

ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC

ADDENDUM TO DOCK LICENSE AGREEMENT

I have read and reviewed the Dock License Agreement pertaining to my home within Admirals Cove and have agreed to the terms therein. In addition to the respective Dock License Agreement, I understand certain responsibilities belong to the Admiral's Cove Master Property Owners Association, Inc (hereafter referred to as "POA") or me, my family, heirs, assigns, trustees, guests or other such individuals who enjoy the waterways within Admirals Cove as the Owner of a portion of land within Admiral's Cove. The below is intended to be helpful to me and clarify some of those responsibilities. I understand, however, I should not solely rely on the below as a source of information as other governance or regulations may be applicable:

Dredging Responsibilities - The waterways were built with certain design depths in mind and vary from place to place. The POA is obligated to perform dredging, as is reasonably necessary, to maintain those depths subject to the fact it may not be feasible or practical to do so at all times in all places.

The POA's obligations are within the sixty (60') foot navigable channel (hereafter referred to as "Navigable Channel") which may be generally identified by picking the mid-point of the waterway and measuring thirty (30') feet on either side.

The Owner is responsible for all dredging outside the Navigable Channel in order to get to the Navigable Channel up to and including around their personal dock or slip.

Seawall & Revetment Repair - The seawalls and revetments are an integral part of maintaining the integrity of the waterways and the land your respective home lies on. It is POA's obligation to maintain, repair and replace all seawalls, bulkheads and revetment areas within Admirals Cove which lie on POA property or homes within Admirals Cove. Such maintenance, repairs and replacement are only to the degree of what was originally built or created when being developed.

The Owner is not without responsibility to the degree that Owner causes or creates the need to affect such repairs and maintenance to the seawall or revetment. An Owner may be responsible to pay or reimburse POA for some or all expenses associated with repairs if deemed to have been caused by Owner or if Owner should have reasonably been able to identify that damage was likely due to circumstances, actions or lack of action such as, but not limited to, washouts, irrigation breaks, drainage and sheet flow issues, piercing portions of the seawall, revetment and underlayment.

Docks Resting on Seawall - Docks may not rest on sea wall and in the event dock must be removed to affect repairs to seawall or revetment, Owner will be responsible for removal of dock from seawall to the degree needed to proceed with repairs by the POA.

If the dock is determined to be cause of seawall or revetment failure, reimbursement of expenses for such repairs may be due and payable by the Owner to the POA.

Mangroves - The POA has certain authority and ability to maintain the mangroves within Admirals Cove. No Owner may remove, maintain or otherwise alter the mangrove beds without express written permission from the POA. If the mangroves abutting or within Owners property are determined to be in need of replacement due to unauthorized removal or alteration or any other action causing such need the work will be performed by the POA and the cost reimbursed by the Owner.

Rules and Regulations - There are certain rules and regulations that must be adhered to at all times or be subject to certain penalties for such violations.

Boat Decals - It is highly recommended you place an Admirals Cove boat decal to help identify your boat to security. The decal should be placed on the front windshield, starboard side. Boat decals may be received at the guardhouse.

Speed/Wake Zone and Obeying Posted Signs - Boats and other such watercraft shall not be operated in the waterways at a speed in excess of the speed, which results in a wake from such operation. Additionally, boats and other such watercraft shall not be operated in such a manner as to interfere with or endanger any of the wildlife and habitats in the waterways, up to and including mangroves or "islands".

Appearance of Dock - The waterways of Admiral's Cove are one of the greatest assets of the Community and should be recognized and treated as such. One such aspect of the waterways is the many docks within. As Owner, one is responsible to repair and maintain their property which includes, but is not limited to, such items as decking, floating docks, slips, pilings, lifts, boats and other watercraft in a manner that is unobtrusive and inoffensive in the eyes of the POA. The POA has the right and authority to mandate you do so and may require you take specific action to remedy such deficiencies when they are recognized.

I have read and reviewed the above and agree to adhere to the policies of Admiral's Cove Master Property Owners Association, Inc as expressed and/or as subsequently promulgated hereafter.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
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