

THE SWEETWATER MARINA & RIVERDECK

2780 7TH AVENUE

SWEETWATER, NJ 08037

January 10, 2025

Dear Sweetwater Marina Patron,

The Sweetwater Family and Staff wish all of you a Happy New Year and most of all would like to thank you for the support you showed us in our 2024 season.

Included with this letter is your 2025 Marina Contract. I would ask that you read the contract thoroughly. Due to the fact that we have a large waiting list of boaters wanting to get into the marina, it is important that you get your contract and deposit in by February 1, 2025 or lose your spot at Sweetwater. The balance is due by March 1, 2025. We will not be able to hold your slip if your contract and payment is not in on time. **ALL CONTRACTS AND CHECKS MUST BE MADE OUT AND MAILED TO THE SWEETWATER MARINA AND RIVERDECK 2780 7TH AVE, HAMMONTON, NJ 08037. CREDIT CARDS CAN BE CALLED INTO SMOKEY AT 609-377-0821. WE MUST HAVE YOUR SIGNED CONTRACT PRIOR TO RECEIVING ANY CREDIT CARD PAYMENTS. FOR ANY COVER CHARGE BANDS OR EVENTS, BOATERS GUESTS WILL HAVE TO PAY SAID COVER CHARGE, SLIP HOLDERS ARE EXEMPT FROM THIS FEE. THIS IS NECESSARY DO, TO THE INCREASE IN COSTS FOR ENTERTAINMENT AND TRASH DEPSOSAL. PLEASE NOTE WHENEVER THERE IS A WEDDING. THE MARINA BATHROOMS MAY BE TEMPORARLY CLOSED.**

We have had a couple issues in the past. One issue we have had in the past is boaters purchase a larger boat than what their slips can handle. This becomes a problem due to the fact the marina is full and we cannot just move you to a larger slip. The other issue is that the contract consists of three pages and must be signed. You must also send in your updated insurance information and a copy of your registration with your contract. We at Sweetwater try our best to accommodate everyone in our marina. We wish you a Safe and Healthy New Year and we hope to see you all back in the spring.

If you have any questions call Smokey at 609-377-0821.

Sincerely, Smokey (Dock Master)

SWEETWATER MARINA

2780 7th AVE.

SWEETWATER, NJ 08037

Contact Information: E-mail Address Mike@SW-MARINA.COM
Phone: Smokey 609-377-0821 Mike Iles 856-287-2213

2025 Rental Agreement for Dockage Slips

This agreement is made between Sweetwater Marina and the undersigned vessel and owner(s)/berth(s)
Please print all required information

Date of contract term is April 1, 2025, through October 31, 2025

In the event Slip holder wishes to use slip beyond October 31st, an additional charge of \$10/ft per month will apply

Owner/Berth
Holder _____

Address _____

City _____ State _____ Zip Code _____

Cell Phone # _____

E-mail Address _____

Insurance Company _____ Policy# _____

Make of Boat _____ Model _____

Color _____ Year _____

Overall Length _____ Beam _____ Reg.# _____

Boat
Name _____

Boat Slip - Dock A B C D E F Slip # _____ if applicable.

Dock Slip preference, if any

(1) _____ (2) _____

Slip Rental Fees Based on Overall Length Including Swim Platforms, Outboards, Etc.

\$90.00 per foot **without electric**

\$95.00 per foot **with electric**

Jet Ski's \$600.00 per ski

Jet Ski's with marina supplied jet ski dock \$850.00

Boat slip rental amount without electric \$90x _____ Boat Length= _____

Boat slip rental amount with electric \$95x _____ Boat Length= _____

Please fill out this form for each boat or personal watercraft

Initial _____

To secure your slip, a 50% deposit is due no later than February 1st, 2025. Due to the current waiting list, if payment is late, or not made on time, your slip position will be forfeited.

