

Storage Agreement 2025 – Quinnipiac River Marina
Customer Information Sheet

Vessel Name:		Vessel Make/Model:	
Boat Registration #: Need copy for file		Vessel Length:	
Insurance Policy #: Need copy for file		Vessel Registration State:	
Insurance Agency:		Trailer Plate Number:	
Owners Name:		Trailer Make/# Axels:	
Owners Birthday:		Owner Home Address:	
Owners Cell #:		Owner Employer:	
Owners Home #:		Owner Work Address	
Owners Email:		Owner Work Phone #:	
Emergency Contact Name:		Owners DL #:	
Emergency Contact Cell:		Owner Vehicle Plate #:	
Emergency Contact Email:		Past Customer:	
Trailer Storage:	(Y) (N)	Electrical Outlet(s) Stand #:	(1) 30 AMP (2) 30 AMP

I, _____ customer of the Quinnipiac River Marina, QRM Amenities Limited, do hereby certify and attest that the above information has been completed correctly to the best of my knowledge. Further, I certify that any changes to this information that may occur during the contracted storage period, will promptly be provided to the Quinnipiac River Marina allowing for records to remain current at all times.

Name: _____ Date: _____ Signature: _____

Marina Representative Witness: _____

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

Summer Storage – 2025 Customer Pricing Table

Dock:	
Billable Rate:	
Parking:	
Additional Charges:	
Discounts:	
Subtotal:	
Sales Tax: (6.35%)	
Electric Deposit:	
Total:	
Down Payment:	
Remaining Balance:	
*Note: The boat will be measured by QRM for accurate billing purposes. Any discrepancy between the LOA listed and QRM's determination of LOA could result in additional fees.	

Quinnipiac River Marina – Summer Storage Agreement

This Summer Storage Agreement (the "Agreement") is entered into by and between QRM Amenities Limited ("Quinnipiac River Marina") and the Customer identified in this agreement. It applies to the boat listed in this agreement, including but not limited to its rigging, engines, appurtenances, and any stored contents (collectively, the "Boat"). This Agreement governs the terms of storage and mooring at Quinnipiac River Marina (the "Marina") for the specified Summer Season and is legally binding upon execution.

1. Incorporation of Terms This Agreement incorporates by reference the Marina Storage & Mooring Agreement (the "Customer Agreement") and any associated Marina Rules. All capitalized terms not explicitly defined herein shall have the meanings assigned in the Customer Agreement.

2. Customer Acknowledgments By signing this Agreement, the Customer acknowledges and agrees to the following: The Customer has read, understands, and agrees to comply with this Agreement, the Summer Storage Terms, the Customer Agreement, and all Marina Rules.

The Customer certifies that all provided information, including personal details, boat registration, and insurance information, is accurate and up to date. The Customer must promptly notify Quinnipiac River Marina of any changes to this information, including changes in ownership, insurance coverage, or vessel status. The Customer must maintain copies of the current Boat registration/documentation and valid insurance certificates at the Marina office for the entire duration that the Boat remains in the Marina.

3. Storage Terms & Responsibilities Boat Condition: The Boat must be maintained in seaworthy condition and comply with all Marina policies and applicable regulations. Insurance Requirement: The Customer is required to maintain adequate insurance coverage, including liability and hull protection, for the entire storage period. Compliance: The Customer agrees to abide by all Marina safety, operational, and environmental policies. Modifications & Updates: Any amendments to this Agreement must be made in writing and signed by both parties. This Agreement is legally binding upon execution and remains in effect for the duration of the Summer Storage Term unless terminated per the Customer Agreement

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

Summer 2025 Customer Agreement

Summary Statement & Table of Contents for the Summer 2025 Customer Agreement

This Summer 2025 Customer Agreement outlines the terms and conditions governing the use of slips, storage, and marina facilities at Quinnipiac River Marina (QRM). It establishes the rights and obligations of the Customer, including fees, storage policies, parking rules, liability, insurance requirements, and dispute resolution. Customers must comply with marina rules, environmental regulations, and payment obligations, ensuring the safety and proper use of the facilities. This agreement is binding upon execution and remains in effect for the specified term unless terminated under its provisions.

Table of Contents:

1. Definitions – Key terms used throughout the agreement
2. Customer Rights & Agreements – Eligibility, storage terms, and contract scope
3. Term & Termination – Duration of agreement and conditions for termination
4. Fees & Payment – Payment schedules, late fees, and billing policies
5. Security Deposit – Requirements and conditions for refunds
6. Vessel Condition & Maintenance – Requirements for keeping vessels seaworthy
7. Live-Aboards – Restrictions on residing on vessels
8. Parking & Vehicle Rules – Parking permits, fees, and towing policies
9. Conduct & Behavior – Rules for maintaining a safe and respectful marina environment
10. Outside Contractors – Approval process for external service providers
11. Utilities & Services – Availability of power, water, and other services
12. Boat Hoists & Ramps – Use and maintenance of marina lifting equipment
13. Compliance with Laws – Customer’s obligation to follow legal and environmental regulations
14. Hazardous Substances – Prohibition of fuel storage, spills, and hazardous materials
15. Insurance Requirements – Coverage mandates for vessels in the marina
16. Holdovers & Abandonment – Fees and policies for unauthorized vessel stays
17. Security Measures – Use of surveillance, marina safety, and liability disclaimers
18. Photography & Media Use – QRM’s rights to use images of vessels at the marina
19. Weather & Emergencies – Customer responsibilities during hazardous conditions
20. Boat Relocation & Construction – QRM’s right to move vessels for maintenance or marina improvements
21. Liability & Indemnity – Customer’s financial responsibility for damages or losses
22. Lien Rights – QRM’s ability to secure unpaid fees through a vessel lien
23. Master Lease & Ownership Rights – Marina land use and limitations on customer ownership claims
24. Transfers, Sales & Assignments – QRM’s right to transfer agreements to new ownership
25. Force Majeure – Exemptions from liability due to uncontrollable events
26. Notices & Communication – How official notices between QRM and the Customer will be handled
27. Guest & Pet Policy – Regulations on visitors, pet management, and liability
28. Waste Disposal – Proper handling of trash and prohibited disposal items
29. Final Agreement & Governing Law – Dispute resolution, governing jurisdiction, and contract enforceability

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

This Customer Agreement (this "Customer Agreement") is entered into by and between Quinnipiac River Marina ("Marina"), for the benefit of Marina and QRM (defined below), and the above-named Customer ("Customer") on the following terms and conditions, in return for good and valuable consideration, the receipt and sufficiency of which Customer and Marina hereby acknowledge.

