

Boating Welcome Package



2024

The Inlets at Riverdale Master HOA

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OVERVIEW

Welcome onboard!

The Inlets at Riverdale is a unique boating community which is owned and operated by its residents in Bradenton, FL.

Our communities' waterways connect us into the Manatee River which feeds into the Gulf of Mexico and provides boaters access to many different activities, amongst them day-cruising, fishing, dock dining, sand bar get togethers.

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

We are a self-managed boating community and with the exception of a part time property management resource are all neighbors who volunteer to help with All Things Boating.

We prepared this document to provide new property owners a simple yet comprehensive resource for answering questions.

Lastly, The Inlets at Riverdale, is only viable as long as there are neighbors willing to lend a hand. We are 100% volunteer managed and can always use another helping hand. Volunteer today!

Stay Safe & Happy Boating!

DOCKS, GANGWAYS & SEAWALLS

The Inlets at Riverdale Master HOA is responsible for the common area assets starting with the fences along canals, to walkways and canals.

Dock Pilings, dock areas, water lines, electrical connections and other items are each respective homeowner's responsibility.

Accessories, such as cleats, dock boxes, etc. are also the homeowner's responsibility.

If a property owner has a gate latch which is no longer working properly and dock gates cannot be secured, property owner is to notify Property Manager at TIRMAS@ciramail.com or (941) 491-2355 ext. 5139 to initiate a work order to repair the gate latch.

SAFETY: From a safety perspective the main walkway area has to be kept free of dock lines, power cords or other items which prevent safe passage on the walkway. No permanent fixture, power pods, etc. can be installed which obstruct the walkways.

SAFETY: In the event power cords are running across walkways, they require high visibility Floor Cord Covers to minimize tripping hazards.

BOAT RAMP

The Inlets at Riverdale Master HOA has a private boat ramp which is secured and requires a key.

This boat ramp is located on canal W-1 off of 43rd St. Blvd. E between Swordfish Dr. and Barracuda Dr.

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

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. A community canal boat lift is used by boaters to load, move and unload their boats.

If a property owner observes issues or damage with or around community canal boat lifts or boat lift areas, property owner is to notify Property Manager at TIRMAS@ciramail.com or (941) 491-2355 ext. 5139 to initiate a work order to for inspection and/or repair work order.

NOTE: No Maintenance can be performed on the Community Canal Boat lifts. They are exclusively to be used to move vessel in and out of the canal.

SAFETY:

1. All boat operators **are required** to attend Community Canal Boat Lift training prior to be given access control to the boat lift operator.
2. All occupants have to exit boats during community canal boat lift operations.
3. Ensure lift straps have been adjusted to your boats length prior to lifting boat.
4. During windy conditions take extra care to ensure people are not injured and boat and lift equipment does not get damaged.

See Appendix for lift training protocol.

PROPERTY OWNER PERSONAL BOAT DOCK LIFTS

There are two types of boat lifts in our community, they are:

1. Floating lifts

2. Stationary Elevator Lifts

The recommended lifts are floating lifts which do not require any installation reviews and approvals.

Stationary Elevator Lifts **require** additional design and construction standards outlined in the appendix. The reason for these additional engineering specifications is to protect the homeowner and the community from experiencing catastrophic damage due to canal walls failure.

See Appendix Personal Boat Lift Dock information.

CANALS & WATERWAYS

The waterways connecting each canal to the Manatee River are saltwater.

Boaters need to be mindful of tides to ensure they can safely navigate these waterways based on their boat's specifications. The depth of these waterways varies as silt beds shift.

For properties on salt water, The Inlets at Riverdale Master HOA is only responsible for spot dredging along main salt water canal, ensuring mangroves along Community Canal Boat Lifts are landscaped as needed and to alert Coast Guard if channel markers and pilings need attention.

Saltwater property owners do not have restrictions relative to Property Owner Personal Boat Lifts, dock areas, etc.

The Inlets at Riverdale Master HOA properties along saltwater canals need to ensure any docks being built do not encroach on the waterways in such a manner which impedes navigation of other vessels.

