



COMMUNITY AND PRIVATE DOCK INFORMATION and FAQs

COMMUNITY DOCKS: Waters of Vermilion has 4 community day docks that are first-come, first-serve to lot owners and their guests. They will accommodate 4 average size boats (16-22'). Overnight mooring is not allowed unless specifically given a temporary permit, in writing by the community association board.

PRIVATE SLIPS:

Waters of Vermilion, LLC owns the rights to 20 additional boat slips. A slip is defined as the water between the physical dock sections ("pier" & "fingers"). A Dock Slip Right is available for purchase by Lot Owners at Waters of Vermilion, is recorded and becomes a part of the lot ownership.

Purchase of Dock Slip Rights:

The right for a Dock Slip accommodating 1 boat is purchased from Waters of Vermilion LLC and is for the exclusive use of the lot owner. Upon closing, a Certificate is issued to the Owner transferring one of the Dock Slip Rights. The Certificate is also recorded with the St. Louis County Register of Deeds and submitted to the Community Association confirming the right has been transferred. This right is attached to that owner's lot in perpetuity. Please inquire for current prices

Purchase of Dock Sections to Create the Slip:

The physical dock sections needed to create the slip are coordinated and purchased through Waters of Vermilion LLC at the dock dealer's seasonal rate. The Standard Slip Size is 10' wide and 20' long. The sections needed to create access to the private slip usually include two 3' x 10' sections and ½ to 1 full section of the community access dock piece that is 5' x 10' long). A reasonable administration fee may be charged.

The dock sections should be purchased when the owner is ready to install/use the dock slip and do not need to be purchased at the same time as the Dock Slip Right purchase. A separate installation fee will be invoiced if the dock sections are not installed as part of the normal seasonal install of the dock system.

Dock Slip License:

When the physical dock sections are delivered, Waters of Vermilion LLC immediately conveys the ownership of the dock slip sections and hardware to the Community Association to create the slip. Upon conveyance, the Community Association will immediately issue a License to the Lot owner declaring the fingers creating the slip as a Limited Common Element for the private use of the lot owner. The License is filed with the St. Louis County Register of Deeds, is attached to the Owner's lot and Boat Slip Right Certificate in perpetuity for their use exclusively.

Dock Management Agreement:

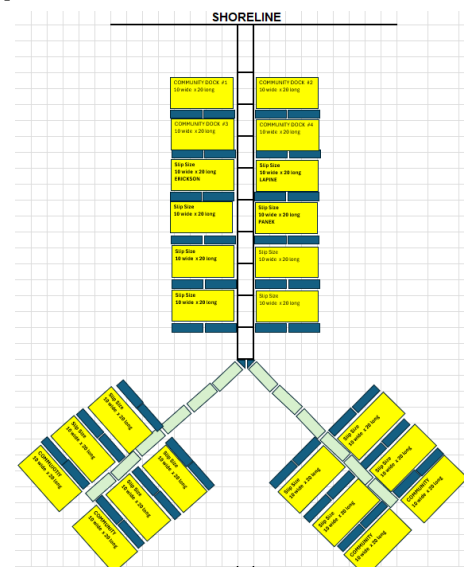
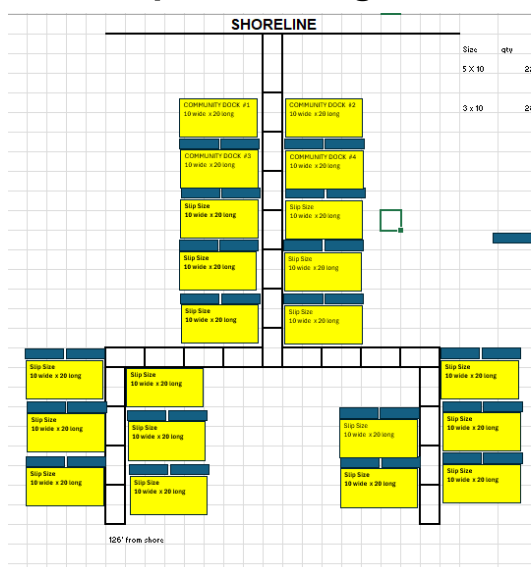
The Waters of Vermilion Dock Management Agreement states the Community Association will own the pier and all dock sections creating the private slips.

It will maintain the pier and requires the private slip owners to maintain their private slip “fingers” keeping them clean and free of debris. If a “finger is damaged due to negligence or damage on part of the owner, they will be responsible for repairs.