1. **DEFINITIONS.** As used herein, the following terms shall have the following meanings:

- (a) "Applicable Laws" shall mean all laws, codes, statutes, ordinances, rules and regulations of federal, state and local entities, including environmental laws, rules and regulations of the U.S. Coast Guard, applicable to an QRM Agreement.
- (b) "Boat" shall mean (i) individually or collectively, as the context may require, each vessel brought onto Marina premises by Customer, together with any rigging, engines, appurtenances and contents stored on such vessel and (ii) with respect to any Marina Agreement, the boat identified therein as the "Boat".
- (c) "Default Rate" shall mean the lesser of the highest rate permitted by law and one and one-half percent (1.5%) per month (eighteen percent (18%) per annum).
- (d) "Fees" shall mean (i) any and all sums that Customer may owe to QRM or otherwise be required to pay under an QRM Agreement, as well as applicable sales tax and (ii) with respect to any Marina Agreement, all sums that Customer may owe to the applicable QRM Affiliate or otherwise be required to pay under such Storage Agreement, as well as applicable sales or other tax.
- (e) "Hazardous Weather or Natural Disaster Conditions" shall mean hazardous conditions including, but not limited to, hurricanes, tropical storms, tornadoes, floods, mudslides, thunderstorms, earthquakes, and like weather or natural disaster conditions.
- (f) "Marina" shall mean (i) individually or collectively, as the context may require, each marina, including the real property, improvements, and basin: located thereon, owned and operated by QRM and (ii) with respect to any Marina Agreement, the marina, including the real property, improvements, and basin located thereon, identified therein as the "Marina". Marina Address is 309 Front Street, New Haven CT 06513. Marina office is located at 315 Front Street, New Haven CT 06513.
- (g) "Storage Agreement" shall mean any agreement between QRM and Customer that expressly incorporates the terms of this Customer Agreement.
- (h) "Customer Parties" shall mean Customer, together with Customer's family Customers, agents, employees, contractors, crews, guests, invitees, passengers and permittees, all of whose acts, conduct and omissions shall be attributable to Customer and shall be considered the acts, conduct and omissions of Customer for all purposes under each QRM Agreement.
- (i) "Rules" shall mean all rules adopted by QRM, as amended from time to time, regarding the use of a Marina or QRM Equipment.
- J) "Security Deposit" shall mean, with respect to any Storage Agreement, the amount identified therein as the "Security Deposit".
- (k) "QRM" shall mean, individually or collectively, as the context may require, Quinnipiac River Marina, QRM Amenities Limited, QRM LLC, and their respective subsidiaries and affiliates.
- (l) "QRM Affiliate" shall mean any individual or entity included within the definition of "QRM".
- (m) "QRM Agreement" shall mean, individually, this Customer Agreement and each Storage Agreement.
- (n) "QRM Equipment" shall mean, individually or collectively, as the context may require, any bike, car, travel lift, boat, pump out equipment, shower facilities, cribbing, boat ramp, boat totes, fuel pump, EV Charger or other equipment owned or made available by QRM.
- (o) "QRM Parties" shall mean (i) Quinnipiac River Marina, QRM Amenities Limited, and their respective parents, affiliates and subsidiaries, (ii) the successors, assigns, licensees, and sublicensees of each of the foregoing, and (iii) the directors, officers, owners, shareholders, agents, employees and representatives of each party set forth in the foregoing clauses (i) and (ii).

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

(p) "Slip/Space" shall mean (i) individually or collectively, as the context may require, each slip and space licensed by Customer at a Marina, and (ii) with respect to any Marina Agreement, the slip or space identified therein as either the "Slip" or "Space".

(q) "Vehicle" shall mean (i) individually or collectively, as the context may require, each vehicle operated by Customer or the Customer Parties on Marina premises, and (ii) with respect to any Marina Agreement, the vehicle identified therein as the "Vehicle".

2. CUSTOMER. In return for entering into this Customer Agreement, Customer shall, during the Customer Term, be eligible to enter into one or more Storage Agreements, subject to QRM's approval in its sole discretion and provided that no QRM Affiliate shall be required to enter into any such Storage Agreement with Customer (the "Customer Rights"). Customer acknowledges that the Customer Rights granted hereunder do not constitute a grant of any Customer or ownership interests in QRM and are non equity, non-proprietary and non-participatory. The granting of Customer Rights (i) does not imply any right or privilege to participate in or to administer business policies of the operation or maintenance of the facilities provided at any Marina; (ii) is not an investment in QRM or the facilities provided at any Marina; and (iii) does not create any equity, ownership or proprietary interest or any prescriptive easement or other property interest of any nature in QRM, the facilities provided at any Marina or any other asset of QRM. Customer does not have any interest in the income of QRM by reason hereof, and does not have the right to receive any of QRM's assets if QRM is dissolved.

3. STORAGE AGREEMENTS. QRM may enter into one or more Storage Agreements with Customer. Each Storage Agreement shall be deemed an independent and separate contract between the parties who sign it, with independent contractual obligations under that Customer Agreement, and such Storage Agreement shall co-exist with each other Storage Agreement, including in the event Customer enters multiple Storage Agreements with the same QRM Affiliate. The terms and conditions of this Customer Agreement, as incorporated into and made a part of each Marina Agreement, shall be modified as follows: (a) except when used in Sections 1-3 hereof, all references to "applicable Storage Agreement", a "Storage Agreement", "Storage Agreements", "applicable QRM Agreement", an "QRM Agreement", or "QRM Agreements" (but not references to "other Storage Agreement", "other Marina Agreements", "other QRM Agreement", or "other QRM Agreements") shall refer only and specifically to that Marina Agreement; and (b) except when used in Sections 1-4 hereof, "QRM" and "QRM Affiliate" (but not references to "other QRM Affiliate") shall refer only to the QRM Affiliate that is a party to that Marina Agreement. In the event of a conflict between any of the provisions of this Customer Agreement and any of the provisions of any Marina Agreement, the conflicting provisions of this Customer Agreement shall govern and control unless otherwise expressly provided in the applicable Marina Agreement. All QRM Affiliates and the QRM Parties shall be third party beneficiaries of and under each QRM Agreement, with rights and remedies thereunder enforceable directly against Customer. No other person or entity shall be a third party beneficiary of or under any QRM Agreement.

4. TERM. The term of this Customer Agreement which shall be from 9:00 A.M. on 1-May-2025 and ending at 5:00 P.M. on 31-October-2025. (the "Customer Term") begins on the earliest of the date of full execution hereof or the commencement of any Storage Agreement and continues in effect until it is terminated by written consent from Marina, by one party by exercise of an express right of termination under this Customer Agreement, or as otherwise set forth herein. The term for each Storage Agreement will be set forth therein but will in no event extend beyond the Customer Term. All Marina Agreements shall automatically terminate upon termination of this Customer Agreement. This agreement shall automatically terminate at the end of the Customer Term.

5. FEES. (a) Fees payable under each Storage Agreement shall be due in full upon execution of such Marina Agreement, unless a multiple-installment Payment Plan is specified in such Marina Agreement. If a multiple-installment Payment Plan is specified in a Marina Agreement, the Fees thereunder shall be payable in installments in accordance with such Payment Plan (each, an "Installment"). Customer may be sent periodic statements setting forth any Fees due. If any Fees on such an invoice are not included in a Payment Plan, then such Fees shall be due within 30 days of the date of the invoice or the due date specified on such invoice, whichever is

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

earlier. At the time of execution of this Customer Agreement, Customer must complete a Payment Authorization form specifying Customer's preferred Payment Method (defined therein). The Payment Method will be charged for any outstanding amounts on or about the applicable due date. If a Storage Agreement does not begin on the first (1st) day of a calendar month, QRM shall have the right to charge prorated Fees for that period of time between the date the Boat is permitted into the applicable Marina and the Commencement Date under such Marina Agreement. No Fees shall be refunded for any reason unless otherwise expressly set forth in the applicable Marina Agreement.