Balance is due no later than March 1st, 2025

Credit cards accepted. For credit card payments, please call Smokey at 609-377-0821

Please make checks payable to:

SWEETWATER MARINA

Mailing address: 2780 Seventh Avenue, Hammonton, NJ 08037

Please sign and return the contract with payment. **Proof of insurance; naming Sweetwater Marina as additional insured is required prior to occupying your slip. Please see insurance requirements below #4.**

IT IS UNDERSTOOD AND AGREED AS FOLLOWS:
BOAT SLIP RENTAL AGREEMENT

In consideration of the rental of a boat slip at Sweetwater Marina, hereinafter referred to as "Marina" and the owner or possessor of the boat referred to herein *agrees* as follows:

1. **PAYMENT:** All payment will be due on or before the dates specified herein and if not paid, the Agreement shall be void and **monies received shall be forfeited.**
2. **BOAT RAMP USAGE:** Slip holder will have usage of the ramp free of charge **twice per season.** Ramp fees will be **\$20/launch/day**, or a Season Pass can be purchased for **\$125/season.**
3. **USE OF SPACE:** The space shall be used for the mooring or docking of the Owner's boat. The Owner shall supply his own lines or other means of securing the boat and will be responsible for tying up his boat so as not to damage other boats or property including the dock. In the event of a storm, the Owner will be billed for work necessary to secure his boat. The owner shall keep the space free of debris. Such space is used at the sole risk of the boat owner. Sweetwater Marina, Herein, referred to as Marina, shall not be responsible for any personal injuries or property damage of any nature caused or permitted to occur by or to the above-named vessel or the owner thereof, or his, her, their and/or it's agents, servants, employees, masters, crew, guests, passengers, invitees or licensees. Marina shall not be responsible for the safety or security of the boat, including gear, equipment or contents, or for damage or loss thereto on account of fire, theft, pilferage, vandalism, collision, explosion, windstorms, flood, lightening, or other casualty of cause whatsoever. Owner agrees to and shall indemnify and hold harmless Marina against all claims, actions, proceedings, damages and liabilities brought against Marina including attorney's fees, arising from, concerning or caused by owner's possession and use of said vehicle or space or any other part of the marina and recreational facilities including, but not limited to the use of the bathhouse.
4. **INSURANCE:** Owner agrees to maintain a policy of marine insurance for and upon the above-described vessel, which insurance shall include personal injury/property damage/environmental spill liability in an amount of not less than **\$300,000.00 and Sweetwater Marina named as Insured on the policy.** Proof that said insurance coverage is in force shall be in the form of a Certificate of Insurance and shall be presented to Marina prior to occupancy.
5. **SUBLEASE:** This agreement may not be assigned or transferred by the owner, nor may the owner sublet dock space without prior written approval of Marina. Space is leased to the owner for occupancy only by and for the vessel described. Marina reserves the right to permit vessels other than that of the owner to occupy space if same is vacant, and to retain any fees collected therefrom. The boat owner shall notify Marina office if their slip will be vacant for more than 2 days or any weekend
6. **NON-PERMITTED USES:** The Owner shall conduct no residential or commercial activity without written consent of Marina. No advertising or soliciting is permitted on a boat in the Marina. The display of "FOR SALE" signs on the boat is permitted. No maintenance shall be performed in the rented space without the written consent of the Marina, except such minor or routine maintenance as would be normally performed by the Owner. The Owner shall be responsible for the conduct of all guests or others invited on his boat or the premises of the Marina. No loud or offensive language, marijuana smoking or excessive use of alcohol is permitted.
7. **LIEN:** The Marina shall have a lien against the Owners boat, its appurtenances and contents for any unpaid rent under this Agreement or for other services contracted by Owner or for damage caused by the Owner or Owner's boat to any property of the Marina.
8. **WAIVER OF RESPONSIBILITY:** The Marina assumes no responsibility for the safety of the boat or its contents. The Owner agrees that the Marina shall not be responsible for any damage or loss to the boat. The Owner assumes

