

POLICY: Pier Lease Lottery, Waitlist, New Owner Lease Takeover

Policy for New Pier Location Availability:

When a pier position becomes vacant due to a property sale or lease termination, it will be offered to eligible current leaseholders. If multiple individuals express interest, the position will be assigned through a lottery system.

Eligibility for the Lottery

- To be eligible for participation in the Pier Lease Lottery for the upcoming year, the applicant must be a current pier lease holder in good standing for the current year.

1. Notification of Availability:

- When a pier slot becomes available, the Board of Directors (BOD) will notify all current pier lease holders of the available slot.

2. Lottery Entry:

- Interested pier lease holders must respond by the specified deadline to enter the lottery for the available pier slot.
- All responses received by this deadline will be included in the lottery.

3. Lottery Outcome:

- The lottery will be conducted using an online tool to ensure transparency and impartiality.
- The winner of the lottery for the available pier slot will be assigned that slot.
- The winner's current pier slot will then become available for the next round of the lottery.
- This process continues until all available pier slots have been allocated.

4. Subsequent Lotteries:

- Once a pier leaseholder has accepted the new slot, their original slot becomes available to all other eligible pier lease holders in the lottery.
- This new slot will be entered into the next lottery for which interested parties may enter.

5. Remaining Slots:

- At the conclusion of the lottery process, any remaining vacant pier slots will be offered to those on the waitlist.
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Important Dates and Deadlines

- Notification of availability: [TBD - specific date]
- Lottery Entry Deadline: [TBD - specific date]

Terms & Conditions

- The availability of pier slots is subject to the terms of the pier lease agreement.
- All lottery decisions are final, and there are no guarantees that any participant will win a slot.
- The Board of Directors (BOD) reserves the right to amend the lottery process as needed.

WAITLIST

- If there are no eligible or interested pier lease holders for a particular slot, that pier slot will be made available to individuals on the established waitlist.
- The waitlist will be managed by the Board of Directors (BOD), and individuals will be contacted in the order they were placed on the list.

PIER WAITLIST POLICY

- If you are on the pier waitlist for a given year (e.g., 2024), your name will automatically carry over to the following year's waitlist (e.g., 2025) for **30 days**.
- To remain on the waitlist for the upcoming year, you **must notify the Board in writing** by **January 31** of your intention to stay on the list.
- If you do not notify the Board by the January 31 deadline, your name will be removed from the waitlist.
- You may request to be added back to the waitlist at any time, and requests will be processed in the order in which they are received.

Policy for NEW OWNER TAKING OVER an Existing Lease

1. Custom Lease Agreement

A new lease agreement will be drafted to reflect the change in ownership. This agreement will cover the remaining term of the lease and ensure compliance with all community policies.

2. Insurance Requirements

The new owner must provide a copy of the liability insurance rider for the pier showing MBPH, Inc. as an additional insured party.

3. Lottery Eligibility for Following Year

If a new owner takes over an existing lease during the current year, they will be eligible to be on the Waitlist for the following year.