(b) If any Fees are not paid within ten (10) days after the date due, or if any check is returned for insufficient funds, QRM shall have the right to impose a late charge of \$50.00 and, in addition to the foregoing late charge, collect interest on the delinquent amounts at the Default Rate until paid in full. QRM shall have the right to require payment by credit card or by ACH bank draft. Non-receipt of any billing statement does not relieve Customer of the obligation to pay all charges due. All payments shall be made at the applicable Marina or as otherwise indicated on the statement. **QRM shall have the right to board and measure the Boat for accurate billing purposes and shall have the right to charge the greater of the LOA length overall, Slip/Space length, or the square feet or the cubic feet of the Boat. The LOA shall include any bowsprits or pulpits, swim platforms or similar protuberances or extensions. This can be performed at any time before or after entering the marina premises.**

(c) Quinnipiac River Marina has affixed to this agreement a schedule of fees for services rendered on the marina premises. These rates are subject to change and can be found by contacting QRM, visiting the QRM website or by reviewing posted signage. All service rates/fees are governed under the same terms and conditions listed above. **6. SECURITY DEPOSIT.** Upon execution of any Marina Agreement, Customer shall pay the Security Deposit, if any, specified therein as partial security for Customer's performance of such Storage Agreement or for the costs of repair or replacement of any part of the Marina, the Marina equipment or property damaged by any Customer Party. If Customer is in default on payment(s) due under such Marina Agreement, then the applicable QRM Affiliate shall have the right to use such Security Deposit to satisfy such sum due or to defray any expense or damage incurred by reason of the default. Unless otherwise provided in the Marina Agreement, if Customer complies with all terms of such Marina Agreement, then within the earlier of 30 days after the termination or expiration of such Storage Agreement or the time required by Applicable Laws, the applicable QRM Affiliate shall return the Security Deposit thereunder to Customer, less any deductions made by such QRM Affiliate to pay or reimburse such QRM Affiliate for any costs, losses or damages to which such QRM Affiliate is entitled. QRM shall have the right to commingle the Security Deposit with other funds held by QRM. If any part of the Security Deposit is used by the applicable QRM Affiliate, Customer shall, within ten (10) days after receipt of notice, pay to such QRM Affiliate a like sum to replenish the Security Deposit. No interest shall accrue or be paid on Security Deposits.

7. GOOD REPAIR. **Customer shall maintain the Boat in good, seaworthy and attractive condition and repair, operable under its own power ("Good Repair"), and operate the same in a careful and safe manner.** If QRM determines, in its sole discretion, that the Boat is not in Good Repair, QRM shall have the right to immediately and without advance notice remove and relocate the Boat at the Marina or elsewhere at Customer's sole risk and expense. All customers and related boats, subject to the above, shall ensure the dock space around the boat is free and clear of ALL debris, materials, furniture, dock boxes or other obstacles. Ground tackle must be in well maintained condition which is the sole discretion of the Marina. The marina at its sole discretion has the right and authority to remove and replace any ground tackle, ropes, electrical connections, etc at the customer's sole expense.

8. LIVE ABOARDS. No person may live aboard the Boat at the Slip/Space without the prior written consent of QRM, which may include additional charges and Sign a code of conduct and liveaboard agreement.

9. Parking: Customers must park only in designated areas as directed by QRM. Parking is at the Customer's own risk, and QRM may require a separate written agreement for parking rights. **Parking Limitations & Additional Spaces:** Each customer is permitted one (1) vehicle under the base contract. Additional unreserved parking spaces may be purchased on a monthly basis at the rate listed in the current rate sheet. Reserved parking spaces are also

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

available for an additional monthly fee. Fees & Termination: QRM may charge parking fees per the current rate sheet. If payments are overdue, parking privileges may be revoked, and access cards or codes may be disabled immediately.

Vehicle Requirements: All vehicles must be operational, properly registered, and insured as required by law. QRM may tow improperly parked, unregistered, or non-compliant vehicles at the Customer's risk and expense.

Permits & Use Restrictions: QRM may issue parking permits, which must be visibly displayed and used only by the registered owner for the assigned vehicle. Parking permits are non-transferable and do not grant ownership or long-term rights. Boats & Trailers: Boats and trailers are NOT considered vehicles under this provision and must follow separate storage and mooring regulations outlined in this agreement and the rate sheet.

10. INDECOROUS CONDUCT. Customer shall be responsible for the conduct and control of all Customer Parties. Indecorous conduct by a Customer Party that in QRM's opinion (i) is a nuisance, (ii) disturbs or interferes with the enjoyment of other Marina users (including the use of illegal drugs or becoming intoxicated), (iii) might cause harm to any person or property (including the Marina's reputation), or (iv) is abusive or inappropriate toward any person at the Marina, shall, at the option of QRM, be cause for immediate termination, without refund, of the Customer Agreement or any Marina Agreement(s). A Code of Conduct to be signed also.

11. OUTSIDE CONTRACTORS. If QRM permits outside contractors, subcontractors or other workers employed by Customer ("Contractors") to perform work for the Customer at a Marina, all Contractors must sign and comply with such Marina's contractor policy. All acts, conduct and omissions of Contractors shall be attributable to Customer and shall be considered the acts, conduct and omissions of Customer for all purposes under each the Customer Agreement and each Marina Agreement, and all Contractors shall be deemed Customer Parties. No outside contractor work may take place aboard the Boat or on any Marina's premises without the express written consent of QRM.

12. UTILITIES. Subject to availability, QRM may make electrical power, water, cable, Wi-Fi, trash removal, or refuse disposal (the "Utilities") available at any Slip/Space. QRM is not a utility or service provider. QRM does not warrant the availability or compatibility of the Utilities, and shall not be responsible for any damage or injury due to the interruption or unavailability of the Utilities nor shall such interruption or unavailability entitle Customer to any reduction or abatement of the Fees. QRM shall have the right to separately meter the Utilities and pass charges to the Customer based on this metered consumption at a rate established in the QRM Rate Sheet correlating with the season/term.

13. HOISTS AND RAMP. Use of hoists, mechanical boat lifts, or boat ramp, if provided or permitted at a Marina in QRM's sole discretion, shall be subject to the following provisions: (a) If Customer elects to install or use Customer's own hoist, Customer is solely responsible for all maintenance and repairs. QRM reserves the right, but is in no way obligated, to perform any repairs or maintenance related to the hoist/lift to preserve the integrity of the dock, waterway, or slip areas and keep the hoist in good working condition. Without limitation of any other rights or remedies, any such repairs or maintenance shall be billed to Customer without notice as Fees in any applicable monthly statement. Prior to installation, all hoists must be approved by QRM, which approval may be withheld in QRM's sole discretion. Approval may require Customer to deliver documents and specifications to QRM at Customer's sole expense. Permission to use a hoist is not a representation by QRM as to the safety or suitability of such hoist for Customer's intended use.