Initial_____

- responsibility for any loss to the boat or its contents whether by theft, damage by fire, or the elements or act by any person over whom the Marina has no control.
9. **NO LEASHOLD CREATED:** It is understood by the parties that this Agreement does not create a residential lease. The fact that a boat may have an incidental use for eating and sleeping, should not be construed in any fashion as creating a residential lease.
 10. **OWNER RESPONSIBILITY:** The Owner shall be responsible for all damage caused by his boat to the property of the Marina or others. The Owner shall use his assigned space at his own risk. The Owner shall create no unsafe condition which could cause damage to either a person or property. The Owner is responsible for all contents of his boat. The Owner is responsible for keeping his mooring lines, fenders or bumpers in good repair to ensure boat is secured properly. The vessel shall be kept in Bristol condition.
 11. **RULES AND REGULATIONS:** The Owner shall comply with all Rules and Regulations of the Marina hereto or posed on the premises. In addition to any other Rules and Regulations, the Owner shall not operate or allow his boat to be operated in a careless or reckless manner.
 12. **TERMINATION:** This Agreement may be terminated by the Marina, at its sole discretion, not limited to but for the following reasons:
 - a. Any violation by the Owner of the Rules and Regulations of the Marina:
 - b. Any breach of any covenant of this lease:
 - c. The expiration of the term of this Agreement. The Marina may notify the Owner to cease any violation prior to exercising its discretion to terminate this Agreement. In the event of termination, the boat shall be considered abandoned if not removed from the Marina premises. The Marina may take all necessary steps to remove the boat from its dock and store same. All costs of removal and storage shall be considered as additional rent under the terms of this Agreement. In the event the Marina shall have to resort to litigation to enforce any provisions of this Agreement, the Owner agrees to be responsible for the Marina's attorney's fees and cost of suit.
 13. **POWER, WATER:** Normal usage of electric power and water is part of this Agreement. Any abusive use of electric power and water may be billed to the Owner. Air Conditioners must be turned off when vessel is not occupied.
 14. **TRASH:** It is the Owner's responsibility to use the Marina's designated trash receptacles. The Owner must remove any trash or hazardous materials from the Marina premises.
 15. **TRAILERS, DOCK BOXES:** No boat trailer storage is permitted unless written approval is obtained by the Marina. Due to the width of our docks dock boxes are not permitted to be installed on docks.
 16. **ALCOHOLIC BEVERAGES:** The ABC requires that no outside alcoholic beverages be brought on the premises of the Sweetwater Riverdeck.
 17. **FUEL SAFETY:** Fueling of any boat or watercraft with portable means (container) on docks or marina premises is strictly prohibited.
 18. **MISCELLANEOUS:**
 - a. The Owner agrees to have a working automatic bilge pump on the boat. In the event of an emergency or circumstances that may require immediate action, the Marina may enter the Owner's boat to do anything it deems necessary in its sole discretion to prevent damage to the Owner's boat or the Marina premises. Any charges incurred by the Marina to carry out the provisions of this paragraph, shall be billed to the Owner.
 - b. No modifications of any kind shall be made to any docks or Marina property.
 - c. No grills/barbeques will be allowed on docks. You will be solely responsible for any damage that may occur to any other boats or docks if an accident were to occur.
 - d. Any bills submitted to the Owner, other than the rent specified in Paragraph 1, shall be paid in 5 days of the billing date or this Agreement will be terminated by the Marina.
 - e. This Agreement expresses the entire understanding of the parties, and no modifications of this Agreement shall be made unless in writing and signed by the parties hereto.
 - f. Shore Power through the Marina is GFI protected. This is code in the State of New Jersey. Owners understand that they are not to switch their GFI breakers with standard breakers and if they do so, and damage or injuries that may occur as a result, will be solely the responsibility of the Owner.
 - g. Please be sure yourself, your children, and your guest use common courtesy throughout the Marina, including the Marina bathrooms/shower area. Do not flush any paper towels in the toilets, and please keep the restrooms neat.
 - h. No dogs are allowed unattended or tied to docks or boats.
 - i. Foul language will not be tolerated
 - j. **Marijuana use on the Marina property is not allowed. Sweetwater is a family place!!**

BOAT OWNER SIGNATURE _____ **DATE** ____/____/____

Initial _____