



## RAGGED ROCK MARINA 2027

### Summer Space Agreement

Phone: (860) 512-7278 | Email: [office@ferrylandingct.com](mailto:office@ferrylandingct.com)

| CUSTOMER INFORMATION                                                                                                                                                                          |                       |                          |                                                                              |         |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|------------------------------------------------------------------------------|---------|---------------|
| CUSTOMER NAME:                                                                                                                                                                                |                       |                          |                                                                              |         |               |
| ADDRESS:                                                                                                                                                                                      |                       | CITY:                    |                                                                              | STATE:  | ZIP:          |
| EMAIL:                                                                                                                                                                                        |                       |                          | PHONE NUMBER:                                                                |         |               |
| BOAT INFORMATION                                                                                                                                                                              |                       |                          |                                                                              |         |               |
| BOAT NAME:                                                                                                                                                                                    |                       |                          | MAKE:                                                                        |         | MODEL:        |
| YEAR:                                                                                                                                                                                         | LENGTH OVERALL (LOA): |                          | BEAM:                                                                        | HEIGHT: | DRAFT:        |
| # Of OUTBOARDS (IF APPLICABLE):<br><input type="checkbox"/> Single <input type="checkbox"/> Twin <input type="checkbox"/> Triple <input type="checkbox"/> Quad <input type="checkbox"/> Quint |                       |                          | OUTBOARD MAKE & HP:                                                          |         |               |
| USCG ID # OR STATE REGISTRATION #                                                                                                                                                             |                       |                          | VESSEL TYPE:<br><input type="checkbox"/> POWER <input type="checkbox"/> SAIL |         |               |
| HULL ID:                                                                                                                                                                                      |                       | KEY LOCATION/LOCK COMBO: |                                                                              |         |               |
| INSURANCE INFORMATION                                                                                                                                                                         |                       |                          |                                                                              |         |               |
| INSURANCE COMPANY:                                                                                                                                                                            |                       |                          |                                                                              |         |               |
| POLICY #:                                                                                                                                                                                     |                       |                          |                                                                              |         | INS EXP DATE: |
| HAUL/LAUNCH INFORMATION                                                                                                                                                                       |                       |                          |                                                                              |         |               |
| CURRENT BOAT LOCATION:                                                                                                                                                                        |                       |                          |                                                                              |         |               |

**\*\*Copy of boat registration and insurance declaration are required to be on file with the office. Insurance documentation needs to have Ferry Landing Marina named as "additional insured." \*\***



## 2027 SUMMER SPACE RATES

\* Summer Season: May 1 - Oct 31\*

Please select from the following summer space options:

☐ Summer Slip - Slip Preference: \_\_\_\_\_ (Subject to approval) ☐ Trailer Storage(\$300.00/season)

PLEASE CHECK A BOX INDICATING SLIP REQUIREMENTS:

| RATES |                          |             |  |                               |            |
|-------|--------------------------|-------------|--|-------------------------------|------------|
|       | Dock A – Slips A1, 32-34 | \$ 4,212.00 |  | Dock G- Slip G1               | \$4,200.00 |
|       | Dock A- Slips A2 -31     | \$5,370.00  |  | Dock G- Slips G2-5, 12-13     | \$5,840.00 |
|       | Dock B- Slips B1-2       | \$3,970.00  |  | Dock G- Slips G6-11           | \$5,895.00 |
|       | Dock B- Slips B3-40      | \$5,290.00  |  | Dock H- Slips H1-21, 29       | \$5,880.00 |
|       | Dock C- Slips C1-2       | \$4,200.00  |  | Dock H- Slip H22              | \$4,960.00 |
|       | Dock C- Slips C3-44      | \$4,765.00  |  | Dock H- Slips H23-28          | \$3,700.00 |
|       | Dock D- Slips D1-8       | \$3,450.00  |  | Dock I- Slips 1,2,4,6,8,10    | \$1,700.00 |
|       | Dock E- Slips E1-2       | \$2,380.00  |  | Dock I Slips 3,5,7,9,11,13,15 | \$2,920.00 |
|       | Dock E- Slips E3-24      | \$3,030.00  |  | Dock I- Slips 12, 14,16       | \$1,800.00 |
|       | Dock F- Slip F1          | \$3,600.00  |  | Dock J- Slips J1-8            | \$3,861.00 |
|       | Dock F- Slips F2-11      | \$4,590.00  |  |                               |            |