(b) If Customer is leasing the hoist from an QRM Affiliate, all repairs and maintenance shall be performed by such QRM Affiliate at no cost to Customer unless any such repairs are required as a result of improper use or operation of the hoist by a Customer Party. Any repairs or maintenance required as a result of improper use or operation of the hoist shall be billed to the Customer.

(c) Customer represents and warrants prior to the signing of this document that he or she fully understands his or her obligations in operating and using any hoist and shall not operate such hoist in a manner inconsistent with proper operational procedures of the hoist. Further, **CUSTOMER SHALL NOT STORE A BOAT OR VESSEL ON THE HOIST/LIFT/RAMP WITH THE HULL DRAIN PLUG(S) REMOVED.**

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

14. LAWS, RULES, AND REGULATIONS. Customer shall comply, and shall cause all Customer Parties and the Boat to comply, with all Applicable Laws and Rules. QRM reserves the right to alter, amend and modify any Rules at any time by posting a copy of the updated Rules at the applicable Marina, on the applicable Marina's website, or by furnishing a copy to Customer.

15. HAZARDOUS SUBSTANCES. Customer shall not (i) bring any hazardous waste or environmentally objectionable substances, including oil, gasoline or sewage ("Hazardous Substances") onto Marina premises without prior consent from QRM or (ii) release or permit to be released any Hazardous Substances on Marina premises. Customer shall be solely responsible for all costs, claims, damages and liabilities resulting therefrom, including the costs of booms, absorbent pads, disposal of the Hazardous Substance, clean up oversight by governmental agencies and Marina personnel, natural resource damages, and any legal fees, costs and penalties incurred in defense of or in connection with any violations. Customer shall immediately report any such release to the appropriate government authorities and to the Marina manager and shall clean up any release of Hazardous Substances. Customer shall keep QRM informed daily of Customer's clean-up actions. If QRM is not satisfied with Customer's actions, QRM shall have the right to take any action it deems appropriate at Customer's expense. This provision is in addition to, and not in lieu of other environmental and liability limitation/exoneration terms herein and shall survive the termination or expiration of the Customer Agreement and any Storage Agreement(s). Customers shall not be permitted at any time to bring portable fuel tanks of any kind on the docks for any purpose and expressly for the purpose of refueling vessels, this is in accordance with State and local laws governing such. Any refueling activities must be completed at a certified gas pump or refueling station.

16. INSURANCE. Customer agrees to purchase and maintain insurance against such risks as Customer deems prudent and shall look only to said insurance for compensation or damages related to any losses regardless of responsibility, subject to the provisions of this section. At a minimum, Customer shall at all times during the term of each Marina Agreement, if required by such Marina Agreement, maintain, with an insurance company that is acceptable to QRM: (i) a Protection and Indemnity policy of insurance with limits of not less than \$500,000 and a deductible of not more than \$10,000 per occurrence, naming QRM Amenities Limited and its affiliates and subsidiaries as additional insureds, and (ii) a Hull and Machinery policy covering at least 100% of the present actual cash value of the Boat, with endorsements for extended perils, damage by fire, pollution and fuel spills, salvage and wreckage removal, vandalism and burglary. Such limits of insurance are minimum requirements only and are not intended in any way to limit the insurance available under such insurance policies or Customer's liability. Upon execution of each Storage Agreement and as requested by QRM from time to time, Customer shall provide QRM with a certificate of insurance evidencing required coverage and shall produce evidence of the renewal of the policies no later than 30 days prior to their expiration. All policies of insurance shall require 30 days' advance notice by the insurance company to QRM of any amendment or cancellation. Customer specifically waives all rights of recovery against the QRM Parties. Where the policy permits a waiver of subrogation where required by written contract, Customer specifically waives, on behalf of Customer and Customer's insurers, all rights of subrogation against the QRM Parties. Without limitation of any other terms contained in this Customer Agreement or any Marina Agreement, the provisions of this section shall survive notwithstanding the termination or expiration of any this Customer Agreement or any Marina Agreement(s) for as long as the Boat remains on Marina premises.

17. HOLDOVERS. If the Boat remains in the Slip/Space following termination or expiration of the applicable Marina Agreement, the Boat shall be regarded as a trespasser, and, without waiving objections to such trespass, fees shall accrue at the highest rate then charged for comparable slips or spaces at the Marina, beginning the day following the termination or expiration of the Storage Agreement until the Boat is removed from the Marina (the "Holdover Period"); provided, however, if the foregoing calculation of holdover fees is not permitted by Applicable Law, then during the Holdover Period fees shall accrue at a rate equal to 200% of the rate payable under the applicable Marina Agreement, prorated on a daily basis. QRM shall have the right to relocate the trespassing Boat to any other slip or space or other area at the Marina or haul the Boat from the Marina for storage at another facility (all at Customer's sole cost), without incurring any liability for damages or losses from such action, and such action

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

shall not affect the fees payable pursuant to the terms of this section. The terms of this section shall survive notwithstanding the termination or expiration of this Customer Agreement or any Marina Agreement(s).

18. Abandonment & Enforcement of Marina Lien:

18.1 Definition of Abandonment: A Boat shall be deemed abandoned if: The Boat remains at the Marina for more than 60 days following the termination of the Marina Agreement without authorization from Quinnipiac River Marina (QRM). The Customer is two (2) or more months delinquent on any Fees owed under this Agreement. If the Customer provides written notice disputing abandonment within this period, the Boat shall not be considered abandoned unless the Customer fails to remove the Boat within 30 days of such notice.

18.2 Lien Enforcement & Legal Recourse If a Boat is deemed abandoned, QRM may enforce a maritime lien and take legal action under Connecticut General Statutes § 49-55 to § 49-61 (Marina and Storage Facility Liens), including: Filing a lien against the Boat for unpaid fees, storage costs, and expenses incurred. Seizing, securing, or otherwise taking possession of the Boat in accordance with Connecticut General Statutes § 15-140c (Abandoned Vessels). Issuing a Notice of Abandoned Vessel to the Connecticut Department of Energy & Environmental Protection (DEEP) in compliance with DEEP regulations and Connecticut General Statutes § 15-140c.

Selling the Boat via public auction under Connecticut General Statutes § 49-61 to recover outstanding debts, provided the Customer fails to settle the debt within the statutory timeframe.

Destroying or disposing of the Boat if deemed unsellable, in accordance with applicable laws.

18.3 Additional Legal Remedies: QRM may also: Charge ongoing storage fees until the Boat is lawfully removed. Recover all costs incurred, including legal fees, storage, towing, and disposal expenses.

Restrict marina access and pursue civil action for damages and unpaid balances. By signing this Agreement, the Customer acknowledges and agrees to these enforcement provisions, including waiving any claims against QRM arising from lawful lien enforcement, seizure, or disposal of an abandoned vessel.

