Ambassador Club of Naples, Inc
1910 Gulf Shore Blvd. N.
Naples, FL 34102

Rules and Regulations
- Dock and Kayak Space Rentals and Rules
(Adopted October 19, 2026)

A. Usage of dock space:

1. The boat docks are owned by the Ambassador Club and are common grounds. Dock spaces are for use by Unit Owners/Lessees only and are for their use with the approval of the Board of Directors.

2. Usage of Ambassador Club Association dock space shall be limited to Unit Owners/Lessees based on availability, and the submission of an application for space to the Dock Master, who is acting on behalf of the Board of Directors.

3. Dock space, if available, may be used by an owner who does not own a boat at the time of application but who can show proof of purchase or lease of a boat within six (6) months after the effective date of the signed user application.

4. Only one (1) boat per unit is permitted. If, however, space is available a unit owner may dock a second boat with Board approval and at an additional annual or monthly fee.

5. Usage of dock space shall be from the dates stated in the terms of the Owners/Lessees agreement and the approval of the Dock Master.

B. Application for Owner/User dock space:

1. Unit owners desiring dock space for themselves or a lessee shall complete an application and submit same to the Dock Master, with a copy to the Property Manager at (propertymanager1910@gmail.com).

2. If dock space is available and the applicant meets the requirements of the Association and these rules and regulations, the Board of Directors via the Dock Master will assign an available space per requested term of dock lease and fees.

3. If dock space is not available when the application is made, the applicant's name shall be placed on the waiting list and space will be assigned when the applicant's turn for assignment comes up.

4. Unless otherwise approved by the Board of Directors, use of dock space shall be limited to boats at least twelve (12) feet in length and not in excess of thirty (30) feet in length by 11' 0" maximum beam.

C. Users are subject to the following:

1. User fees shall be established and/or adjusted by the Board of Directors annually. User fees applicable at the time an Owner/User Agreement is signed shall remain in effect for the balance of the seasonal year (October 1 to September 30).

2. Annual User fees: $ 300 per month for the months of January, February and March, and $150 per month for the other months. There is a minimum of 3 months usage term. The Owner may extend beyond the agreed upon term on a month-to-month basis if space is available and the Owner is in good standing.

3. An Owner may rent for the full season (12 months) at a User fee of $1500. Continuous payment of this annual fee will allow the Board to assign the same space to the owner every year.

4. An application and email shall be sent to the attention of the Dock Master, with a copy to the Property Manager, at propertymanager1910@gmail.com The email date that the application is received determines the order of first-come-first-serve.

5. An invoice from KPG will be sent to Owners for dock fee payment. The User fee shall be paid promptly for the agreed upon term of dock lease for that season. Fees shall be due and payable at the beginning of each season, and such fees shall not be refundable upon cancellation by either party.

6. The User must provide each of the items in the Owner/User Agreement before the boat may be moored in the dock space assigned. The agreement shall not be made effective unless this requirement is complied with.

7. An Owner/User Agreement may be cancelled by the boat owner upon written notification to the Board of Directors. No refund shall be made for prepaid user fees.

8. Non-payment of user fee when due or violation of the rules and regulations shall be considered as just cause for the cancellation of the Owner/User Agreement. Any such cancellation shall be in writing to the Owner/User and upon receipt of such notice, the Owner/User shall without recourse, remove the boat from assigned dock space. There shall be no refund of prepaid user fee. Owner/User agreements are automatically considered cancelled upon transfer of an apartment or expiration of a lease.

D. Other rules regarding use of Docks and Dock Space:

1. All boat owners must agree to and maintain Boat Liability Insurance for Florida and furnish proof of this insurance to the Board of Directors. It shall be the responsibility of every boat owner to immediately notify the Board if the boat owner's liability insurance, as required by the Owner/User Agreement, lapses or is cancelled by the insurance carrier of the boat owner. No boat may continue to be moored in the assigned space when the liability insurance is no longer effective. The Ambassador Club is not responsible for theft, vandalism, fire or other damage to boats and boat equipment while moored to or near the Ambassador Club slip or dock.

2. All boats docked at the Ambassador Club docks must have valid registration certificates and numbers. Although not legally required, the Association recommends that all boats pass the U.S. Coast Guard Auxiliary Safety Inspection and display the current sticker on their boat.

3. Boats must be docked only in the space assigned under the owner/user agreement. Permission and approval is required by the Board of Directors for current users to switch dock space. They shall be entitled to first choice of any dock becoming available prior to the offering of the available dock to the persons on the waiting list.

4. From 9:00 P.M. to 9:00 A.M. boat engines may not run for more than five (5) minutes when moored at the dock.

5. Boat owners must exercise consideration in the use of their boats to restrict noise to a minimum, particularly before 9:00 A.M. and after 9:00 P.M.

6. Maintenance work on boats is restricted to the hours of 9:00 A.M. to 5:00 P.M. All walkways and dock areas must be kept clear except when loading or unloading.