**Electric Requirements (Please select one):**

|                                                                   |                                                                    |                                                       |
|-------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> 120V – No Charge                         | <input type="checkbox"/> One 30 AMP- No Charge                     | <input type="checkbox"/> Two 30 Amp - \$250.00/season |
| <input type="checkbox"/> 50 Amp (or two 30 Amp) - \$250.00/season | <input type="checkbox"/> 100 Amp (or two 50 Amp) - \$500.00/season |                                                       |

All slips include water, standard 120v or 30 Amp electric, and Wi-Fi. Boats on land after June 1, 2027, will be automatically invoiced at the summer land storage rate of \$50.00 per ft. The reservation is considered confirmed only upon receipt of a fully complete signed contract accompanied by a non-refundable deposit of \$500.00. There will be no refunds on deposits. All deposits will be applied to open balances first.

We ask you please read the Summer Space Agreement terms, Marina & Dock Rules, and General Terms & Conditions, which are also a part of and listed in the following pages of this agreement. A finance charge of 1.5% per month will be added to all delinquent accounts (Annual Percentage Rate Is 18%). Outstanding bills must be paid in full before boats are launched or slip storage is provided by RRM. No slip will be occupied without a signed contract. I understand that I must always have a valid credit card on file with Ragged Rock Marina or no service can be provided, or work performed. Payment in full is due before the vessel is released. I authorize the use of my credit card listed on page 10 for invoices over 3 days. All rental fees are subject to 6.35% sales tax and 2.5% environmental fee. I understand by signing this contract, all repair orders given over the phone or electronically are binding to this contract.



## SUMMER SPACE TERMS

**1. LICENSE.** Ragged Rock Marina grants a personal, revocable, and unassignable license to Guest for use of a slip at the Marina, to be assigned by Ragged Rock Marina in its sole discretion (the "Slip"), to berth the Boat and for no other purpose. Guest acknowledges that Guest has had an opportunity to inspect the Marina and the Slip prior to execution of this Agreement and agrees to accept both in their current "as-is" condition. In the event that Ragged Rock Marina is unable to deliver possession of the Slip to Guest on the Commencement Date, Ragged Rock Marina shall not be liable for any loss resulting therefrom.

**2. TERM.** The term of this Agreement (the "Term") begins on the earlier of the Commencement Date or the date that the Guest is permitted to occupy the Slip and continues to either (i) the Expiration Date unless terminated earlier as provided herein, or (ii) if a "month-to-month" term is indicated above, on a month-to-month basis until terminated as provided herein.

**3. PAYMENTS.** All payments due under this Agreement are payable to "Ragged Rock Marina" or "54 Ferry Road 2 CT, LLC".

**4. INSURANCE.** Guest shall at all times during the Term maintain the insurance coverages set forth in the Marina Guest Agreement, and name Ragged Rock Marina as "named insured" on such coverage.

**5. LIEN.** In addition to the lien rights set forth in the Marina Guest Agreement, Guest hereby grants to Ragged Rock Marina a lien on the Boat for any fees or damages payable under this Agreement which are not paid to Ragged Rock Marina when due, and Ragged Rock Marina may 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 Ragged Rock Marina be in addition to any and all other rights and remedies available to Ferry Landing Marina hereunder or in connection herewith and shall not in any manner alter, waive or abrogate Guest's personal liability hereunder. To secure the lien rights granted herein, Ragged Rock Marina shall have the right to file one or more financing statements in the jurisdiction of Guest'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) AND SECTION 49-55 OF THE CONNECTICUT STATUTES (2016) UNDER WHICH RAGGED ROCK MARINA MAY FORECLOSE ITS LIEN ON GUEST'S BOAT IN THE EVENT OF NON-PAYMENT OF THE FEES DUE AND PAYABLE HEREUNDER. THE RIGHTS AVAILABLE TO RAGGED ROCK MARINA UNDER SAID STATUTES ARE IN ADDITION TO ANY AND ALL OTHER RIGHTS WHICH RAGGED ROCK MARINA HAS AVAILABLE TO IT UNDER THIS AGREEMENT OR OTHERWISE AT LAW AND/OR IN EQUITY.

