



April 30, 2024

To All Owners and the BOD

The attached Amendments to the Boat Lift Rules/Regs, with the typographical error in Rule (22) and (22)-As Amended, (12) "include" changed to (12) "inches", will be presented and voted on by the Board at the 5.7.24 BOD 10:00AM meeting.

The amended Boat Lift Specifications dated March 26, 2021, and revised 5.7.24 have been corrected to conform with the amended Boat Lift Rules/Regs and will be voted on at the 5.21.24 10:00AM BOD meeting.

The BOD has done its very best to address the interests of all Owners.

PARK SHORE LANDINGS ASSOCIATION, INC.

c/o NextGen Community Management
9410 Corkscrew Palms Circle, Unit 201
Estero, FL 33928
239-372-2996

BOARD OF DIRECTORS MEETING

Date: May 7, 2024
Time: 10:00am EST
Place: PSL Social Room

Join Zoom Meeting

<https://us06web.zoom.us/j/84917368115?pwd=ri5OLmUGVF77qqgbHPxlzG5wjSTRtr.1>

Meeting ID: 849 1736 8115
Passcode: 016122

- +1305224 1968
- +1 301 715 8592

Agenda

1. Call to Order /Establish Quorum
2. Golden Gatorvator Boat Lift
3. Member/Resident Comments
4. Adjournment

Rules and Regulations

X. Boats and Docs

To be amended as follows:

(17) The Board of Directors may refuse to approve a proposed plan for the installation, modification, alteration, renovation, or addition of a boat lift for any reasonable cause, including, but not limited to, safety concerns, and without the necessity of obtaining a professional opinion to support such determination, if any such lift, is not a Deco Boat Lift or the Deco Elevator Boat Lift Beamless (no overhead lift structure), with the top of the bunks level, with no incline, if the Lift is for a boat, or the top of the platform if the Lift is for water craft other than a boat, to include kayak(s), paddle board(s), wave runner(s), not more or less than twelve (12) inches below the top of the deck of the Finger Pier in which the Deco Lift is installed; the PVC guides must be adjusted to a maximum height of four (4) feet and painted to match as closely as possible the color of the Pier Pilings.

(17)-As Amended

The Board of Directors may refuse to approve a proposed plan for the installation, modification, alteration, renovation, or addition of a boat lift for any reasonable cause, including, but not limited to, safety concerns, and without the necessity of obtaining a professional opinion to support such determination, if any such lift, is not a Golden Gatorvator Boat Lift Beamless (no overhead lift structure), with the top of the bunks level, with no incline, if the Lift is for a boat, or the top of the platform if the Lift is for water craft other than a boat, to include kayak(s), paddle board(s), wave runner(s), not more or less than twelve (12) inches below the top of the deck of the Finger Pier in which the Golden Gatorvator Boat Lift is installed; the PVC guides must be adjusted to a maximum height of four (4) feet and painted to match as closely as possible the color of the Pier Pilings.

THE PURPOSE FOR THIS AMENDMENT is to provide a like kind alternative to the Deco Boat Lift or the Deco Elevator Boat lift as these lifts are no longer available to PSL for purchase and installation.

(22)The bunks of the lift if the Lift is for a boat, or the top of platform if the Lift is for watercraft other than a boat such as kayak(s), paddle board(s), wave runner(s), cannot be more or less than twelve (12) inches below the top of the deck of the Finger Pier in which the Deco Lift is installed, and the PVC guides are limited to a height of four (4) feet in height;

(22)- As Amended

The bunks of the lift if the Lift is for a boat, or the top of platform if the Lift is for watercraft other than a boat such as kayak(s), paddle board(s), wave runner(s), cannot be more or less than twelve (12) inches below the top of the deck of the Finger Pier in which the Golden Gatorvator Boat Lift is installed, and the PVC guides are limited to a height of four (4) feet in height.

PURPOSE OF THIS AMENDMENT is to conform the requirements for the height of the lifts to be measured from the top of the deck of the finger pier not mean high tide.

(26) For the safety of all watercraft users and their guests, and to mitigate the exposure of the Association to potential liability, the BOD strongly recommends that all Slip Lessees who use their slips for watercraft install a Deco Boat Lift in accordance with the Rules/Regulations set forth above, and specifically as referenced in Rule/Regulation 17. If, however, any Owner/Slip Lessee chooses not to follow this recommendation, the Slip Lessee may install, at the Lessee's expense, a Golden Finger Pier Ladder or Golden Finger Pier Ladder with Kayak launch pad to gain access to the watercraft. It is the responsibility of the Owner/Captain of the watercraft to

assure the safety of any/all persons accessing the watercraft by the Ladder, as referenced above and/or any method other than the Deco Boat Lifts recommended by the BOD. If the Owner/Slip Lessee does not use the Slip for any watercraft, the Lessee is under no obligation to purchase and/or install any Lift or Ladder(s).