19. SECURITY. QRM shall have the right, but is not required, to retain the services of security personnel, install and operate monitoring cameras or otherwise provide security features. Customer agrees and consents to the recording of the Customer Parties and the Boat by any security system or monitoring cameras. Such security is provided solely for QRM's benefit, including, but not limited to, the protection of QRM's property, and QRM assumes no responsibility for the personal safety of the Customer Parties, or for the safety of the Boat or any other vessels or their respective appurtenances or any other property.

20. PHOTOGRAPHS. The Marina staff shall have the right, and QRM shall have the right to permit others, to take photographs and pictures of customers and Boats (including Customer Parties on the Boat), and QRM shall own all right, title and interest, including copyrights, in an to all such photographs and pictures. Customer irrevocably grants to QRM, on behalf of Customer and all other Customer Parties, the right to use such photographs and pictures for any purpose in connection with QRM's business, including for purposes such as advertising and display, in all media by any means or method without further notification or compensation.

21. WEATHER. If permitted by Applicable Law, QRM shall have the right to require Customer to vacate the Slip/Space or Marina due to Hazardous Weather or Natural Disaster Conditions; provided, however, QRM is not obligated or required to provide any protection or alternative location to the Boat or its occupants in the event of Hazardous Weather or Natural Disaster Conditions. Customer acknowledges and agrees that it is Customer's sole responsibility to take whatever measures are necessary to prevent the possibility of damage in such conditions and that QRM is not responsible in any manner for any damages to Boat or Customer Parties as a result of hazardous weather, regardless of preventative measures taken by Customer or any action taken by QRM.

22. BOARDING AND REMOVAL OF BOATS. In case of emergency (as determined by QRM), QRM is authorized to do whatever QRM deems reasonably appropriate without advance notice and without incurring any liability for damages or losses from such action or inaction. Customer agrees to pay for any work done by QRM. ***Customer agrees to have a working automatic bilge pump on the Boat at all times, connected to one or more fully charged batteries.***

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

23. RELOCATION. QRM reserves the right to relocate the Slip/Space or the dock on which the Slip/Space is located. Customer agrees, if notified by QRM of any relocation required in connection with the foregoing sentence, to move the Boat to the newly designated Slip/Space within seventy two (72) hours following receipt of such notice. If Customer fails to move the Boat to the newly designated Slip/Space within seventy-two (72) hours following tender of such notice, then QRM shall have the right to move the Boat to the new Slip/Space on Customer's behalf and at Customer's cost and risk. QRM shall have the right to move or relocate the Boat to accommodate normal marina operations, repairs or special events.

24. CONSTRUCTION AND RENOVATION. QRM shall have the right, from time to time, to cause an interruption of the Utilities or require relocation of the Boat to facilitate maintenance, replacement or improvements to the Marina or any other reason. In such event, the Boat may not be accessible and QRM shall have the right to require Customer to move the Boat to a less desirable location or secure the Boat to another vessel. QRM shall provide Customer at least five (5) days' prior written notice of any relocation of the Boat required under the terms of this section. If Customer is living aboard the Boat and the Boat is inaccessible during a circumstance described in this section, QRM shall have no obligation to provide Customer or anyone else living aboard the Boat with alternate living accommodations, or to reimburse Customer for any costs associated with an inability to live aboard the Boat during such periods. QRM shall have the right to assign the Boat to any Slip/Space it deems suitable after completion of any work described in this section.

25. DEFAULT/REMEDIES. The parties agree that all terms and conditions herein are material and fundamental, and that in the event of a breach by Customer of any of the terms or conditions of this Customer Agreement, any Marina Agreement(s) or any other written agreement between QRM and Customer, including any Rules, QRM shall have the right to immediately terminate this Customer Agreement or any Marina Agreement(s) (except as otherwise provided herein), without refund, by notice to Customer. In the event of such a termination, Customer shall immediately pay all sums due and payable to each applicable QRM Affiliate and remove the Boat and any other personal property of Customer from the applicable Marina(s). Notwithstanding the above, QRM shall have the right to elect, at its sole discretion, to provide notice of an opportunity to correct such breach on the terms and conditions set forth in such notice. In the event of any such breach by Customer, QRM shall also have the right to disable key cards, change locks/codes and otherwise restrict access to the Boat or other personal property of Customer at the Marina; provided, however, if access is restricted Customer shall be permitted entry by requesting access at the Marina office.

26. No Warranties: QRM does not guarantee the condition, safety, or suitability of the Marina, its slips, walkways, ramps, or equipment for any specific use. QRM is not responsible for identifying or warning about hazards, nor does it guarantee safe navigation to or from the Marina.

27. Liability & Indemnification: (a) Customer Responsibility: The Customer assumes all risks for injury, loss, or damage, including personal injury, property damage, theft, fire, or natural disasters. QRM is not liable for any losses, even if caused by QRM's negligence, unless due to QRM's proven gross negligence or willful misconduct. (b) Customer Indemnification: The Customer agrees to protect and reimburse QRM for any claims, damages, or legal costs related to their boat, vehicle, or actions at the Marina. This includes damage to property, personal injury, and any violation of this agreement. QRM retains full control over legal defenses related to such claims.

(c) Enforceability: The Customer remains responsible for damages even if QRM is partly at fault, unless QRM's sole gross negligence is proven.

(d) No Special Damages: The Customer waives any right to claim lost income, business losses, or punitive damages against QRM. QRM's officers, employees, and affiliates are not personally liable for any claims.

(e) Survival: These liability protections remain in effect even after this agreement ends.

28. LIEN. Customer hereby grants to QRM a lien on the Boat for any fees or damages payable under any QRM Agreement which are not paid to QRM when due, and QRM shall have the right to pursue all legal and equitable remedies to perfect and foreclose said lien, including but not limited to chaining or locking the Boat. The right of enforcement of the lien herein granted to QRM shall be in addition to any and all other rights and remedies

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

available to QRM hereunder or in connection herewith and shall not in any manner alter, waive or abrogate Customer's personal liability hereunder. To secure the lien rights granted herein, QRM shall have the right to file one or more financing statements in the jurisdiction of Customer's residence as that jurisdiction appears on the certificate of title to the Boat or an equivalent document. THIS AGREEMENT INCORPORATES BY REFERENCE FEDERAL STATUTE 46 U.S.C., § 31342 (A/K/A THE COMMERCIAL INSTRUMENTS AND MARITIME LIEN ACT) UNDER WHICH QRM MAY FORECLOSE ITS LIEN ON CUSTOMER'S BOAT IN THE EVENT OF NON-PAYMENT OF THE FEES DUE AND PAYABLE HEREUNDER. THE RIGHTS AVAILABLE TO QRM UNDER SAID STATUTE ARE IN ADDITION TO ANY AND ALL OTHER RIGHTS WHICH QRM HAS AVAILABLE TO IT UNDER THIS AGREEMENT OR OTHERWISE AT LAW AND/OR INEQUITY.

29. Master Lease: If the Marina operates on land or water managed by a private entity or government agency under a Master Lease, then that lease's terms automatically apply to this agreement. If there is a conflict between this agreement and the Master Lease, the Master Lease will take priority. This agreement does not give the Customer any ownership or legal rights in the Master Lease.