**6. GUEST REPRESENTATIONS.** Guest represents and warrants that (i) Guest has an ownership interest in the Boat or Guest is fully authorized to bind the owners of the Boat to the terms and conditions of this Agreement; and (ii) (1) Guest is not currently identified on the Specially Designated Nationals and Blocked Persons List maintained by OFAC, and (2) Guest is currently in compliance with and shall at all times during the Term (including any extension of the Term) remain in compliance with the regulations of OFAC. If the Boat is owned by an entity, the person signing below affirms that he/she has full authority to bind the Guest to this Agreement, and that such person (signing this Agreement) PERSONALLY GUARANTEES performance of the payment and all other contractual obligations of the Guest. If the person signing this Agreement is an agent of Guest, including a captain, such person represents that he/she has the authority to

bind the Guest, and that he/she shall PERSONALLY GUARANTEE performance of payment and all other contractual obligations of the Guest in the event that he/she does not actually have such authority to bind the Guest. If more than one party signs this Agreement as Guest, all of such parties shall be jointly and severally liable for the performance of all obligations of Guest and shall be bound by this Agreement. Unless Ragged Rock Marina is notified by Guest in advance in writing to the contrary, anyone in possession of or apparent charge of the Boat shall be deemed to have the authority to act on behalf of Guest and Ragged Rock Marina shall be entitled to accept and act in reliance upon orders or requests by such persons for services, supplies, work, labor and other material of any kind for the benefit of Boat or Guest and all at the cost and expense of Guest.

**7. DOWN PAYMENT.** Guests shall pay to Ragged Rock Marina the specified Down Payment upon execution of this Agreement, which Down Payment shall be applied toward the first Installment(s) of Fees. The Down Payment shall not be refunded for any reason.

**8. ABSENCE.** Guest agrees that Ragged Rock Marina may use the Slip when temporarily not in use by Guest, without compensation to Guest. Further, Guest shall notify Ragged Rock Marina if the Boat will not be in the assigned space at the Marina for any period exceeding two (2) consecutive days. In such event, Guest agrees Ragged Rock Marina may, without compensation to Guest, assign another vessel to the Slip during the period of the absence of the Boat. Even if another boat or vessel is assigned to the Slip during such a period of temporary absence, Guest understands and agrees Guest will remain responsible for payment of Fees. To assure the assigned Slip is available upon the Boat's return, in the event the Boat is absent from the Slip for two (2) or more consecutive days, Guest is required to provide Ferry Landing at least 24 hours' advance notice of the date and time the Boat will return to the Slip.

**9. TERMINATION.** Notwithstanding anything herein to the contrary, if Guest vacates or fails to take possession of the Slip and (i) Guest requests termination of this Agreement by written notice to Ragged Rock, (ii) Ragged Rock Marina re-rents the Slip under an agreement commencing on or before July 1 of the year in which the Term commences (a "Replacement Agreement"), and (iii) the renter under the Replacement Agreement (the "Replacement Renter") is either not then renting a slip at the Marina or, if then renting one or more slips at the Marina, is renting the Slip in addition to all such slips (i.e. the Replacement Renter is not relocating from another slip at the Marina to the Slip), then Ragged Rock Marina will refund to Guest 80% of an amount calculated as follows: that portion of the Fees payable hereunder which are covered by the Replacement Agreement, less the Down Payment. For the avoidance of doubt, if Ragged Rock Marina to enter a Replacement Agreement on or before July 1 of the year in which the Term commences, Guest will receive no refund. In no event will Guest be refunded an amount greater than the amounts actually paid by Guest hereunder, less the Down Payment.

**10. OTHER.** This Agreement and the exhibits attached hereto, if any, contain all the agreements of the parties, both written and oral, with respect to any matter covered or mentioned in this Agreement, and no prior agreement or understanding pertaining to any such matter shall be effective for any purpose.





## MARINA & DOCK RULES

Welcome to Ragged Rock Marina! We are delighted to have you as our guest and want to ensure your stay is as safe and enjoyable as possible. To maintain a welcoming and harmonious environment for all our guests, we have established a set of guidelines. These are designed to promote a respectful, safe, and enjoyable atmosphere for everyone. We kindly ask that you take a moment to review and adhere to this Code of Conduct during your stay. Thank you for your cooperation, and we hope you have a wonderful experience at our marina.

### **1. No Open Flames**

Open flames, including firepits, fireworks, grills, or torches, are not permitted on the docks or on your boats at the marina. Electric grills are permitted, and there are grills in designated BBQ areas for customer use.

### **2. Quiet Hours: 10:00PM – 7:00AM**

Please keep noise to a minimum during these hours out of respect for others.

### **3. No Fish Cleaning or Processing on the Docks**

Fish cleaning or processing is prohibited on the docks to maintain cleanliness and prevent contamination. A fish cleaning station is available by Dock 10.

### **4. No Short-Term Rentals of Boats**

Short-term rentals through Airbnb, VRBO, or other platforms are not permitted. Renters may not be familiar with boats, docks, or marina rules, creating safety risks.

