

*Center Lake Woods  
Property Owners Association*



CENTER LAKE WOODS PROPERTY OWNERS ASSOCIATION

9700 271<sup>st</sup> Ave. Trevor, WI

2024 PIER SLIP RENTAL AGREEMENT

I \_\_\_\_\_, (**Renter**) in consideration of Center Lake Woods Property Owners Association (**CLWPOA**) permitting me the exclusive right to utilize a pier slip (**Pier**) on CLWPOA leased property, agree to the terms and conditions herein set forth:

**1) Pier rental cost, Ownership, Maintenance, Repairs and Modifications**

The annual rental fee can change annually, see cover letter for costs. The Pier is the sole property of CLWPOA; usage conditions are governed by CLWPOA Officers and the Board of Directors. Normal maintenance of the Pier is the responsibility of CLWPOA. This includes clearing of hazards, etc. Repair of damages and debris removal is the responsibility of the Renter and must be made within 30 days of notification by Rental Agent and approved by the president. Modifications to the pier (for example additional dock cleats, etc.) will be done by the CLWPOA president.

**2) Insurance**

Renter will maintain homeowner's liability and boat insurance with an insurance company acceptable to the CLWPOA Officers and/or the Rental Agent. Renter will deliver a Certificate of Insurance (a copy of the homeowner policy) to the Rental Agent upon signing this agreement. Renter will keep the policy in full force and effect and is solely responsible to pay all premiums and deductibles required under the policy. If the policy lapses or terminates for any reason, Renter's rights to for the Pier are forfeited.

**3) Usage of Renter Pier #**

Pier usage is intended for the Renter's owned & licensed watercraft. Renter will not permit any other watercraft to be docked at the Pier for more than eight consecutive hours without the Rental Agent's approval. For temporary usage, Renter will provide the Rental Agent with 1) the type of watercraft and 2) the registration number. The Pier is to be used for only one watercraft.

**4) Residence / Membership in CLWPOA / Transferability**

Renter must own property within the Center Lake Woods subdivision and Renter must be an annual paid member of the CLWPOA. This agreement is not transferable/assignable by Renter.

# Center Lake Woods Property Owners Association



## **PIER SLIP RENTAL AGREEMENT (continued)**

### **5) Watercraft condition**

Renter must keep the watercraft properly registered/licensed. Boat ID number and state registration stickers must be visible and current. The watercraft must be at the Pier at least 60% of the season and must be used periodically throughout the season (at least 2x per month). "Placeholder" watercraft such as an old rowboat are not to be used to merely hold onto Renter's right to a Pier. Determination of proper usage will be governed by the Rental Agent and the President of the CLWPOA.

### **6) Compliance with laws / ordinances /rules**

Rental of the Pier requires compliance with all laws and ordinances of the State of Wisconsin, Kenosha County, and the Village of Salem Lakes. Failure to comply with these laws and ordinances can result in the immediate forfeiture of Renter's rights to the Pier.

### **7) End of season watercraft removal / first rights to subsequent year usage**

Renter agrees to remove their watercraft at the end of the boating season, which is construed to mean before November 1<sup>st</sup> of each year. Renter will be given the first opportunity to rent the same Pier in the subsequent boating season if Renter has complied with the terms of this agreement during the current rental period.

### **8) Notifications**

All notifications related to the agreement will be sent to the Rental Agent:

Tom Strachan,  
9508 271<sup>st</sup> Avenue, Trevor WI 53179  
[tstrachan@outlook.com](mailto:tstrachan@outlook.com)  
630.816.5543

I have read, fully understand, and agree to comply with all the terms and conditions set forth in this agreement.

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Renter's Signature

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Date

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Rental Agent Signature

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Date

# Center Lake Woods Property Owners Association



## Personal Information and Watercraft Information

### Renters Contact Information

Name(s) \_\_\_\_\_

Address(s) \_\_\_\_\_

Phone(s) \_\_\_\_\_

### Watercraft Information

Model year \_\_\_\_\_

Manufacturer \_\_\_\_\_

Type of Boat (pontoon etc.) \_\_\_\_\_

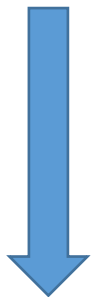
Model \_\_\_\_\_

Color \_\_\_\_\_

State of Registration \_\_\_\_\_

Registration # \_\_\_\_\_

Please tape  
your old  
gate key  
here



→ We need a copy of Homeowner's Insurance and Boat Insurance