30. Transfer, Sale & Assignments: QRM can sell, transfer, or assign its rights and responsibilities under this agreement to another company or new Marina owner at any time without Customer approval. If this happens, the new owner may continue collecting any amounts owed under this agreement. Customers cannot transfer, sublease, or assign their slip, space, or equipment use rights to anyone else without written consent from QRM. Any attempt to do so without approval is invalid.

31. FORCE MAJEURE. QRM shall not be liable for any failure or delay in performance of its obligations under any QRM Agreement arising out of or caused, directly or indirectly, by circumstances beyond its reasonable control, including, without limitation, acts of God, earthquakes, fires, floods, high winds, wars, civil or military disturbances, acts of terrorism, sabotage, strikes, pandemics or epidemics, quarantines, restrictions by governmental authorities, riots, power failures, computer failure or any other circumstances determined by QRM to be beyond its reasonable control and which render the full or partial performance of such QRM Agreement illegal, impossible, or impracticable (including commercially). In the event the Slip/Space is damaged or destroyed, QRM shall have no obligation to rebuild or restore the Slip/Space or provide a replacement slip or space for the Boat.

32. NOTICES. Except as otherwise expressly provided in the applicable QRM Agreement, all notices shall be in writing and shall be deemed to be given (i) when personally delivered to the other party; (ii) five (5) days after deposit in the mail, postage prepaid, addressed to the other party, and sent by Certified Mail; or (iii) with respect to notice to Customer, when sent via email to Customer or when affixed to the Boat. Customer is responsible for informing QRM of any changes to Customer's current address, email address or phone number. Notices to the Customer shall be delivered to either the mailing address or email address listed in the section titled Customer Information (which addresses Customer may change by 10 days' written notice to QRM) or at the Slip/Space. Notices to QRM under any QRM Agreement shall be delivered to the physical address of the applicable Marina, with a required copy by email to quinnipiacrivermarina@yahoo.com.

33. MAST AND INSTRUMENTS. (a) Marina will not be responsible for instruments at the top of the mast. Sailboats stored with the mast in must have all halyards properly tied off to minimize noise to our residential neighbors. There is an extra charge for sailboat launching and hauling, reference QRM Price List for details.

34. GUESTS: (a) Guests are only allowed on boats if the owner is on their Vessel. Vessel Owners are required to meet any and all guests at the gate and escort them to the vessel, the gate code MUST NOT be given out to any visitors. (b) Subletting, operating short term rentals, or otherwise offering boats to the public is forbidden without express written consent from QRM and violation will be subject to termination of contract and expulsion from the dock. (c) Any customer wishing to have a guest stay for a period of more than 24 hours on the premises must fill and complete a customer contact form for the guest upon arrival. (d) ***any guest under the age of 12 years old*** are curbed at all times. Customers are expressly responsible for cleaning up after their pets and disposing required to be **accompanied by a parent or guardian and must be always furnished with a personal flotation device (PDF)**

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

while on the dock. (e) Customers and guests with pets are permitted, however pets must be leashed and of waste properly.

35. WASTE: The marina has furnished the property with appropriate waste receptacles (Dumpsters) for the use of the marina and its customers. It is the express obligation of the customer to utilize these waste receptacles for any and all waste generated by the customer or their guests while on the property or docks. All waste must be removed from each vessel daily and placed in the waste receptacle provided. Household waste is only acceptable, wood, furniture, building materials, electronics, tires, equipment or other large, bulky items may not be disposed of on site and the Customer at their sole expense and obligation must arrange for removal and disposal in a timely manner.

36. FINAL AGREEMENT & OTHER TERMS

- (a) Interpretation: Titles and captions are for reference only and do not affect interpretation. Singular includes plural, and vice versa. "Or" means "and/or," and "including" means "including but not limited to." Any required consent or approval must be in writing by an authorized signatory.
- (b) Rights & Remedies: QRM's rights are cumulative; pursuing one remedy does not waive others. No waiver of a breach constitutes a waiver of subsequent breaches. If any provision is deemed invalid, it shall be limited to the extent necessary to remain enforceable, and the rest of the agreement remains in effect. No modifications are valid unless in writing and signed by both parties.
- (c) Compliance & Representations: The Customer affirms compliance with OFAC regulations and warrants that no funds used in payment originate from prohibited persons or entities. The Customer also affirms legal authority to enter and fulfill obligations under this agreement.
- (d) Personal Guarantee & Liability: If signing on behalf of an entity, the signatory personally guarantees all financial and contractual obligations. Multiple signatories are jointly and severally liable. Unless otherwise stated in writing, anyone in possession of the vessel is presumed authorized to act on the Customer's behalf.
- (e) Signatures & Execution: Agreements may be signed in counterparts, including electronic or digital signatures, which are legally binding.
- (f) Binding Effect: The agreement is binding upon and benefits all parties, heirs, successors, and permitted assigns.
- (g) No Ownership Interest: This agreement does not grant ownership rights in any slip, space, or facility at the Marina. The Customer may not use the agreement as collateral or record it as a property interest.
- (h) Dispute Resolution & Governing Law: In case of a dispute, QRM's interpretation prevails unless legally challenged. Customers must comply while disputes are resolved. QRM may recover all costs, including legal fees, for enforcement. Disputes will be resolved under the laws of the state where the Marina is located, at QRM's discretion, through arbitration or litigation.
- (i) Waiver of Jury Trial: Both parties expressly waive the right to a jury trial for any claims related to this agreement.
- (j) Independent Relationship: This agreement does not create a joint venture, partnership, or employment relationship. The Customer has no authority to bind QRM in any capacity.

Acknowledgment & Execution

The Customer confirms that they have read, understood, and agreed to all terms of this Agreement, including the incorporated Rules. The Customer certifies that all provided information is accurate and agrees to notify QRM of any changes. While any vessel is in the Marina, the Customer must maintain up-to-date registration and insurance documentation on file with the Marina office.

This Agreement is executed by the Customer and QRM as of the date below.