### **5. No Swimming**

For safety reasons, swimming in the marina area is strictly prohibited.

### **6. Report Spills Immediately**

Any Fuel, oil or other spills must be reported to marina staff right away.

### **7. No Unauthorized Dock Items**

Only approved items are permitted on the docks. This includes, but is not limited to, electrical pedestals, dock boxes, cleats, and fire extinguishers. Unauthorized installations are not allowed, and unauthorized items will be removed.

### **8. Pets Must Be Leashed and Cleaned Up After**

All pets must remain on a leash, and owners are responsible for cleaning up after them.

### **9. Boats Must Be Properly Secured**

All vessels must be securely moored using adequate dock lines to prevent potential damage to the docks and other boats.

### **10. No Unauthorized Docking**

Only unit owners, registered guests, and approved vessels are allowed to use the docks.

### **11. Guests Must Register**

All guests must check in at the marina office before accessing the docks.

### **12. Children Must Be Supervised**

Children under 12 years old must always be accompanied by an adult.

### **13. Respect Fellow Boaters**

Please be courteous and considerate of others while on the docks.

### **14. No Fishing from the Docks**

Fishing is not allowed from the docks to prevent interference with boat operations and owners/renters in any common area.

### **15. Proper Waste Disposal:**

Dispose of trash, recyclables, fish waste and hazardous materials in designated areas. Please refrain from throwing or dumping any items into the water.

|                           | <b>1<sup>st</sup> Offense</b> | <b>2<sup>nd</sup> Offense</b> | <b>3<sup>rd</sup> Offense</b> |
|---------------------------|-------------------------------|-------------------------------|-------------------------------|
| Fireworks/Flares          | \$1,000                       | \$2,500                       | \$5,000                       |
| Grills                    | \$500                         | \$1,000                       | \$2,000                       |
| Noise<br>(excessive)      | \$100                         | \$200                         | \$500                         |
| Cleaning fish on<br>docks | \$100                         | \$200                         | \$500                         |
| Airbnb                    | \$500                         | \$1,000                       | \$1,500                       |



## GENERAL TERMS & CONDITIONS

Please review these General Terms and Yard Rules carefully before signing.

- **Pricing** – All vessel dimensions used to calculate storage rates are subject to verification by Ragged Rock Marina. LOA includes bow pulpits, swim platforms, outboard engines, and any other accessories or modifications.  
**Initial:** \_\_\_\_\_
- **Abandoned Boats** – Vessels left on Marina property without a valid contract will be charged land storage rates until removed. If no response is received within 30 days, the vessel may be moved and/or secured at the owner's expense. Vessels left without a valid contract or with unpaid charges may be deemed abandoned or subject to a lien in accordance with Connecticut General Statutes. Ragged Rock Marina reserves the right to recover all charges, costs, and expenses, including by placing a lien and enforcing removal, sale, or disposal of the vessel pursuant to Connecticut law.  
**Initial:** \_\_\_\_\_
- **Inactive Storage** – Vessels not launched by **June 1, 2027** will incur an inactive land storage fee, billed monthly until launch or removal. Fees are based on the vessel's actual LOA, including outboards, platforms, and attachments.  
**Initial:** \_\_\_\_\_
- **Insurance** – All vessels stored at Ragged Rock Marina must carry a valid insurance policy with minimum liability coverage of \$300,000, naming Ragged Rock Marina as an *additional insured*. Owners agree to maintain active liability and hull insurance for the full term of this Agreement. Proof of insurance, including policy number, coverage limits, and expiration date, must be provided upon request.  
**Initial:** \_\_\_\_\_
- **Hold Harmless** – Ragged Rock Marina is not responsible for loss or damage to any vessel, trailer, or personal property due to theft, fire, vandalism, acts of nature, or other causes beyond its control. The vessel owner agrees to hold Ragged Rock Marina harmless from all claims arising from storage or handling of the vessel, except in cases of gross negligence by the Marina.  
**Initial:** \_\_\_\_\_
- **Subcontractors** – Ragged Rock Marina reserves the right to control access to its premises. All outside contractors must register with the Marina office and provide proof of insurance per Marina policy (available upon request). The Marina may charge a registration fee and/or daily facility-use rate. By working at the Marina, contractors assign to Ragged Rock Marina any rights to file a vessel lien. The Marina may pursue or settle such liens at its discretion, with subcontractor approval not unreasonably withheld. If the Marina advances costs related to a lien or auction, it shall have first priority for recovery.  
**Initial:** \_\_\_\_\_
- **Agreement** - This Agreement is between 54 Ferry Road 2 CT, LLC ("Ragged Rock Marina") and the named Guest regarding the vessel identified above, including its rigging, engines, appurtenances, and contents (the "Boat"), for storage and docking at Ragged Rock Marina (the "Marina") under the terms and conditions herein. The Guest acknowledges and agrees to the Summer Space Terms, Marina & Dock Rules, and General Terms & Conditions, all incorporated by reference. The Guest certifies the accuracy of all information provided, including insurance details, and agrees to promptly notify the Marina of any changes. The Guest must maintain current Boat registration/documentation and insurance certificates on file with the Marina office for as long as the Boat remains at the Marina.