If there is damage caused by a larger event such as a storm or general wear and tear, the private slip owners will pay a pro-rated cost of repairs for the pier accessing the private slips and the private slip fingers.

Annual Installation and Take out - All private slip owners will pay a pro-rated cost of dock installation and take out each season based on the additional charge for the Private Limited Common Element Dock Slips.

Proposed Designs for the Dock Expansion-Not Finalized



Frequently Asked Questions

How Much Does a Dock Cost?

There are 4 components to the cost of purchasing a private dock slip:

- 1 The Dock Slip Right - One Time Cost, please inquire
2. The cost for dock sections to create the slip - One Time Cost, seasonal rate
3. The License for the Slip - No Cost, a small administrative fee may apply
4. Ongoing Annual Maintenance - Pro-rated cost of Spring Installation, Fall Take-Out and any maintenance beyond normal wear and tear as per the Dock Management Agreement

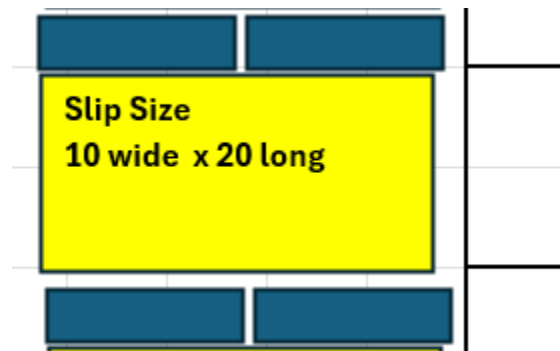
Do I Own My Dock Slip?

Yes, Waters of Vermilion owners own their Dock Slip (the place on the water to moor your boat). Waters of Vermilion Community Association owns and maintains the physical dock sections to access your slip and licenses the dock sections to you as Limited Common Elements, meaning they are for your exclusive use. Both your right to the Dock Slip and your license are documented and attached to your lot deed in perpetuity.

What is the size of a Dock Slip?

The standard Waters of Vermilion Dock Slip is 10' wide and 20' in length. Each Slip will use 13' of a Community Association Access Dock section and will have slip side "fingers" that are 3' wide x 20' in length. The "fingers" are for shared use with the neighboring Dock Slip Owner.

NOTE: The width of the Standard Slip is based upon a boat with a 8'6" beam which is the widest boat that can be trailered on roads without a permit. Larger slips can be accommodated - please inquire.



Who is responsible for the maintenance of the docks?

The Community Association (CA) owns and manages all docks and pays for dock maintenance, seasonal install/removal and storage. CA responsibility extends to normal wear and tear, damage due to natural occurrence, and annual spring cleaning.

The general maintenance costs will be assessed proportionally across all dock slip owners (Community Association's portion is for 4 community docks plus the number of private Dock Slips currently in use).

Dock Slip Owners are required to keep their dock area clean, free from debris, cleats tightend and boats tied up correctly. Larger issues should be reported to the CA. If an Owner's boat or Owner's negligence causes damage to the dock (stains, spills, gouges, dents, bent brackets) the Owner is responsible for the repair. Additional care can be contracted through the Community Association.

What is included in my Dock Slip Right purchased from WOV LLC?

The Right includes a Dock Slip, which is defined as a "hole" or "slip" in the water for the Owner's exclusive use to moor a watercraft. It is documented with a Dock Slip Right certificate that is filed with the county, the community association and the owners lot in perpetuity.

What is included in my License granted from the Community Association?

The Dock Slip License includes the declaration of the fingers creating the slip as a Limited Common Element for the exclusive benefit of the lot owner. It also includes participation in the Community Association Dock Maintenance agreement.

The License is granted by the Community Association when there is proof that the lot owner has a Dock Slip Right certificate and Waters of Vermilion has conveyed the ownership to the Community Association of the dock slip sections required to create the Boat Slip.

What if I need a bigger slip for my boat?

Waters of Vermilion can accommodate Owners with larger slip requirements. The Standard Dock Slip can be expanded to accommodate an owner's larger boat but cannot be expanded to moor more than 1 boat. Larger Dock Slips are allowed at the discretion of Waters of Vermilion, LLC in selling the Dock Slip Right and the Waters of Vermilion Community Association in terms of ownership, management and maintenance. Any additional dock sections required are at the Owner's expense as well as any special maintenance or handling fees associated with the larger dock. All other normal dock maintenance expenses are assessed proportionally. Larger slips may be located further out on the pier due to larger boats needing deeper water.

Can my slip size change if I get a larger boat?

