

DREAMS LANDING CONDOMINIUM MARINA

The DLC Marina is a limited common area of the Dreams Landing Condominium. Access to the Marina for recreational purposes is limited to Slip License holders. Ownership in the marina is controlled by a Slip License Agreement tied to a specific condominium unit. The Slip License does not provide a Slip License Holder with a specific slip, but rather access to a slip assigned by the Marina Committee. Slips will be assigned according to the best utilization of the marina space. The Slip License can be transferred with the sale of a unit or sold independently at any time to another unit owner.

The marina was rebuilt in 1998 with 20 unit owners opting to finance the construction. The slips can be occupied by the Slip License holder or rented to another resident of Dreams Landing. Ownership of all boats requesting a slip in the marina must be 50% or greater by a Dreams Landing resident. Absentee owners with Slip Licenses are not allowed to place a boat in the marina if they have rented their condominium unit to a tenant.

A slip assignment is obtained by completing the Slip Occupancy Permit Application which is available on the DLC website. Upon receipt of the Slip Occupancy Permit Application, proper supporting documents, and the slip occupancy fee, a slip will be assigned by the Marina Committee. Occupancy is not permitted without completing this process.

The Slip Occupancy period runs from April 1 to March 31 annually. The Marina Committee sets the marina budget in January and new Slip Occupancy Permit Applications are distributed for return by April 1 each year. Documentation of boat ownership and proper insurance coverage are required with each annual renewal.

Slip License fees are collected through the management company in March and April each year. The Slip Occupancy fee is collected by the Marina Committee along with the Slip Occupancy Application form and supporting documents. All Slip License holders pay the annual Slip License fee for maintenance and repair of the marina. The Slip Occupancy fee is only paid when the slip is occupied and is intended to cover the cost of electricity and water usage.

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