**The Guest acknowledges and agrees to this Agreement as of the date set forth below:**

CUSTOMER OR "GUEST"

Printed Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



### **EARLY BIRD DISCOUNT**

Summer Space Agreement invoices will be billed based on your choice to take advantage of the 5% Early Bird Discount, which must be paid in full by **11/2/2026**.

Please indicate your selection below:

**Please select:**

**YES – EARLY BIRD DISCOUNT** (Paid in full by 11/2/2026)

**NO – STANDARD PAYMENT SCHEDULE** (Paid in full by 4/1/2027)

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### **RESERVATION DEPOSIT & CONFIRMATION**

The reservation is considered confirmed **only** upon receipt of a signed contract (fully completed) and accompanied by a non-refundable deposit of **\$500.00**. There will be no refunds on deposits. All deposits will be applied to open balances first.

I, the undersigned, have read this contract, including the **SPACE TERMS AGREEMENT, MARINA DOCK RULES, and GENERAL TERMS & CONDITIONS**, and I understand, accept, and agree to be bound by all terms and conditions contained herein.

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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### **Payment Responsibility**

The Customer acknowledges and agrees that credit cards will **not** be automatically charged on any payment due date. It is the Customer's sole responsibility to ensure that all payments are made on or before the applicable due date. Payments may be made by: (i) providing credit card payment over the telephone, (ii) mailing a check, or (iii) using the invoice payment link provided. Failure to make payment by the due date may result in late fees, service interruption, or other remedies available under this Agreement. \_\_\_\_\_ Initials



## CREDIT CARD AUTHORIZATION

**\*\* REQUIRED \*\***

I, \_\_\_\_\_, give permission to Ragged Rock Marina (54 Ferry Road 2 CT, LLC) to charge my card for agreed upon charges including any and all storage fees and services. Card details will be stored in my profile and will only be used for approved purchases.

### CARD INFORMATION

**CARD TYPE (Please select):**

☐ Visa      ☐ Master Card      ☐ American Express      ☐ Discover

**CARDHOLDER NAME:** \_\_\_\_\_

**CARD NUMBER:** \_\_\_\_\_

**EXP:** \_\_\_\_\_

**CVV:** \_\_\_\_\_

**ZIP CODE:** \_\_\_\_\_

**Please note: If you change your card on file, you'll be required to complete this form again to update your payment information**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

We require a valid credit card on file for every customer and use this information to update existing credit cards on file. Work will not be performed without a credit card on file.

A 1.5% finance charge will be added to all accounts 30 days past due. All work will be halted until the account is current. A 2.5% environmental surcharge will be added to all storage and service billing.



### **SMS INVOICE DELIVERY & BILLING NOTIFICATIONS OPT-IN**

Customers may elect to receive invoices, billing notifications, payment reminders, and account-related communications via text message.

**Mobile Phone Number:** \_\_\_\_\_

- ☐ **YES – I consent to receive invoices and billing notifications by SMS/text message.**
- ☐ **YES – I consent to receive payment reminder text messages.**
- ☐ **NO – I do not wish to receive invoices, billing notifications, or payment reminders by SMS/text message.**

#### **SMS Consent & Authorization**

By providing my mobile phone number and selecting one or more of the authorization options above, I expressly consent to receiving text messages from **54 Ferry Road 2 CT, LLC** regarding invoices, account balances, payment confirmations, payment reminders, reservation information, and other account-related communications at the mobile number provided.

I understand that:

- Consent to receive text messages is voluntary and is not a condition of purchasing any goods or services.
- Message frequency may vary based on my account activity and billing schedule.
- Message and data rates may apply according to my mobile carrier's plan.
- I may opt out of receiving text messages at any time by calling the office at 860-512-7278.
- For assistance, I may call the office at **860-512-7278**
- I am responsible for notifying **54 Ferry Road 2 CT, LLC** if my mobile phone number changes.
- Text messages may be sent using an automated system or other technology.

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_