Name: _____ Date: _____ Signature: _____

Authorized Representative: _____ Date: _____

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

QRM Summer 2025 Rate Sheet

Category	Rate	Notes
Dock A	\$95.00	Water + Electric Stands Available
Dock B	\$100.00	Water + Electric Stands Available
Dock C	\$110.00	Water + Electric Stands Available
Dock D	\$110.00	Water + Electric Stands Available
Dock E	\$70.00	Small vessels, dinghies (under 18 ft), No Utilities
Dock F	\$85.00	Vessels 20 ft or less, Water Available
Dock G	\$85.00	Vessels 20 ft or less, Water Available
Dock H	\$110.00	Water + Electric Stands Available
End Slip Additional Charge	\$500.00	Applies to all docks
November Extension Pre July 1	\$150.00	
November Extension Post July 1	\$250	
Power Washing		
Under 28 ft (Light)	\$75.00	
Under 28 ft (Medium)	\$100.00	
Under 28 ft (Heavy)	\$150.00	
28-40 ft (Light)	\$100.00	
28-40 ft (Medium)	\$150.00	
28-40 ft (Heavy)	\$200.00	
Sea Doo & Trailer Storage		
Sea Doo Summer Storage	\$500.00	
Sea Doo Trailer Storage	\$250.00	
Trailer Storage	\$400.00	

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

LIFTS AND HAULS	
Less than 30 ft	\$100.00
Over 30 ft	\$125.00
Sailboat Lifts (starting rate)	\$150.00
Land summer with cribbing	\$65.00
Land Working on Boat extra	\$10.00
Summer Dry Storage with trailer	\$60.00
Storage of Pots (per month)	\$75.00
Electricity & Labor Rates	
Kilowatt Hours	\$0.50/kWh
Labor Rate	\$85.00
Emergency Rate	\$100.00
Mechanic Diagnostic (per hour)	\$150.00
Ramp & Parking Fees	
Ramp Usage	\$25.00
Ramp Permit	\$125.00
On-Site Parking (Unreserved, per month)	\$50.00
Reserved Parking (Per Month)	\$100.00
Rental Rates	
Electric 2-Man Boat Rental	\$75.00
Kayak (Single)	\$35.00
Kayak (Double)	\$45.00
Canoe Rental	\$45.00
Kayak Storage (W/S)	\$150.00
Transient Docking (Per Day)	\$50.00

QRM Summer 2025 Rate Sheet

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

Quinnipiatic River Marina - Code of Conduct Agreement 2025

This Code of Conduct serves as an addendum to the Mooring and Storage Contract, and all provisions within that contract remain in full effect. The rules outlined in this document are in addition to those already established. By signing below, you confirm that you agree to abide by all provisions in this Code of Conduct, as outlined:

1. Respect and Community

At Quinnipiatic River Marina (QRM), we value a strong sense of community. As a marina customer, you are a key member of our marina family, and we ask that you treat all fellow customers and marina staff with respect and courtesy. The Golden Rule applies: **treat others as you wish to be treated.**

- **Be considerate:** Respect your neighbors by maintaining a peaceful and quiet environment, especially during early morning and late evening hours.
- **Follow all marina rules:** Abide by any additional guidelines or directions given by Marina Management or the Dock Master.

2. Safety and Security

Safety and security are our top priorities. All customers must comply with marina safety protocols and regulations, and ensure the safety of their vessel, guests, and property.

- **Access codes:** Dock and amenity access codes are for marina customers only. Do not share these codes with individuals who are not part of our customer base, unless explicitly permitted by Marina Management.
- **Guest access:** All guests must be registered with the Dock Master. Unregistered guests are not permitted to access marina facilities or vessels.
- **Fire safety:** Adhere to all fire safety regulations, including proper disposal of flammable materials and ensuring no open flames or smoking near docked vessels or facilities.
- **Waste & Trash:** Properly dispose of all waste, garbage, and recyclables in designated areas. Keep your space tidy and free from debris at all times.

Summer 2025 Quinnipiatic River Marina Customer Initials and Acknowledges Acceptance: _____

3. Smoking Policy

There is **NO SMOKING of any kind** in any bathrooms, amenity spaces, or indoor areas within the marina. Smoking is only permitted in designated outdoor areas.

- **Smoking violations:** Any violation of this policy will result in a **\$50 fine per occurrence**, which must be paid within 10 days. Failure to comply will result in further disciplinary actions.
- **Bathroom cleaning:** The marina contracts professional cleaners to clean all bathrooms weekly, on **Mondays**. However, customers are expected to leave bathrooms in good condition after each use.

4. Bathroom and Facility Use

The marina's bathroom and facility areas should be treated with the utmost respect and care. These areas are shared spaces for all customers, and their condition reflects the community's respect for one another.

- **Live-aboard bathroom:** For the Winter season, the new bathroom facility will be reserved for live-aboard customers only. Regular slip holders should use the front/handicap bathroom. Please be mindful of this distinction.
- **Cleanliness:** Always leave bathrooms and other amenity areas in better condition than you found them. Respect for shared spaces ensures that everyone enjoys their experience at QRM.

5. Locker and Storage

Locker storage is available on a monthly basis, and it is important that customers adhere to the following guidelines:

- **Storage fees:** Locker storage fees must be paid on time to avoid disruption of service. Payments should be made on a monthly basis.
- **No perishable or hazardous items:** Under no circumstances should perishable or dangerous items be stored in lockers. This includes flammable materials, chemicals, or anything that poses a risk to the marina or its customers.

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

6. Vessel Exterior Maintenance

We ask that you keep the exterior of your vessel clean and free of debris or excess materials at all times. This is essential to maintaining the visual appearance of the marina and the overall enjoyment of the space by all customers.

- **No clutter:** Avoid storing items on the dock or in public spaces around your vessel. If any equipment or materials are stored on the exterior of your vessel, ensure they are secured and do not cause a safety or aesthetic issue.

7. Parking

Parking is available on a **first-come, first-served** basis. The marina does not offer assigned parking, so it is important that all customers respect parking spaces and ensure that they do not block or disturb other vehicles.

- **Parking pass:** Only those with valid parking passes will be allowed to park in designated areas. Any vehicle parked without a permit or improperly parked may be towed at the owner's expense.
- **No obstruction:** Vehicles should not obstruct the marina's roads, dock access, or other customers' vehicles.
- **One Vehicle** per customer/vessel shall be permitted to park on site. Additional vehicles, defined as any mode of transportation parked within a parking space or within the marina property as a whole, shall be permitted by entering into a parking agreement. Reference Costing Sheet for details on additional unreserved parking costing.
- **Reserved Parking Space:** Shall a customer desire to have a reserved parking space, subject to Marina Management Approval and entering into a Reserved Parking Agreement, this can be accommodated on a limited basis. Reference Pricing Sheet for monthly costing details.

8. Pets Policy

We welcome pets at Quinnipiac River Marina, but all pet owners are required to follow the guidelines below to ensure a safe, clean, and pleasant environment for everyone.

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

-
- **Leashing:** Pets must be kept **leashed** at all times while on marina property. This includes walks around the docks, parking areas, and common spaces. Pets should never be left unattended on your vessel or anywhere on marina property.
 - **Waste disposal:** You are responsible for cleaning up after your pet. If pet waste is found on the docks or property, a **\$50 fine per occurrence** will be imposed, which must be paid within 10 days. Please dispose of all pet waste in the designated waste bins.
 - **Registration & health:** All pets must be properly **registered** with the City of New Haven and must be kept up to date on all required **vaccinations** and health checks. Proof of vaccinations may be requested by Marina Management.
 - **Behavior:** Pets must be well-behaved and not cause disturbances to other marina customers. Barking or aggressive behavior will not be tolerated.

 - **Pet Owners:** Owners are responsible for promptly cleaning and sanitizing any pet waste resulting from accidents or accidental releases on the vessel or shared docks to prevent odors and minimize the risk of disease transmission. Additionally, pets are strictly prohibited from urinating or defecating in the landscaped areas located at the front of the restaurant or near the wash/shower room facility. Owners must ensure their pets relieve themselves in designated areas and properly dispose of all waste in accordance with facility guidelines. Failure to comply with these regulations may result in penalties or restrictions on pet access to the premises. ** no cleaning of animals in QRM bathroom facilities will result in a fine.