A copy of planned docks needs to be provided to the All Things Boating committee via the Property Manager at TIRMAS@ciramail.com or (941) 491-2355 ext. 5139 **prior** to installing a new dock. In the event a saltwater property owner installs a boat dock which impedes navigation for other vessels or creates a safety hazard, the owner will be required at their own expense to remove and install a new dock.

If a property owner observes safety issues in canals and waterways, property owner is to notify Property Manager at TIRMAS@ciramail.com or (941) 491-2355 ext. 5139 to initiate a work order inspection and/or repair work order.

SAFETY: There is a lot of activity in these waterways from manatees to kayakers to fellow boaters, hence boaters are expected to navigate using No-Wake power. (Typically, 3-5 miles per hour).

BOATS

The only types of boats which can be accommodated in the canals are powerboats. Our community is not able to accommodate sailboats.

Your boat size is limited by the weight capacity of the respective Canal's Boat Lift limits. See appendix for canal boat lift limits.

OWNER RESPONSIBILITY: Annually, each boat owner is required to show proof of insurance which currently requires \$300,000 liability insurance. Boat owners have until the end of January to submit proof of insurance prior to Property Manager to avoid having their lift access suspended.

OTHER

The social media platform Next Door is used as a local boating related marketplace and information resource. Some property owners have set up groups, such as E-7 canal to interact with their fellow canal owners.

Next Door also has a For Sale section where local neighbors post boats, lifts and other items for sale.

Boater Training - The BoatUS Foundation's Online Course is the only free Online Boating Safety Course approved by the Florida Fish and Wildlife Conservation Commission. <https://www.boatus.org/florida/>

Property owners interested in volunteering with All Things Boating, should reach out to Property Manager at TIRMAS@ciramail.com or (941) 491-2355 ext. 5139.

RESIDENT AGREEMENT

In consideration of the Inlets at Riverdale, Inc. (hereafter, the "Association") permitting me to use the Boat Lifts and Freshwater Canals owned by the Association and located in The Inlets at Riverdale, as defined in The Master Declaration of Covenants, Conditions, Restrictions and Easements for The Inlets of Riverdale, as recorded in Official Records book 1428 at page 2960 of the Public Records of Manatee County, Florida, as the same has been amended through the date hereof, I (which term shall include all signatories to this agreement if more than one), for myself, my family, guests, invitees, and other who may have claims for damages for death, personal injury, or property damages which I or any party for whom such release and waiver if given may have, or which may subsequently accrue to me or others for whom such release and waiver is given as a result of use of said Boat Lifts, Freshwater Canals and/or common areas by any such parties.

The agreement is intended to discharge in advance the Association, The Inlets at Riverdale Master HOA, and each of their respective directors, members, homeowners, employees, contractors, committee members, boating volunteers, and agents (hereinafter, the "Released Parties") from and against my and all liability arising out of or connected in any way with the use of the Community Boat Lifts, Freshwater Canals and/or common areas and even though that liability may arise out of actions on the part of the persons or entities mentioned above. I also agree to indemnify the above-mentioned persons or entities from any loss, liability, damages, or cost that may incur due to my or others as outlined above, use of the Community Boat Lifts, Freshwater Canals and/or common areas, whether caused by their acts or otherwise.

I further understand that serious accidents occasionally occur during boating and those boaters occasionally sustain mortal or serious personal injuries, and / or property damage, because of boating. Knowing the risks of boating, never less, I hereby agree to assume those risks and do release and hold harmless all the persons or entities mentioned above who might otherwise be liable to me for damages. I further agree to abide by the All Things Boating Instructions and Rules (hereafter the "Rules"), which also include such Rules as may be hereafter enacted or amended.

In addition, I understand and agree that if either I, my family, guests, or invitees violate the Rules, The Inlets All Things Boating Committee (hereinafter the "Committee") may suspend my right to use the Community Boat Lifts or may impose fines against me for the actions of myself, my family, guests or invitees and / or suspend my family's, guests, or invitees' ability to use the Community Boat Lifts. Fines and / or suspension imposed by the Committee shall be imposed pursuant to the rules and regulations of the Committee and approved by the Association.

