



2025 BOAT SLIP RENTAL AGREEMENT

Waukegan Port District

55 S Harbor Pl Waukegan IL 60085

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Slip # _____

Slip Size: _____

This agreement made and entered into by and between Waukegan Port District and Founders 3 Management Company, hereinafter referred to as "Marina" and _____, of _____, hereinafter referred to as "Owner." Whereas Owner is the owner of the _____, named _____, Reg # _____.

All sizes subject to audit. Marina reserves the right to change the contract price, based on the actual boat measurements.

1. To secure a slip for the 2025 season, a \$500 Non-Refundable deposit must be remitted at the time this agreement is made.
2. Owner agrees to pay Marina full payment for the seasonal rental of the Slip as set forth in the (Slip Rent) terms below.
 - a. \$ _____ Slip Cost
 - b. \$ _____ Deposit
 - c. \$ _____ Balance due by _____
 - d. Slip balance must be paid in full before occupying any slip.
3. Marina agrees to rent to Owner a Boat Slip, for fee set forth above, for the 2025 boating season. Owner may occupy the Slip commencing any time after April 1, 2025 weather and ice permitting and must vacate the Slip no later than October 31, 2025 weather and ice permitting.
4. This contract may be renewed annually at Marina's discretion subject to change of terms and conditions. Marina will transmit a renewal contract at least 30 days prior to December 30, 2024. Failure to remit \$500 non-refundable deposit and signed executed copy of the contract to Marina by December 30, 2024, may at option of Marina, be denied renewal.
5. **By signing this contact, Owner acknowledges receipt of a copy of the current Rules and Regulations of the Marina and understands their vessel shall be subject to inspection upon entry to the marina. Owner agrees to abide by said Rules and Regulations. Failure to follow the Marina Rules and Regulations may result in termination of this Agreement, eviction of Owner from the Slip for the 2025 boating season, and forfeiture of the Slip Rental amount.**
6. Owner agrees to indemnify Marina and its agents and to hold it and its agents harmless for any loss, liability or damages resulting from injuries to person or property (whether to Owner or to any other person) arising from Owner's use of the Slip or the Marina facilities. Owner agrees to carry **liability of \$500,000.00** to protect Owner's boat, the Marina and all other users of the Marina from any loss, liability or damages resulting from Owner's use of the Slip or Marina facilities. Owner agrees to provide Marina with copy of **'proof of insurance' with Waukegan Port District named as additional insured on the Vessel's liability policy prior to occupying the Slip.** Marina assumes no responsibility for any damages that may result from normal handling of Owner's boat, as determined by industry standards. Only authorized vendors who have provided the Marina with adequate proof of insurance may do work in the Marina. Owner agrees to waive subrogation rights against Marine and insurance company in the event of a loss.
7. Owner agrees to not use the Slip or the Marina facilities for any commercial purpose at any time during the term of this Agreement. (Fishing charters excluded with permission from Marina). The Slip may not be rented or re-assigned to any other person without express consent of the Marina. Marina reserves the right to utilize Owner's Slip any time when vacant. Marina reserves the right to move Owner's boat or watercraft at any time, within the Marina or elsewhere, to protect the property of the Marina or the safety of other slip owners or the public. Marina reserves the right to assign or re-assign Owner's slip location at any time.
8. Owner understands and agrees that the boat will not be removed from the Marina's property if Owner is delinquent in any payment or service charge due to the Marina, and shall result in Owner's boat being impounded and subject to a Vessel Lien.
9. Refund Policy:
 - a. Full refund less \$500 Non-Refundable deposit up to March 31, 2025.
 - b. April 1, 2025 to May 31, 2025 20% of the slip fee plus any pro-ration (or \$500 plus pro-ration, whichever is higher) will be retained.
 - c. No refunds as of June 1, 2025

Name: _____

Email: _____

Address: _____

Cell Phone: _____

City: _____ Zip: _____

Home Phone: _____

Owner Signature: _____ Date: _____

Marina Signature: _____ Date: _____



Rules and Regulations

The following are standards of conduct and safety for Waukegan Harbor & Marina and apply to all co-owners, guests, seasonal lessees and transient boaters. Standards of Conduct: In addition to the following, parties must comply with all posted signs and instructions.

