during lift operation, docking, loading, unloading, navigation, storage, maintenance, or use of access credentials, remote systems, boats, or appurtenant equipment.

The User expressly agrees to be responsible, at the User's sole cost and expense, for the repair or replacement of any portion of the canal wall, seawall, walkway, lift structure, controls, access devices, or other Association property damaged by the User or any User Parties. The Association may repair such damage and charge the full cost thereof to the User, and the User shall promptly reimburse the Association upon written demand.

The User shall promptly report to the Association or its manager any accident, impact, malfunction, unsafe condition, or actual or suspected damage involving the Boat Lift Facilities, canals, canal walls, seawalls, walkways, equipment, controls, access devices, or any other Association property, whether caused by the User, any User Parties, or any other person. This reporting obligation applies even if the User believes the damage is minor, pre-existing, unintentional, or not immediately visible.

Failure to promptly report actual or suspected damage, malfunction, unsafe condition, or improper use may constitute an independent violation of this Agreement and the Rules and may result in suspension or revocation of use rights, in addition to any other remedy available to the Association.

11. No Private Equipment, Controls, or Modifications Without Approval

The Boat Lift Facilities are Association-owned or Association-controlled facilities. No User may install, alter, replace, attach, modify, program, reprogram, maintain, or use any private radio-control system, remote-control system, lift-control equipment, electrical component, mechanical component, accessory, attachment, fixture, appurtenance, canopy component, lift modification, or other private equipment affecting or associated with the Boat Lift Facilities or adjacent Association property without the Association's prior written approval.

If the Association approves any private equipment, control, accessory, attachment, or modification, such approval shall be limited to the specific equipment and conditions approved in writing. The User shall be solely responsible, at the User's sole cost and expense, for the installation, approval, permitting, maintenance, repair, replacement, operation, safety, code compliance, condition, removal, and restoration obligations associated with any such approved equipment or modification.

The User shall indemnify, defend, and hold harmless the Released Parties from and against any and all claims, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or relating to any private equipment, control, accessory, attachment, modification, or related work installed, maintained, used, requested, or approved for the User.

Approval of any private equipment or modification in one instance shall not obligate the Association to approve the same or similar equipment or modification in any other instance. The Association may require plans, specifications, engineering information, permit documentation, manufacturer information, insurance information, and such other materials as it deems reasonably necessary.

If any user-installed or user-maintained equipment, system, modification, or improvement is unauthorized, becomes unsafe, is not properly maintained, violates this Agreement or the Rules, or materially interferes with the Boat Lift Facilities or Association property, the Association may require the User, upon written notice and opportunity to cure where appropriate, to remove the same and restore the affected lift, canal wall, walkway, dock, control system, and surrounding area to its prior approved condition. If the User fails to do so, the Association may perform the work and charge the full cost thereof to the User.

The User shall keep all boats, equipment, controls, access devices, and any approved appurtenant improvements used in connection with the Boat Lift Facilities in a safe, operable, and first-class condition at all times. The Association may suspend use rights if it reasonably determines that any such item is unsafe, noncompliant, improperly maintained, or presents a risk of damage or injury.

12. Suspension and Revocation

The Association, the Board, or the duly authorized committee may suspend or revoke the User's rights to use the Boat Lift Facilities, temporarily or permanently, for any of the following:

a. violation of this Agreement or the Rules;

b. unsafe use or repeated misuse of the Boat Lift Facilities;

c. failure to maintain required insurance or provide proof of insurance;

d. failure to register or maintain approval of a boat;

e. nonpayment of required fees, charges, fines, costs, or damage reimbursements;

f. sharing or misuse of access credentials;

g. unauthorized use by family members, guests, tenants, or invitees; or

h. any conduct the Association reasonably determines creates a safety risk, property risk, or material interference with other users or the Association's operations.

The Association may impose an immediate interim suspension where it determines that safety, property protection, or rule enforcement requires prompt action. Suspension or revocation may include immediate deactivation of any access credential issued to the User.

13. No Property Right

This Agreement does not create a property interest, easement, irrevocable license, or vested right in the use of the Boat Lift Facilities. Use of the Boat Lift Facilities is a revocable privilege, subject to this Agreement, the Rules, and the continuing discretion of the Association as permitted by the governing documents and Florida law.

14. Fees

The User shall pay all required setup fees, access fees, administrative fees, and other charges established by the Association from time to time. Any unpaid amount may result in suspension or revocation of use rights.