In the event the Boat Lift or any other property is damaged due to an incidental or negligent act by me, my family, guests or invitees, in violation of the Rules, I expressly agree that any such damage shall be repaired at my sole expense. Furthermore, I understand that I have been issued a Boat Lift access that allows me to operate the Community Boat Lifts and that any damage to any Community Boat Lift or any other property, resulting from the operation of a Community Boat Lift with the access system that was issued to me, will result in my liability as expressed under this paragraph, regardless of whether or not I was the operator of the Community Boat Lift at the time the damages occurred. Additionally, I understand that if any unauthorized person to use the Community Boat Lift Access system that has been issued to me by the Association, such unauthorized use may result in the immediate suspension by the Association of the ability of the Community Boat Access system I have received to operate any Community Boat Lift owned by the Association.

I expressly agree that this agreement is intended to be as broad and inclusive as permitted by the laws in the State of Florida, and that if any portion hereof is held invalid, it is agreed that the balance shall, notwithstanding, continue in full legal force and effect. It is further understood and agreed that this agreement is to be binding on my heirs, legal representative, and assigns.

Should either party employ an attorney or attorneys to enforce or interpret any of the provision hereof or to protect its interest in any matter involving, issuing out of , or otherwise relating to this agreement, or to recover damages for the breach of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party or parties all reasonable fees, cost, charges, and expenses, or incurred in cooperation therewith from the initial request or redress through settlement, trial, appeal or collection.

APPENDIX

1. Community Boat Lift Capacities:

Canals W-1, W-2, E-1 thru E-6

- 14' (Fourteen foot) minimum overall length
- 36' (Thirty-six foot) maximum length
- 20,000 lb. (Twenty-thousand pound) maximum operating displacement
- 13' (Thirteen foot) maximum beam.

Canal E-7, E-8 & E-9

- 14' (Fourteen foot) minimum overall length
- 40' (Forty foot) maximum length
- 25,000lb. (Twenty-five thousand pound) maximum operating displacement.
- 14' (Fourteen foot) maximum beam.

2. Boat Lift Training Protocol and Annual Boat Proof of Insurance Protocol

- a. The property owner contacts Property Manager via TIRMAS@ciramail.com or (941) 491-2355 ext. 5139 and requests lift training for their respective canal.
- b. Property owner provides boat specifications, length
- c. Property Manager provides lift trainer contact information to coordinate training date & time.
- d. Upon completion of training, Resident contacts Property Manager via TIRMAS@ciramail.com and provides proof of insurance and boat specifications (Used to ensure boat does not exceed canal, docking and Lift tolerances).
- e. Cost of lift cards or reinstatement of lift privileges is \$100.
- f. Annually, The Inlets boat owner has to provide proof of liability insurance to Property Manager. Property Manager will issue an Inlets boat decal and ensure Community Boat Lift access is active. Failing to annually provide proof of boat liability insurance can suspend Community Boat Lift access.

3. **Community Boat Lift Rules and Operating Instructions**

- a. You are not permitted to operate community boat lifts until:
 - i. you have attended Lift School
 - ii. you have provided boat details
 - iii. you have provided proof of insurance with a minimum liability of \$300K
- b. Persons are not permitted to be in the boat while the boat is in the Lift, either lifting, lowering, or traveling.
- c. No maintenance or cleaning of any type is to be done on vessel while in a lift.
- d. Prior to leaving community boat lift ensure lift straps are raised above water.
- e. Personal watercraft may not be placed on any lifts

Note: Lift use privileges may be suspended for failing to adhere to these Rules and Instructions and rules.

4. Floating Boat Lift Companies

Below are some floating boat lift manufacturers.

Contact manufactures for local representatives to obtain pricing, availability, etc.

- a. Airdock www.airdock.com
- b. Sunstream Boat Lifts www.sunstreamcorp.com
- c. Tidewater Boat Lifts www.tidewaterboatlifts.com
- d. BoatFloat [www boattloatboatlifts.com/features.html](http://www.boattloatboatlifts.com/features.html)

5. 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/>

6. Personal Boat Lift Protocols

- a. Lifts are to be secured to the docks with appropriate lines only. Docks are not to be permanently attached to seawall, docks, or canal.
- b. Any additional cleat, electrical or plumbing necessary for the installation of the lift is the homeowner's responsibility.
- c. No lift canopies or coverings are permitted
- d. No dock equipment, including electrical and water lines can obstruct the walkways