 - **Pet Noise Policy:** Pet owners must ensure that their pets are contained within their vessel and do not disrupt the peaceful environment of the marina. All pets must adhere to the **Quiet Enjoyment** provisions outlined in this agreement. Excessive barking, whining, or other disruptive noises that interfere with the enjoyment of fellow marina guests are strictly prohibited. Pet owners are responsible for managing their pet's behavior to prevent disturbances, ensuring that customers and visitors are not subjected to an agitated or noisy pet while walking on the docks or enjoying their vessel. Failure to comply may result in corrective action, including restrictions on pet access to the marina.

9. Reporting Concerns

If you observe any dangerous, illegal, or unacceptable activity at the marina, we encourage you to report it immediately. Your commitment to helping keep our community safe and welcoming is essential.

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

-
- **Say something:** If you see something suspicious, report it directly to the Dock Master or Marina Management. We rely on the active participation of all customers to maintain a safe environment.

10. Environmental Responsibility

The health of our environment is a shared responsibility. All marina customers are expected to act in ways that protect our waterways and surrounding areas.

- **Respect wildlife and waterways:** Avoid any activities that might harm marine life or pollute the water.
- **Environmental best practices:** Use eco-friendly cleaning products and avoid disposing of any chemicals or waste directly into the water.

11. Compliance with Marina Management

The Dock Master and Marina Management have full authority and jurisdiction over the docks, common areas, and all related operations. Any requests or notices from Marina Management must be adhered to promptly.

- **Follow directions:** Marina staff may implement temporary or permanent changes for the benefit of the community. Please cooperate with these changes to ensure the continued success and safety of the marina.

Acknowledgment and Agreement for the Code of Conduct

By signing below, you acknowledge and agree to follow all the rules and regulations outlined in this Code of Conduct and any additional guidelines provided by Quinnipiac River Marina. Failure to comply with any of the provisions may result in fines, suspension of privileges, or other corrective actions as deemed necessary by Marina Management.

Customer Name: _____ **Marina Agent:** _____

Date: _____

Signature: _____

Thank you for being a valued part of the Quinnipiac River Marina community. We appreciate your cooperation in maintaining a safe, respectful, and enjoyable environment for all marina customers

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

Quinnipiac River Marina – Live Aboard Consent Agreement

This Live Aboard Consent Agreement ("Agreement") is made and entered into by and between Quinnipiac River Marina ("Marina"), located in New Haven, Connecticut, and the undersigned customer ("Customer"), who owns or manages a vessel moored at the Marina. This Agreement is subject to the terms and conditions set forth in the associated Customer and Storage Agreement ("Storage Agreement") and the Marina Code of Conduct, which Customer acknowledges having received, read, and understood.

1. Consent and License Grant

By executing this Agreement, the Marina hereby acknowledges that Customer has notified the Marina of their intent to reside aboard the vessel owned or managed by the Customer for a period exceeding 24 hours. In accordance with the aforementioned Storage Agreement and this Agreement, the Marina grants Customer a personal, revocable, and non-transferable license to remain aboard the vessel for the stated period.

This license shall be subject to the terms and conditions set forth in this Agreement and the Marina Code of Conduct. Customer agrees to comply with all rules, regulations, and policies established by the Marina, as outlined in the Code of Conduct.

2. Compliance with Marina Rules and Code of Conduct

By signing below, Customer affirms that they understand and agree to comply with all rules, regulations, and conditions imposed by the Marina, including, but not limited to, the Marina Code of Conduct, as amended from time to time. Customer further acknowledges that failure to comply with such rules and regulations may result in the immediate revocation of the license granted under this Agreement and may necessitate the removal of the vessel from the premises at Customer's sole expense.

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

3. Waiver of Tenant Rights

Customer acknowledges and agrees that this Agreement, along with any associated contracts, does not establish a landlord-tenant relationship under the laws of the State of Connecticut, and no part of this Agreement or any related agreements should be construed to create such a relationship. Customer expressly waives any and all rights to pursue the Marina in Housing Court or any other legal proceedings related to tenant rights or landlord-tenant disputes under Connecticut law.

4. Termination of Agreement

This Agreement may be terminated at the sole discretion of the Marina in the event of a breach of the terms and conditions set forth herein, including, but not limited to, failure to comply with the Marina Code of Conduct. In the event of such termination, Customer agrees to immediately remove the vessel from the Marina at their own expense, without dispute or delay.

5. Execution

By signing this Agreement, Customer affirms that they have voluntarily entered into this Agreement and fully understand its terms. Customer further acknowledges that they are legally authorized to enter into this Agreement as the owner or authorized representative of the vessel.

This Agreement shall be effective as of the date signed below.

Customer Name: _____

Date: _____

Customer Signature: _____

Marina Representative Witness: _____

Date: _____

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____

Acknowledgment and Agreement 22 pages Including

Title page, Vessel Description, Main Contract, Codes of Conduct, Live Aboard Agreement

By signing below, you acknowledge and agree to follow all the rules and regulations outlined in this Code of Conduct and any additional guidelines provided by Quinnipiac River Marina. Failure to comply with any of the provisions may result in fines, suspension of privileges, or other corrective actions as deemed necessary by Marina Management. **Thank you for being a valued part of the Quinnipiac River Marina community. We appreciate your cooperation in maintaining a safe, respectful, and enjoyable environment for all marina customers.**

Customer Name: _____ Marina Agent _____
Date: _____
Signature: _____

CREDIT CARD PAYMENT AUTHORIZATION FORM

Please sign and complete this form to authorize the above-mentioned company to make a one-time charge to your credit card listed below. **This form is REQUIRED to be completed regardless of how the slip or related services will be paid. Customer has the right to pay any and all bills via cash, check, credit card or ACH transfer and is in no way required to make payments via credit card.**

By signing this form you give us permission to debit your account for the amount indicated on or after the indicated date. This is permission for any related charges that may derive as a result of your Customer Agreement, Marina Agreement, Labor/Services rendered or utilities consumed, and does not provide authorization for any unrelated charges or credits.

PLEASE COMPLETE THE FORM BELOW:

I _____ authorize QRM Amenities Limited to charge my credit card account indicated below for _____ on or after _____. This payment is for _____.

Billing Address: _____

City, State, ZIP: _____

Phone Number: _____

Email: _____ Receive Receipt Via Email? _____

Account Type: Visa ___ Mastercard ___ AMEX ___ Discover ___

Cardholder Name: _____

Card Number: _____

Expiration: _____ CVV: _____

Signature: _____ Date: _____

I authorize the above-named business to charge this credit card indicated in this authorization form according to the terms outlined above. This payment authorization is for the goods/services described above, for the amount indicated above or in related to outstanding invoices rendered by the company. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company; so long as the transaction corresponds to the terms indicated in this form.

Summer 2025 Quinnipiac River Marina Customer Initials and Acknowledges Acceptance: _____