7. Oil and fuel leaks must be repaired promptly.

8. No cigarettes or other high-powered boats allowed.

9. No major repairs on boats are permitted while boats are moored at the docks.

10. The docked boat must be tied properly, maintained, seaworthy, not present an unsightly appearance, and must be used periodically during the time the boat occupies the dock space.

11. No additional parking spaces are available in conjunction with rental of dock spaces.

12. Boats must be moored parallel to one (1) dock only, with bow toward seawall.

13. While docked, the use of radios, hi-fi's, TV sets, etc. must be kept at a volume which is not audible to residents. Also, no cooking, eating, drinking, partying, sleeping or living on board.

14. Boats with toilets using the docks will be equipped with approved treatment facilities, or boats using the docks must be equipped with the holding tanks that will not be discharged at or near the docks.

15. Fishing from the seawall or designated dock is permitted by members and their house guests. No fish cleaning is permitted on the docks, seawall or lawn.

16. Since it may be necessary from time to time to dry out equipment from the boats, it should be spread out on the boat, not on the dock or the surrounding area and stowed away as soon as possible.

17. Boats are to be properly secured to pilings, cleats, rings, etc. by their lines. Hoses and boat lines are to be neatly placed and coiled when not in use. Engines or motors are not to be run unnecessarily while at the dock.

18. Electricity and water will be provided. The proceeds from the boat user fee will be applied to defray utility expenses. The Board has the right to retroactively make an additional charge for excessive use of utilities.

19. No boat lifts are to be installed.

20. An owner's or their guest's boat is permitted to dock at a space with permission of the Board of Directors for a maximum stay of seven (7) nights in any seasonal year at no charge.

21. No water jet boats, or jet skis are allowed to be moored at the dock space rented by the Unit Owner/Lessee on a long-term basis. An owner's or their guest's jet boat or jet ski is permitted with permission of the Board of Directors for a maximum stay of seven (7) nights in any seasonal year at no charge.

22. Children must not play on or around boats.

23. Those boats currently not complying with the above rules have sixty (60) days to do so.

E. Usage of floating dock and kayak/paddleboard storage racks:

1. The floating dock and kayak/paddleboard storage racks are a community asset designed to make water access safer and easier for Unit Owners/Lessees and their guests.

2. The floating dock and kayak/paddleboard storage racks are owned by the Ambassador Club and are common grounds. They are for use by all Unit Owner/Lessees and their guests.

3. Kayak/paddleboard storage racks have limited spaces, and their use is based on availability, and the submission of an application to the Dock Master and a copy to the Property Manager.

F. Application for Owner/User storage rack space:

1. Dock Master will send out a request for rack space at the beginning of every seasonal year (October 1 to September 30).

2. Unit Owners/Lessees desiring a kayak/paddleboard storage rack space shall complete an application and email it to the Dock Master, with a copy to the Property Manager, at (propertymanager1910@gmail.com). The email date that the application is received determines the order of first-come-first-serve.

3. Rental on the floating dock space will be $500 for the full year. Rental on the land space will be $300 for the full year.

4. An invoice from KPG Accounting will be sent to Owners for rack fee payment.

5. Upon receipt of a completed application, the Dock Master will inform the applicant of their assigned storage rack number.

6. A Unit Owner/Lessee can rent only one (1) space on the rack on the floating dock, unless all spaces are not assigned. An additional space can be rented on the land rack, if available.

7. Two paddleboards are allowed in one rental space if they fit and can be securely fastened.

8. If storage rack space is not available, a waiting list will be created and space allocated on a first come first serve basis. The Dock Master will allocate based on fairness to all.

G. Other rules regarding use of floating dock and storage racks

1. All kayaks/paddleboards must be secured to the storage rack by straps or cords to prevent dislodgement by wind or people. If there is an impending hurricane, all kayaks/paddleboards shall be brought into the owner's unit or stored elsewhere.

2. If the Unit Owner/Lessee of a kayak/paddleboard stored on a storage rack is absent from the Ambassador Club greater than 2 weeks, they shall either bring the kayak/paddleboard inside their unit or store it elsewhere to avoid potential damage to property if it should come dislodged.

3. During off-season, a Unit Owner/Lessee may borrow another available space. It is up to the borrower to contact that Unit Owners / Lessee to ask for permission. They must inform the Dock Master and Property Manager of the temporary usage.

4. At the termination of the rental period, if the Unit Owner/Lessee does not extend the rental period, Unit Owner is responsible for removing the kayak/paddleboard from the storage rack.

5. Related kayak and paddleboard equipment such as paddles, life vests, towels, etc. shall not be left on the floating dock or racks for extended periods of time.

6. Removal of any kayak, paddleboard or related equipment of a Unit Owner by the Ambassador Club due to any reason stated in these House Rules will incur a $50 fee by the Unit Owner.

7. The Ambassador Club is not responsible or liable for injury, theft, vandalism, loss or any damage while using the floating docks or storage racks.

8. The rules in Sections E, F, and G apply only to kayaks and paddleboards.