

EXHIBIT "B"

AMENDMENT TO THE RULES AND REGULATIONS GOVERNING THE USE AND RATES OF THE NEW MARINA CENTER FACILITIES OF GULF HARBOUR MARINA

11. Existing Slip Owners are allowed access to the Marina facilities for (1) previously scheduled events for a period of 45 days from closing date of slip sale. A previously scheduled event as defined as:

"A previously scheduled event that was reserved by the slip owner. Appeared on the marina master schedule on the date the contract for sale of the slip was executed by the slip owner. And all reservation paperwork was complete as of the date of contract for purchase".

RENTAL OF MARINA CENTER

1. Slip owners and Annual renters have preference for the use of the Chart room, Boardroom, and the Helm Lounge and Crow's Nest Patio, however if the room(s) have been previously reserved and deposit paid the prior reservation will take preference.

2. Slip Owners may reserve the marina center for up to 18 months in advance.

3. Annual Renters may reserve the marina center during the term of their lease.

4. ~~MonthlySeasonal~~ Renters may reserve the marina center during the term of their lease.

5. Groups of 50 or more are required to rent the full facility (Board room, Chart room, Helm and Crow's Nest).

6. Marina scheduled social events and GHYC prescheduled events shall take preference over all reservations.

7. Slip owner and Annual renters, ~~MonthlySeasonal~~ renters and All others are required to secure facility upon completion of event. Failure to secure facility will cause loss of deposit and will be charged an additional \$100 and future rental will be restricted.

8. Slip owners, Annual renters, ~~MonthlySeasonal~~ renters and All others are required to leave facility as he found it. Failure to cleanup and restore facility to original condition will cause loss of deposit and additional cleaning fees.

9. For Slip owners and Annual renters if events take place outside normal business hours and staffing is required the charge will be \$35 per hour per employee.

10. For ~~MonthlySeasonal~~ renters and All others if events take place outside normal business hours and staffing is required the charge will be \$50 per hour per employee.

11. Slip owners and Annual renters are not limited to the number of rentals per calendar year.

12. ~~MonthlySeasonal~~ renters are allowed to rent the facility a maximum of 2 times per calendar year.

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13. If a Slip owner or Annual renter, rents only the Board and Chart rooms, but during the event the group occupies or utilizes the Helm or the Crows Nest the group will be charged the additional \$150.

14. With staff approval, renter will be allowed access to the facility four (4) ~~two~~ (2) hours prior to the start time of the scheduled event for set up.

RENTAL RATES MARINA FACILITIES

RATES...DEPOSIT

Following refundable deposits are required with rental agreement.
Deposit can be made by check, credit card or cash
Deposit is refunded if facility is left as originally found.

CLASS	BOARD	CHART	HELM & CROW'S NEST
Slip Owner/Annual Renter	\$100		
Season Monthly Renter & All Others		\$200	
Proxy Renter	\$200		

RATES...RENTAL BUSINESS HOURS (8:00AM-4:30PM MON-SUN)

Rental to be a maximum of 3 hours
~~(Set up time for events are charged at normal business hour rates)~~
With staff approval, renter will be allowed access to the facility four (4) ~~two~~ (2) hours prior to the scheduled event for set up.

CLASS	BOARD/hr	CHART/hr	HELM & CROW'S NEST
Slip Owner /Annual Renter	\$35	\$35	\$250
Monthly Seasonal Renter/ All Others	\$50	\$50	\$250
Proxy Renter	\$65	\$65	\$350

If a Gulf Harbour ~~group~~ Association does not include a slip owner or annual renter who has signed the contract and it is after business hours or extends past business hours, then an employee charge of \$50 per hour per employee will be charged at the time the rental contract is signed.

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RATES RENTAL...NON-BUSINESS HOURS (4:30PM-11:00 PM MON-SUN)

Non-business hour rental include both Board and multi-purpose room
Failure to secure facility when rented by Slip owner, Annual renter, or
MonthlySeasonal renter will result in loss of deposit and \$100 charge.
All rentals must vacate premises by 11:00 PM

Setup time for events are charge at normal business hour rates. With staff approval, renter will be allowed access to the facility four (4) hours prior to the scheduled event for set up.

