



St. Paul Yacht Club

Slip Cover, Frame, Dock Box, and Dock Wheel Policy

Effective Date: 9/8/26 | Approved by the Board of Directors: 9/8/26

This Policy governs the ownership, appearance, installation, seasonal handling, maintenance, and disposition of slip covers, frames, dock boxes, and dock wheels at St. Paul Yacht Club ("SPYC" or the "Club"). It supplements and should be read together with the Club's Bylaws, Standing Rules, and each member's Slip Lease Agreement.

1. Ownership

Slip covers and frames installed at a member's slip are the personal property of the slipholder, not SPYC. Ownership does not exempt a cover or frame from the appearance, safety, and placement standards set forth in this Policy and the Standing Rules.

1.1 Appearance Standard

- All covers must be constructed of matching **Royal Blue** fabric (SPYC-approved specification) and installed on an SPYC-approved frame style.
- Covers and frames that do not conform to the approved color and style may be required to be replaced at the slipholder's expense, per Section 4.

1.2 Acquiring, Installing, and Repairing a Cover or Frame

- All purchase, installation, and repair of covers and frames must be performed by an approved outside contractor. SPYC and its staff do not sell, install, or repair covers or frames directly.
- Tarps Inc. (Savage, MN) has been the Club's primary provider for covers. Slipholders are not required to use Tarps Inc. and may select their own vendor or contractor, provided the resulting cover and frame conform to the Club's approved color (Royal Blue) and quality standards in Section 1.1.
- Any contractor performing on-site installation or repair work must have a current certificate of insurance on file with SPYC before beginning work. A certificate of insurance is not required for off-site fabrication work.

1.3 Slip Assignment and Buyer Priority

- The slip itself is SPYC property, separate from any cover or frame on it. SPYC retains sole discretion over which member or applicant it leases each slip to.
- When an outgoing slipholder has a cover and frame in place, an incoming slipholder or applicant who has agreed to purchase that cover and frame from the outgoing slipholder will be given priority for that slip over other applicants who have not agreed to purchase it.

2. Maintenance and Repair

The slipholder is solely responsible for the maintenance, repair, and general upkeep of their cover and frame, including damage from weather, UV degradation, wear, or normal use.

2.1 Annual Condition Review

- Prior to the fall roll-in date, SPYC will assess the condition and appearance of each cover and frame.
- If a cover or frame is found not to meet SPYC standards, the slipholder will be notified in writing and given a reasonable period (as set by the Board) to repair or replace it.

- If the slipholder does not bring the cover or frame into compliance within the notice period, SPYC may arrange for an approved contractor to remove and store the cover and/or frame at the slipholder's expense, or treat it under the Abandonment provisions of Section 5.

2.2 Safety Hazards

- If the SPYC Manager or Dockmaster determines that a cover or frame presents an unsafe condition, SPYC may take immediate action to protect boaters, members, and property, including temporary removal or securing of the cover/frame, at the slipholder's expense.

3. Roll-Out and Roll-In

- Covers are rolled out in the spring and rolled-in in the fall on Club-designated dates.
- Slipholders may roll their own cover in and out at no charge, provided the work is completed on or before the Club's posted deadline for that season.
- On one designated day each spring and each fall, an SPYC-approved contractor will roll out or roll in any covers not already completed by the slipholder. The slipholder will be billed for the actual cost of this service.
- If a slipholder wishes to use a different private contractor for their own roll-out/roll-in, that contractor must have a current certificate of insurance on file with SPYC, and the work must still be completed by the posted deadline.

4. Non-Conforming Covers and Frames

- If SPYC determines that a cover or frame does not meet the color, style, or condition standards in Sections 1 or 2, SPYC will notify the slipholder in writing and set a deadline for correction.
- The slipholder and SPYC will work together to bring the cover/frame into compliance through repair, re-covering, or replacement.
- If the slipholder does not respond or does not complete the required correction by the deadline, SPYC may remove the non-conforming cover or frame at the slipholder's expense and hold it for pickup, and may restrict use of the slip until a conforming cover is installed, consistent with the Standing Rules.

5. Abandonment

A cover and/or frame is considered abandoned, and becomes the property of SPYC for resale or disposal, under the following circumstances:

- The slipholder does not renew their slip lease, and does not remove or sell the cover and frame within 180 days of their lease expiration date, and SPYC has made reasonable attempts to contact the slipholder during that period without a substantive response; or
- The slipholder cannot be reached, or fails to respond, after SPYC provides written notice of the obligation to remove or sell the cover and frame, and the slipholder does not act within 60 days of that notice.