15. Attorneys' Fees and Costs

In any action or proceeding arising out of or relating to this Agreement, the Rules, or the User's use of the Boat Lift Facilities, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs, including fees and costs incurred pre-suit, at trial, on appeal, and in collection or bankruptcy proceedings.

16. Binding Effect

This Agreement shall be binding upon the User and the User's heirs, personal representatives, successors, and assigns, and shall inure to the benefit of the Released Parties and their respective successors and assigns.

17. Entire Agreement; Amendment

This Agreement constitutes the entire agreement between the User and the Association regarding the subject matter addressed herein and supersedes all prior boat lift and canal use agreements, releases, or understandings for the undersigned User. The Association may require execution of updated agreements from time to time as a condition of continued use.

18. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

19. Florida Law; Venue

This Agreement shall be governed by Florida law. Venue for any action arising out of or relating to this Agreement shall lie exclusively in Manatee County, Florida, to the extent permitted by law.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the dates set forth below.

Resident Signature: _____
Print Name: _____
Date: _____

Resident Signature: _____
Print Name: _____
Date: _____

Resident Signature: _____
Print Name: _____
Date: _____

Resident Signature: _____
Print Name: _____
Date: _____

Property Address: _____
Email address: _____
Cell Phone No.: _____
Insurance Carrier/Policy No.: _____
Boat Description / Registration: _____
Access Credential No.: _____

Appendix B

Inlets at Riverdale Master Association Inc.

Boat Owner Information Sheet

RESIDENT NAME_____

LOT NUMBER_____ NEIGHBORHOOD (PLEASE CIRCLE ONE):

INLETS NEIGHBORHOOD or HARBOUR WALK or RESERVE

CANAL NUMBER:_____ MARINA SLIP NUMBER:_____

ADDRESS:_____

CURRENT PHONE NUMBER:

HOME:_____CELL:_____

EMAIL ADDRESS:_____

EMERGENCY CONTACT INFORMATION (IF YOU ARE NOT REACHABLE):_____

_____

BOAT MAKE: _____ BOAT MODEL:_____

BOAT NAME:_____

FL BOAT REGISTRATION # OR DOCUMENTATION #_____

HULL # _____

BOAT WEIGHT:_____ BOAT LENGTH:_____ BOAT BEAM:_____

BOAT HEIGHT:_____ MAXIMUM DRAFT:_____

If you are currently leasing your slip at the Marina to another Inlets resident, or you are renting your house to someone who owns a boat, please provide their information here:

NAME:_____

ADDRESS:_____

Submit proof of boat ownership (title or registration) and current Certificate of Insurance confirming a minimum of $300,000 in liability coverage to Eric Hagar or Susan Garcia ehagar@amiwra.com and sgarcia@amiwra.com. Updated proof must be provided whenever registration or insurance is renewed or replaced.

SIGNATURE:_____ DATE:_____

Appendix C

Contractors Resource List

Freshwater Boat Lifts

Dock Posts, Piling or Cleats

Inclusion on this list reflects only the Association's determination, based on information available when the list was prepared, that the contractor satisfied certain minimum submission requirements. Inclusion is not a recommendation, endorsement, warranty, or representation concerning the contractor's qualifications, workmanship, pricing, financial condition, licensing, insurance, or ability to complete any particular project. Owners remain solely responsible for selecting, retaining, supervising, and paying their contractors and for confirming all licenses, insurance, permits, and contractual terms. The Association may revise or withdraw this list at any time.

Floating Lifts:

Airdock https://airdock.com/

Sunstream Boat Lifts (Floatlift) https://sunstreamboatlifts.com/

Tidewater Boat Lifts https://tidewatermp.com/

BoatFloat https://boatfloat.com/

Solstice Docking Solutions (Seapen) www.solsticedockingsolutions.com

Stationary Elevator Lift Installation Specifications:

Please contact Hi-Tide Boat Lifts (800) 544-0735 for pricing based on your lift size. https://hi-tide.com/

Dock Posts, Pilings or Cleats

Duncan Seawall https://www.duncanseawall.com/

941- 795- 5434

Anderson Dock and Lift https://andersondockandlift.com/

941-720-6733

Woods Dock and Seawall https://wooddockandseawall.com

941-792-5322

Green Marine Construction https://greenemarine.com/

Trevor Greene 941-812-5288

Limitless Construction

https://limitlessconstructionanddesign.godaddysites.com

Shane Bralley 772-209-8518

Shoreline Marine Construction

https://shorelinemarineconstructioninc.com/

305-394-4711

Mariner Dock and Seawall 941-751-3625

Taylor Marine LLC 941-855-3625

Appendix D

Cleat Specifications

1. GENERAL REQUIREMENTS
Provide galvanized or 316 stainless-steel dock cleats sized according to vessel class. Install cleats using through-bolts for wood docks or epoxy-set anchors for concrete seawall caps. All fasteners shall be installed plumb, fully seated, and capable of transferring mooring loads into the supporting structure. Installation shall comply with manufacturer requirements and accepted marine engineering practice.