Yes, your Right and License does not specifically define the size of your Dock Slip, however, it is intended for 1 boat. If you need to expand your slip due to acquiring a larger boat, please Contact Waters of Vermilion LLC and follow the same process to add additional dock sections. Please inquire about how calculations are made for additional prorated fees. Larger slips may be located further out on the pier due to larger boats needing deeper water.

What if I can get by with a smaller Dock Slip?

Dock Slips smaller than 10' x 20' will not be installed at Waters of Vermilion. Owners are free to moor their smaller watercraft in their Standard Slip.

Can I put more than one boat in my slip?

No, each Dock Slip is intended to hold only 1 boat. If a boat is much smaller than the Standard Slip configuration, a dingy or personal watercraft may be allowed or disallowed by the CA at their discretion to preserve the appearance and function of the docks. Please inquire. The contents moored in the slip in no way changes the character of the moorage to be anything other than one slip.

Can I buy more than one dock slip?

Currently, the limit is 1 Dock Slip per residential home (1 or 2 lots) allowing the ability for new lot buyers to purchase a private slip. Waters of Vermilion, LLC reserves the right to allow more than one Dock Slip per resident at a later date.

Can I sell my Dock Slip?

Yes. If you no longer want your slip you may put it up for sale but only to another Waters of Vermilion Owner who does not currently have a private slip. You may also approach Waters of Vermilion LLC about repurchasing the right & license from you. The sale will need to be approved by Waters Of Vermilion LLC and the CA. The Right and License are in-separable.

Can I rent my Dock Slip out?

Yes, you can rent to another owner/resident at Waters of Vermilion subject to written approval from the WoV CA. If you are renting your house (VRBO, AirB&B, other) your guests are allowed to use your dock during their stay with a properly displayed docking pass on their boat. Rental to outside parties is strictly prohibited.

Does My Dock Slip have to be installed if I am not going to use it for a summer?

No, you may choose not to have it installed. You will need to notify the CA by March 1 so the installer can be notified and arrangements can be made for storage. You will be responsible for any storage fee. If the docks were not removed and stayed in the water over the winter, you will still be charged pro-rata any fees related to the relocation for winter and the repositioning fee in the spring. You may rent your Slip out if not using it.

How will my Slip be identified?

We are currently working with the dock provider to assure all Owners' docks are identified with a marker, label or sign as a private Limited Common Element for that owner. Slips will be identified by the owner's or property's name or number.

Will my Slip be in the same place each year?

Not necessarily. It is not guaranteed your slip will be in the exact same place each season. Locations are based on a first come-first serve basis when your dock slip was purchased and the size of your slip. All locations are at the discretion of the CA.

If I don't like where my Slip is, can it be moved?

The Community Association will do its best to honor all requests for dock placement, however, the final decision is at the CA's discretion. The CA will take into consideration other Owners' locations and requests with more seniority of ownership. Dock Slips for larger boats may be positioned toward deeper water to minimize aquatic disturbance.

Can I put an attached bench or storage box on my dock?

Yes, A storage box/bench may be allowed if purchased from the dock manufacturer or matching provider. The purchase will be made by the Slip Owner, is the personal property of the Slip Owner and is affixed (for the summer) in a position pre-approved by the CA or within the guidelines of the Dock Management Agreement. Check with WOV LLC and CA for current permissions, availability and cost.

What accessories are available on my dock?

Inquire to the CA what is allowed and to get written permission.

Dock Boxes, Benches, Umbrella Holders and other accessories may be available for private purchase so long as they are safe and do not inhibit the access or use of any part of the docks (common or private). If allowed, these accessories are the personal property of the Slip Owner and must be removed and stored by the Slip Owner prior to the dock take out date.

Will there be power/electricity available at my slip?

Power is available lakeside and will be available to most Slips if not all Slips - first come first serve. If the community association electric bill is obviously increased in the summer, the CA is allowed to pass on charges to those using electricity.

Can I put a solar panel at my slip to charge my boat?

Yes, If the panel is in or on your boat it is allowed. If it needs to go on the dock, please see "what accessories are available on my dock" question.

What do I do with my boat trailer when my boat is in the water?

At this time your boat trailer must be stored in your garage, carport or off site. Waters of Vermilion does not allow outside, exposed trailer parking. Waters of Vermilion has been given permission by Greenwood Township to eventually have dedicated, secured and monitored boat and trailer parking on site sufficient for all Owners. This area may or may not be constructed in the near future based upon the needs and desires of the lot owners.



For additional Questions, please ask your broker or
Inquire at 1-888-753-7773

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