



MAGIC LAKE

PROPERTY OWNERS SOCIETY

PENDER ISLAND • BC

THIEVES BAY MARINA MOORAGE INFORMATION

Annual Moorage

1. Annual moorage at Thieves Bay Marina is limited to members, in good standing, of the Magic Lake Property Owners' Society (MLPOS).
2. When a lessee is no longer a member in good standing of MLPOS, the annual moorage lease becomes null and void.
3. Lessees must own a residence in Magic Lake, which they occupy on a permanent or part time basis. The residence must be connected to the Magic Lake water system with a septic/sewer connection.
4. Due to high demand and limited availability, only one annual moorage lease per membership in MLPOS is allowed.
5. Moorage rates are set, and are subject to change each year, at the MLPOS annual general meeting.
6. An Initial berth fee, equal to the annual moorage fee, is payable with the first years moorage fee.
7. Annual moorage fees are payable in advance (not refundable).
8. All vessels moored at Thieves Bay Marina must be clearly marked with a name or identification number.
9. Annual moorage can be obtained, for a specific vessel only, by the use of a MLPOS Annual Moorage Application Form. The applicant will state the name and/or identification number of the vessel, width, draft and overall length, including any projection from the bow or stern. (Maximum allowable mooring length is 36ft., beam 12ft.).
10. All vessels will be measured by the Marina Manager. Errors or omissions on the Annual Moorage Application Form may result in berth reassignment, adjustment to annual moorage fee, or cancellation of moorage contract.
11. Applicants must provide proof of Protection and Indemnity marine liability insurance for the vessel (minimum \$1,000,000 liability) at the time of application.
12. When the Marina Manager has approved the application it will be dated and, if available, a berth assigned and a contract drawn up. If a suitable berth is not available the application will be placed on the Wait List.
13. When a berth becomes available, the first applicant on the Wait List with a vessel that suits the size of the berth will be offered that berth.
14. If the applicant declines the berth for any reason, the applicant will maintain position on the Wait List, and the next applicant with a suitable sized vessel will be offered the berth.

Moorage Details

1. Annual moorage fees are a fraction of what most public marinas charge, although a recent property tax assessment may increase the fees somewhat.
2. The slips have no electrical or water service, and staying on-board overnight is strictly prohibited.
3. Much of the marina is shallow with hazards at low tide so be careful.
4. A boat maintenance grid with water and electricity is available for members in the shallow end of the marina.
5. The larger deepwater slips are reserved mostly for sailboats.
6. The maximum allowed boat length is 36 feet (12' width), and the slips for boats over 30 feet typically have a longer waiting list.
7. Upon purchasing a property with a permanent dwelling at Magic Lake Estates, members can join the MLPOS, and put their name on the waiting list.
8. Members must already own a boat.
9. The wait list for those without boats was eliminated, although those already on the previous list were grandfathered in.
10. MLPOS members may call 250.629.3686 or email notify@thievesbay.com for further information about the marina and the current status of the waiting list.
11. At time of writing, the waiting list is fairly long.



MAGIC LAKE

PROPERTY OWNERS SOCIETY

PENDER ISLAND • BC

THIEVES BAY MARINA MOORAGE CONTRACT

1. The annual moorage contract herein shall for all purposes be construed to be a storage contract and the provisions of the "Warehouse Lien Act, RSBC 1996, Chapter 480" shall apply in total.
2. The berth allocated under the moorage contract is for the vessel named in the contract only. Under no circumstances may the berth be sublet by the lessee. MLPOS reserves the right to use unoccupied berths for casual moorage. The rentals from which, are for the sole benefit of MLPOS.
3. Lessees must notify the Marina Manager if the berth is to be vacant for seven days or more.
4. A contract renewal-renewal package is mailed to all members with boats moored at Thieves Bay by March 31 each year. It is the responsibility of the lessee to renew the moorage contract by the first of May each year. Non-renewal by that date means the berth has been abandoned. Lessees must provide proof of Protection and Indemnity marine liability insurance for the vessel (minimum \$1,000,000 liability) at the time of renewal.
5. When a vessel is sold, the lessee must notify MLPOS, and the vessel must be removed from the berth. The berth must be vacated on the date of transfer of ownership. If this is not done, the vessel will be removed at the expense of the former owner. The contract for this vessel is now deemed to be null and void.
6. MLPOS reserves the right to relocate at any time, any vessel moored at Thieves Bay Marina without previous notice to the lessee.
7. MLPOS may cancel the moorage contract if a lessee, or lessee's guest, violates any Marina Regulation. Any vessel occupying a berth shall be removed within 48 hours from the mailing or hand delivery of such notice. If the vessel is not removed, MLPOS may remove the vessel at the lessee's expense.



MAGIC LAKE

PROPERTY OWNERS SOCIETY
PENDER ISLAND • BC

THIEVES BAY MARINA ANNUAL MOORAGE APPLICATION

I/We wish to apply for annual moorage at Thieves Bay Marina.

Name(s): _____

Magic Lake Property Address: _____

Mailing Address (if different): _____

_____ Postal Code _____

Telephone: Res. () _____ Cell () _____ Email _____

Emergency Contact _____ Phone _____

Name of vessel _____ and/or Number _____

Sail Power Width _____ ft Draft _____ ft

Overall Length _____ ft (This MUST include any projection from the bow or stern).

Please list any volunteer construction, maintenance, mechanical or administrative skills you could contribute to the marina (MUST COMPLETE):

All vessels will be measured by the Marina Manager. Errors or omissions on the Annual Moorage Application form may result in berth reassignment, adjustment to annual moorage fee, or cancellation of moorage contract.

All vessels moored at Thieves Bay Marina MUST be clearly marked with a name or number.

Applicants MUST provide proof of liability insurance for the vessel (minimum \$1,000,000.00 liability) at the time of application. This must be in the M.L.P.O.S. member's name.

Your M.L.P.O.S. membership has to be current for you to remain on the marina wait list.

A breakwater assessment fee, equal to the annual moorage fee, is payable with the first year's moorage. If upgrading to a larger vessel, an additional assessment fee for the extra footage will be applied along with the regular annual moorage fee.

I have received and read the Thieves Bay Marina Rules and Regulations on the reverse of this application, and agree to be bound by the contents thereof if granted moorage at the marina. Non-compliance will be grounds for loss of moorage privileges.

Signature of Applicant _____ Date ____/____/____

Approved by Marina Manager _____ Date ____/____/____