(26)-As Amended

For the safety of all watercraft users and their guests, and to mitigate the exposure of the Association to potential liability, the BOD strongly recommends that all Slip Lessees who use their slips for watercraft install a Golden Gatorvator Boat Lift in accordance with the Rules/Regulations set forth above, and specifically as referenced in Rule/Regulation 17. If, however, any Owner/Slip Lessee chooses not to follow this recommendation, the Slip Lessee may install, at the Lessee's expense, a Golden Finger Pier Ladder or Golden Finger Pier Ladder with Kayak launch pad to gain access to the watercraft. It is the responsibility of the Owner/Captain of the watercraft to assure the safety of any/all persons accessing the watercraft by the Ladder, as referenced above and/or any method other than the Golden Gatorvator Boat Lift recommended by the BOD. If the Owner/Slip Lessee does not use the Slip for any watercraft, the Lessee is under no obligation to purchase and/or install any Lift or Ladder(s).

THE PURPOSE FOR THIS AMENDMENT is to provide a like kind alternative to the Deco Boat Lift or the Deco Elevator Boat lift as these lifts are no longer available to PSL for purchase and installation.

PARK SHORE LANDINGS

BOAT LIFT SPECIFICATIONS

MARCH 26, 2021

Revised 5.7.24

GENERAL

The Board of Directors is required by Amendment 718.113(5) Florida Condominium Act and by Sections 9.10 and 11.4 of our Declaration of Condominium to adopt specifications Boat Slips.

On the date hereof, existing specifications were amended by a Resolution of the Board and re-stated in their entirety and adopted in the form which follows.

These are Boat Slip Specifications referred to in Section X of the Association's Rules and Regulations booklet.

The purpose is to assure the continuity of the boat slips, limited common elements, and to protect the Unit Owners, residents and guests and/or boat slip lessees by providing a safe means of accessing, boarding, disembarking from a boat, kayak and other water vehicles.

These boat lifts have been designed to be unintrusive and without unsightly metal structures and cables.

All boat lift installations require written approval by the Board. Submission to the Board may be made by the unit owner or the installer on his/her behalf.

STYLE

1. Must be a **Golden Gatorvator Boat Lift**, Beamless (no overhead lifting structure)
2. If there are different applications that can hold waverunners, kayaks or any type of water equipment such application must be a **Golden Gatorvator Boat Lift**, Beamless (no overhead lifting structure).

INSTALLATION

1. Each contractor must have a current State occupational license and must carry liability and personal injury insurance.
2. The Unit Owner/boat slip lessee is also responsible to provide casualty insurance on all such installations, modifications, renovations, alterations, or additions, even if the Association would otherwise be required to provide casualty insurance by statute or under the Condo Documents;
3. The boat lift platform/bunks cannot be more or less than twelve (12) inches below the top of the deck of the Finger Pier; the PVC guides of the boat lift are limited to a maximum of four (4) feet in height and can be painted.

ADDITIONAL RULES AND REGULATIONS

1. All plans for the installation, modification, alteration, renovation, or addition to appurtenances to a limited common element by a Unit Owner, specifically to include a leased boat slip and a boat lift, must be approved in writing by the Board of Directors;
2. The Board of Directors may refuse to approve a proposed plan for the installation, modification, alteration, renovation, or addition of a boat lift for any reasonable cause, including,

but not limited to, safety concerns, and if not a **Golden Gatorvator Boat Lift**, Beamless (no overhead lifting structure), with the lift/bunks level not more or less than twelve (12) inches below the deck of the Finger Pier and the PVC guides adjusted to a maximum height of 4 feet, without the necessity of obtaining professional opinions to support such determination;

3. If, upon obtaining the written approval of the Board of Directors for the installation, modification, renovation, alteration, addition, maintenance of a boat lift in accordance with the above, the Unit Owner/boat slip lessee chooses to proceed with such installation, the cost of installation, modification, renovation, alteration, addition and/or maintenance shall be the responsibility of the Unit Owner and his successor in title, as well as the cost of repairing any damage to the common elements resulting from same;
4. The Unit Owner/boat slip lessee is also responsible to provide casualty insurance on all such installations, modifications, renovations, alterations, or additions, even if the Association would otherwise be required to provide casualty insurance by statute or under the Condo Documents;
5. The Unit Owner/boat lift lessee and his/her successor in title shall also be responsible for the cost of removing, replacing, or reinstalling the boat lift per the specifications set forth in paragraph (2) above and as specifically referenced in Rule/Regulation 17, should any such action by the Association become necessary in order to maintain, repair, replace or protect other parts of the Condominium property;
6. The boat lifts must always be kept in a very good state of repair;
7. The boat lift/bunks platform cannot be more or less than twelve (12) inches below the top of the deck of the Finger Pier. The PVC guides of the boat lift are limited to a maximum of four (4) feet in height;
8. The boat lift owner is responsible to ensure the boat lift for physical damage coverage and/or otherwise pay for any physical damage to any boat lifts, finger piers, docks, boat slip pilings, and/or Association property, as well as any personal injury that may be caused by the boat lift, for any reason whatsoever;
9. The Association shall not be responsible at any time and/or in any way for any damage and/or injury that may be caused by the boat lift for any reason whatsoever. The Unit Owner/boat slip lessee agrees to hold the Association harmless from any and all claims, actions, or causes of action for damages to or loss of property, or injury or death to persons arising from and/or in any way connected with the use of the leased boat slip, to include the lessee's boat lift.
10. The acceptance of the boat slip license constitutes an agreement to conform to these Rules and Regulations