2. MOORING LOAD ASSUMPTIONS
Mooring loads are based on typical small-craft berthing forces, wind loads, and transient dynamic loads from wakes. Values represent **design working loads** for cleat and fastener selection.

A. Vessel up to 25 Feet
- Design Working Load (DWL): 1,200 lb
- Peak Dynamic Load (PDL): 1,800 lb
- Recommended Cleat Working Load Rating: ≥ 2,000 lb

B. Vessel up to 32 Feet
- Design Working Load (DWL): 1,800 lb
- Peak Dynamic Load (PDL): 2,700 lb
- Recommended Cleat Working Load Rating: ≥ 3,000 lb

C. Vessel up to 40 Feet
- Design Working Load (DWL): 2,500 lb
- Peak Dynamic Load (PDL): 3,800 lb
- Recommended Cleat Working Load Rating: ≥ 4,000 lb

3. CLEAT SIZE AND FASTENER REQUIREMENTS

A. Vessels up to 25 Feet
- **Cleat Size:** 8-inch galvanized or 316 stainless steel
- **Wood Dock Fasteners:**
  - Two **3/8-inch stainless steel through-bolts** with washers and locknuts
- **Concrete Dock / Seawall Cap Fasteners:**
  - **3/8-inch epoxy-set anchor**, **4-inch embedment** (Simpson SET or equal)

Minimum Edge Distances
Wood Members:
- Bolt centerline ≥ **1½ inches** from any decking or joist edge
- Bolt spacing ≥ **3 inches**

Concrete Seawall Cap:

- Anchor centerline ≥ **2¼ inches** from any free edge
- Preferred: **3 inches**
- Anchor spacing ≥ **3 inches**

B. Vessels up to 32 Feet

- **Cleat Size:** 10-inch galvanized or 316 stainless steel
- **Wood Dock Fasteners:**
  - Two **1/2-inch stainless steel through-bolts**
- **Concrete Dock / Seawall Cap Fasteners:**
  - **1/2-inch epoxy-set anchor**, **4-inch embedment** (Simpson SET-3G or equal)

Minimum Edge Distances

Wood Members:

- Bolt centerline ≥ **2½ inches** from any decking or joist edge
- Bolt spacing ≥ **4 inches**

Concrete Seawall Cap:

- Anchor centerline ≥ **3 inches** from any free edge
- Preferred: **4 inches**
- Anchor spacing ≥ **4 inches**

C. Vessels up to 40 Feet

- **Cleat Size:** 10-inch heavy-duty galvanized or 316 stainless steel
- **Wood Dock Fasteners:**
  - Two **1/2-inch stainless steel through-bolts**

Concrete Dock / Seawall Cap Fasteners:

- **1/2-inch epoxy-set anchor**, **6-inch embedment**

Minimum Edge Distances

Wood Members:

- Bolt centerline ≥ **3 inches** from any decking or joist edge
- Bolt spacing ≥ **4 inches**

Concrete Seawall Cap:

- Anchor centerline ≥ **3 inches** from any free edge
- Preferred: **4 inches**
- Anchor spacing ≥ **4 inches**

4. LOAD TRANSFER REQUIREMENTS

- **Wood docks:** Fasteners shall extend fully through decking and supporting joists. Cleat loads must transfer into structural framing, not only decking.

- **Concrete seawall caps:** Anchors shall achieve full epoxy embedment depth and be installed per manufacturer instructions (hole cleaning, temperature limits, cure time).

5. INSTALLATION NOTES

- Cleats shall be oriented parallel to the dock edge unless otherwise required by mooring geometry.
- All hardware shall be marine-grade stainless steel or hot-dip galvanized.
- Avoid placing cleats within 12 inches of any dock corner unless required for vessel positioning.
- Provide blocking or backing plates where dock framing is insufficient for bolt placement.