1. Guests are required to abide by all Marina rules and Regulations.
2. Slip owner/slip lessees, guests and pets shall not make nor permit any disturbing noises within the Marina that will interfere with the rights or comfort of other boaters. Quiet hours are to be observed daily from 10:00 PM to 8:00 AM the following day.
3. Personal items may not be left unattended in the lounge or common areas and if so, may be confiscated by staff.
4. Slip owner/slip lessees and guests are not to feed sea gulls or other birds within the Marina.
5. Indoor household pets are permitted under the following conditions:
 - a. Pets shall be under full control at all times and may not be left unattended on any vessel or in the marina.
 - b. Pets are not permitted to run loose.
 - c. Pets will be kept on a leash at all times. Leash not to exceed six feet.
 - d. Pets are not permitted in bathrooms/bathhouses.
 - e. Pet owners must clean up their pet's waste and dispose of it in a sanitary manner.
 - f. Pets are to be curbed in designated pet walk areas located at the west of the main parking lot.
 - g. Pets are not permitted to make excessive noise.
 - h. Pet owners are subject to city/state animal control laws.
6. Parking:
 - a. No vehicle may occupy more than one parking slot.
 - b. Permission for short term parking of trailers must be obtained from the Harbor office.
7. Vessels may not exceed the total slip length and must be secured to the dock as to not impede the walkway or channel. Management reserves the right to move or retie any boat tied in a way deemed unacceptable by Management for Marina safety. Vessel length includes all additions such as bowsprits, swim platforms, anchors, etc. Management may measure Vessels after occupancy. Boats deemed by Management to extend beyond acceptable slip limits will be reassigned to a proper size slip, with the boat owner being responsible for the difference in slip fees.
8. Engines are not to be idled for excessive periods of time within the Marina.
9. Sailors are expected to tie off all halyards in such fashion so as to eliminate slapping and clanging.
10. Dock areas are to be kept neat in appearance and no alterations to the docks may be made without prior approval from the General Manager.
11. No "Non - Marina" items such as pool noodles, rags, etc. on pilings, docks, or other areas. Only Marine quality items may be installed with management's approval. All boats are to be kept neat in appearance and no major reconstruction shall be permitted.
12. Cleaning fish is permitted only at the fish cleaning station. Fish remains may not be placed in the trash.
13. All liquids, including oil, fuel etc. must be disposed of in a proper manner and not placed in the dumpster.
14. Waukegan Port District /Waukegan Harbor & Marina assumes no liability for the boats or property of its customers. Boaters must provide certificate of insurance with the Waukegan Port District named as additional insured on the Vessel's liability policy and must provide proof of ownership to the marina prior to occupying the slip.
15. Boat owners are liable for the repair or replacement of Marina facilities damaged by them, their guests or their boat whether the boat was under the control of the owner or not.
16. All Vessels kept in the Marina must be seaworthy and capable of meeting all coast guard requirements for Vessels of the type.
17. The Marina reserves the right to remove any Vessel **not** deemed seaworthy or hazardous to other boats, boaters or property at the owner's expense.
18. In the event that a Slip Tenant's Vessel is partially or totally submerged in its slip, mooring or at any location within the confines of the Marina, including entrances and channels thereto, the Slip Tenant shall commence salvage activities within twenty-four (24) hours' notice by the Marina to the Slip Tenant of the partial or total submersion of the Vessel.
19. Failure to commence salvage activities within the prescribed time the Marina, at its option, may salvage the Vessel and charge all costs of salvage, removal and storage of the Vessel to the Slip Tenant.
20. For Sale" signs, names or other graphics are not permitted on the Marina docks, pilings, dock boxes, etc. Small signs are permitted on boats with the General Manager's approval.
21. Every slip is equipped with one dock box at no additional expense.
 - a. You are responsible for any damage resulting from abuse or neglect.

