

Mulberry Point Yacht Harbor

Stillwater, Minnesota



402 North Main Street, Suite 310 • Stillwater, MN 55082 • Phone 651.571.0316 • Email: info@mpyh.com • Website: www.mpyh.com

Ownership & Responsibility:

- Slipcovers are considered a private property item.
- Mulberry Point Yacht Harbor Association is not responsible or liable for the maintenance of the slipcover framing or cover.
- The expense for all installation and maintenance of the slipcover and framing (support apparatus) will be the responsibility of the slip owner.
- Slip owners are responsible for any physical damage to the framing, cover, or dock.
- The existing slipcover framing and cover should be properly maintained by the slip owner.
- The expense of repairing any dock damage caused by the slipcover framing or cover will be the responsibility of the slip owner.
- Any slipcover costs (maintenance or dock damage) incurred to the Association shall be invoiced to the slip owner due upon receipt.

Designated Covered Slips:

Canopy Style Slipcover Design

- A Dock: 1-5
- B Dock: 65-73
- C Dock: 80-91

****Annual Maintenance-** It is recommended the canopy-style slipcovers be rolled up in the fall. If a slip owner opts *not* to perform Annual fall maintenance, they will be held responsible for the expense of repairs should snow accumulation on the cover cause damage to the docks. Any slipcover costs (maintenance or dock damage) incurred to the Association shall be invoiced to the slip owner due upon receipt.

U-Shaped Slipcover Design

- E Dock: 117-156

****Although the U-shape design facilitates minimal snow accumulation on the slipcover.** The slip owner will be held responsible for the expense of repairs should snow accumulation on the cover cause damage to the docks. Any slipcover costs (maintenance or dock damage) incurred to the Association shall be invoiced to the slip owner due upon receipt.

Slipcover Color: White P2000-4LDPE

Suggested 23 mil LDPE fabric with heat-sealed waterproof, wind-resistant seams.

Providers-

Canvas Craft, <https://www.canvascraftinc.com>

Tarps Inc., <https://tarpsinc.com>

Requirements to Install a new slipcover and framing:

The slip owner must have the Board approval before installing a new slipcover & framing.

Requirements for approval-

- New slipcover installations shall be consistent with existing structures/covers.
 - Contact info@mpyh.com for the U-shape design description & material spec list.
- Contractor Information and Insurance Certificate submitted to the office, info@mpyh.com.
- The specs List shall be submitted to the Board for the approval process. The list should include- slipcover height, circumference, materials used to fabricate framing, cover color, and consistent framing attachment to dock structure.
- If additional floatation is required, this cost will be paid by the slip owner.
- Slip owners will be responsible for the expense of repairing any dock damage during the slipcover fabrication.
- Any slipcover costs (maintenance or dock damage) incurred to the Association shall be invoiced to the slip owner due upon receipt.

Raising Height of Covered Slips A1-5, B65-73, C80-91:

(Note- Slipcovers on E Dock must stay consistent in height)

- Slip owners must have Board approval before work is performed.
- The cover must be constructed from the same materials, and color, and must extend down to match the bottom level of the existing covers.
- The Slip owner is responsible for any/all dock damages during the fabrication to raise the slipcover.
- If additional floatation is required, this cost will be paid by the slip owner.
- Any slipcover costs (maintenance or dock damage) incurred to the Association shall be invoiced to the slip owner due upon receipt.
- Contractor Information and Insurance Certificate submitted to the office, info@mpyh.com.

Contractor requirements- Licensed and Insured.

- The Contractor is required to submit an insurance certificate demonstrating \$1 Million in liability coverage.
- MPYH should be listed on the insurance certificate as an additional insured.
- Insurance information can be submitted to info@mpyh.com. Mailing Address MPYH, 402 North Main Street, Stillwater, MN 55082.
- It is recommended to also list the slip owner as an additional insured.