CLASS	BOARD & CHART ROOM	HELM & CROW'S NEST
Slip Owner/Annual Renter	\$200	\$150
Slip Owner/Annual Renter groups of 50 or more		\$350
<u>MonthlySeasonal</u> Renter/All Others	\$250	\$175
<u>MonthlySeasonal</u> Renter/All others groups of 50 or more		\$425
Proxy Renter	\$300	\$250
Proxy Renter groups of 50 or more		\$550
Proxy Rental for Memorial Service		\$350

PROXY RENTAL

Renter must be a resident of Gulf Harbour.

Slip owner (sponsor) must be in attendance of event and is responsible for all charges, securing the facility, and clean up.

Rental by Slip owner, Annual and MonthlySeasonal renters for an organization to avoid rental charges is not allowed and may cause FOB to be deactivated.

**CASUAL USE OF THE CHART ROOM BY SLIP OWNER AND ANNUAL
RENTER GROUPS ON A NON-RENT BASIS**

1. This applies to Slip owner and Annual renters

7 Revised February 23, 2017 Approved 6-16-22

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2. The group must consist of 50% Slip owners and Annual renters.
3. Group must register all guests with Marina office on each occasion.
4. This applies only to the Chart Room and Boardroom and not the Helm Lounge and Crow's Nest Patio.
5. Group can use the facility during Marina hours of 7:00 AM-4:30 PM.
6. Group must make the request to the Marina office a minimum of 7 days prior to the event. The marina will advise if the facility has not been reserved or rented.
7. Group use does not eliminate other Slip owner or Annual renter use of the room.
8. Group will not be charged a use or rental fee, but if they fail to return room to way they found it, Slip owner or annual renter making the notice will be charged \$100 and future use will be restricted. Additional cleaning charges may also apply.
9. Groups renting the facility and marina sponsored functions will have preference.

GHYC

1. Use is under separate agreement.
2. Agreement is to be renewed annually.

BULLETIN BOARD

1. The Marina will maintain a bulletin board with a weekly schedule of all rentals or activities that will restrict slip owner/renters usage.
2. Marina office will maintain full schedule for review.
3. Bill board to be updated each Monday morning for the week.

MARINE MAX

1. Marine Max agreement does not include a FOB and therefore there is no access granted to the Chart Room, Boardroom, the Helm Lounge or Crow's Nest Patio. Access to marina restrooms is granted to Marine Max
2. Marine Max is subject to a separate agreement that renews annually.

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GUEST POLICY

1. FOB holder is allowed 6 guests at any one time in multi-purpose room.
2. All guests and immediate family members must be accompanied by a FOB holder.
3. All guests must register indicating they are guests of individual FOB holder.
4. Slip owners and Annual renters are allowed to bring a maximum of 6 guests into the Helm Lounge and the Crow's Nest Patio a maximum of 4 times per month.
5. Children under the age of 18 are not allowed in the Chart Room, Boardroom, or the Helm Lounge or Crow's Nest Patio without a parent or guardian, that is a FOB holder, being present at all times.
6. A person considered a guest is allowed a maximum of 4 visits per month. This includes being a guest of multiple FOB holders. Guests under the "CASUAL USE CHART ROOM NON-RENTAL POLICY" will be allowed 4 visits per month.
7. Marina sponsored functions shall have separate guest rules and will be published at the time the function is announced.
8. Immediate family members shall be exempt from the guest policy except for the rules governing the Helm Lounge and Crow's Nest Patio and special events. See # 4 & 7 above.
9. A Slip owner, by written request and board approval, can allow use of his FOB by an immediate adult family member in his absence. The immediate family member must be 21 years of age and must register at the marina office before use of the FOB. The immediate family member is allowed to bring a maximum of 3 guests to the facility at one time and must follow all marina rules during the use of the FOB.
10. The marina may limit guests during certain days or periods at its sole discretion.
11. The marina has the sole discretion to restrict and/or remove guests who are deemed disruptive and /or in violation of the marina rules.

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