Rules and Regulations

- b. Dock boxes may not be marked, personalized, painted or have any decal affixed to them.
 - c. Storage of any flammable or hazardous substances within the dock box is strictly prohibited.
 - d. Nothing may be attached to the exterior of the box.
 - e. Slips and dock equipment may NOT be modified.
22. Slips shall not be occupied by more than one boat, unless the second boat, including dinghies, kayaks or jet skis, belongs to the slip owner/slip lessee and is registered with the harbor.
 23. All boats shall be moored in the slips in a safe manner.
 24. No boat shall be operated so as to cause a wake.
 25. Sidewalks, docks or other walkways shall not be obstructed in any manner, including overhangs from bow pulpits, anchors, etc. Free access to and from the boats must be maintained at all times. All lines will be placed so they do not present a trip hazard or obstruction.
 26. Riding or operating any bicycle, moped, skateboard or other vehicle is prohibited anywhere on the docks, unless medically necessary.
 27. There will be no swimming, fishing or diving within the Marina.
 28. Fireworks are not permitted within the Marina.
 29. Grilling must be done on an extinguishable propane grill. No charcoal grills or wood smokers are allowed. You must clean up all waste, grease spills, etc. afterward.
 30. There will be no storage of any materials on the dock or common areas except within the standard dock boxes.
 31. No camping or overnight stays in vehicles or recreational vehicles is permitted within the Marina Property.
 32. Except for dinghies, all fueling in the Marina must take place at the fuel dock. Holding tanks and porta potties may be emptied only at the fuel dock.
 33. No lines may be attached from the center mooring pile to the head walk on the floating docks.
 34. No commercial activity of any type is allowed within the Marina except with the written permission of Management.
 35. Marina Shore Power Connections: The Marina requires every Slip Tenant to use shore power cords that are designed for use in a marine environment, rated to carry the necessary amperage for the intended marine use, having locking connectors at each end and be waterproof the entire length of the cord. Vessels, dock walkways and finger piers which are determined by the Marina to have inadequate, inventive or otherwise dangerous wiring, shall be removed by the Marina, and damage to the Marina shall be repaired, with all costs of repair charged to the Slip Tenant. Modification of electrical pedestals on dock walkways and finger piers is strictly prohibited. Installation of electrical lighting on dock walkways or finger piers is strictly prohibited.
 36. Only service vendors who have registered and provided a Certificate of Insurance to Management may perform work on boats located in the Marina. Owners or their immediate families may perform normal in the water maintenance on their boat. A waiver of liability and vendor rules must also be signed by each service vendor. For a list of properly insured vendors, please contact Management.
 37. Slips are leased for the boating season listed in the leasing contract. Renewal of a slip, and slip selection is at the decision of Management. All efforts will be made to accommodate specific slip requests, however, slip reassignment may occur at any time during the season.
 38. A slip is leased to the owner(s) named on the leasing contract for the boat shown on the contract and it does not transfer with the sale of the boat.
 39. The only Vessel to be in a slip is the Vessel registered to the slip. Dinghies or other recreational equipment must be stored within the confines of the space leased or on the deck of the boat. They cannot be stored on or under the docks at any time.
 40. All boaters who will have their boat out of the marina overnight are asked to inform Management of the period of vacancy. The Marina reserves the right to use the slip in question for transient dockage at any time the Management shows the boat to have been out for 48 hours.
 41. Only items approved by or installed by Marina staff shall be attached to the piers. Approval will be based upon the adaptability of the item to the slip and the effect it has upon the aesthetics of the slip area or any possible adverse effect on the pier structure.