5.1 Sale Prior to Abandonment

- A departing slipholder may sell the cover and frame to SPYC or to another slipholder at a mutually negotiated price.
- If the cover and frame will be relocated to another slip or off Club property, SPYC management must approve the move in advance, and the work must be performed by an approved contractor.

5.2 After Abandonment

- Once the notice period lapses without a response or removal, the cover and frame become SPYC property and may be resold, reassigned to another slipholder, or scrapped at the Club's discretion.

6. Dock Boxes

This section governs dock boxes installed at member slips. Dock box ownership and handling differs from slip covers and frames in Sections 1–5 in several respects, as set out below.

6.1 Ownership and Purchase

- Dock boxes are the personal property of the slipholder, subject to the appearance, placement, and safety standards set by SPYC.
- Unlike covers and frames, dock boxes must be purchased from SPYC and installed by marina staff. Slipholders may not supply their own dock box or engage an outside contractor for purchase or installation.

6.2 Maintenance and Security

- The slipholder is solely responsible for the maintenance and upkeep of their dock box.
- The slipholder is solely responsible for locking and securing their dock box and its contents. SPYC is not responsible for the security of, or any loss or damage to, items stored inside a dock box.

6.3 Abandonment

- If a slipholder leaves the marina (does not renew their slip lease) and a dock box remains on the dock 180 days after the slipholder's departure, the dock box becomes the property of SPYC, with no additional notice or communication to the former slipholder required.

7. Dock Wheels

This section governs dock wheels installed at member slips. Dock wheel ownership and handling is similar to dock boxes as set out in Section 6, with the key distinctions noted below.

7.1 Ownership and Purchase

- Dock wheels are the personal property of the slipholder, subject to the appearance, placement, and safety standards set by SPYC.
- Slipholders may supply their own dock wheels or engage an outside contractor for purchase and installation, provided the wheels meet SPYC's appearance and safety standards prior to installation.

7.2 Appearance and Safety Standards

- Dock wheels must be maintained in good condition at all times. Wheels that are cracked, faded, torn, improperly secured, or otherwise deemed unsightly or unsafe by the SPYC Staff are subject to mandatory removal or replacement.
- SPYC reserves the right to require a slipholder to repair, replace, or remove dock wheels that do not meet appearance or safety standards within 30 days of written notification. Any condition deemed an immediate safety hazard must be corrected immediately.

7.3 Maintenance

- The slipholder is solely responsible for the maintenance and upkeep of their dock wheels, including ensuring wheels remain properly secured to the dock or piling at all times.
- SPYC is not responsible for any loss or damage to a vessel caused by improperly installed, maintained, or failed dock wheels.

7.4 Abandonment

- If a slipholder leaves the marina (does not renew their slip lease) and dock wheels remain on the dock 180 days after the slipholder's departure, the dock wheels become the property of SPYC, with no additional notice or communication to the former slipholder required.

8. Covers, Frames, Dock Boxes, and Dock Wheels of Delinquent Accounts

SPYC's ability to take a cover, frame, dock box, or dock wheel to satisfy unpaid dues, storage fees, or other charges is distinct from abandonment. Because the slipholder has not relinquished the property, SPYC must have an established contractual right to enforce a claim against it.

To support this, SPYC's Slip Lease Agreement includes — or will include upon next renewal — a security interest and lien clause under which the member grants SPYC a contractual lien on any cover, frame, dock box, or dock wheel kept on Club property, to secure unpaid slip fees, storage fees, and related charges.

Upon default (an account 60–90 days past due, consistent with the Club's existing collections policy), and after written notice and a reasonable opportunity to cure, SPYC may take possession of the cover, frame, dock box, and/or dock wheels and apply their value — through sale, transfer, or appraised credit — toward the outstanding balance. Any surplus after satisfying the outstanding balance will be refunded to the member.

Members are advised that this lien applies to all personal property kept on Club docks and property as described above, and that execution of the Slip Lease Agreement constitutes acknowledgment of and agreement to this provision.

9. Administration

- This Policy is administered by the SPYC Executive Director, Marina Manager, and Dockmaster, under the direction of the Board of Directors.
- The Board may adjust fees, deadlines, and notice periods referenced in this Policy from time to time without amending the Policy itself, by posting updated figures to members.
- This Policy may be amended by the Board of Directors as needed.

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This policy is effective upon Board approval and supersedes any prior written or informal practices regarding slip covers, frames, dock boxes, and dock wheels.