



Your Ideal Boating Home Base

Quiet, Protected, Deep Water Slips on West River

No crowds, no fighting for a parking space, no loud parties disrupting your getaway... Shady Oaks has been serving boaters with distinction since 1951: friendly service and support, great amenities, all in a beautiful setting. We offer easy access from DC, VA and Suburban MD, and so many great Bay

destinations are within easy reach of West River. Your time on the water is precious and so is the cost of fuel. And if it's rough, you can scoot up into the Rhodes River – only 5 miles – one of the prettiest anchorages on the Bay.

BY Land: Centrally located, an easy 30 min. from DC, 20 min. from Annapolis

By Sea: Convenient to the Bay's Best Destinations:

St Michaels	20 nm
Annapolis	12
Kent Narrows	21
Cambridge	36
Oxford	29
Solomons	42
Baltimore	39

Superior Service

Service Manager, Frank Ciesla and Parts Manager, Goldie Groom are practically legends in the business; your vessel is in great hands here.

Brokerage on Site

If you are ready to buy or sell, we make it easy to prep, display and store your boat for a great deal when Martini Yacht Sales lists your boat.

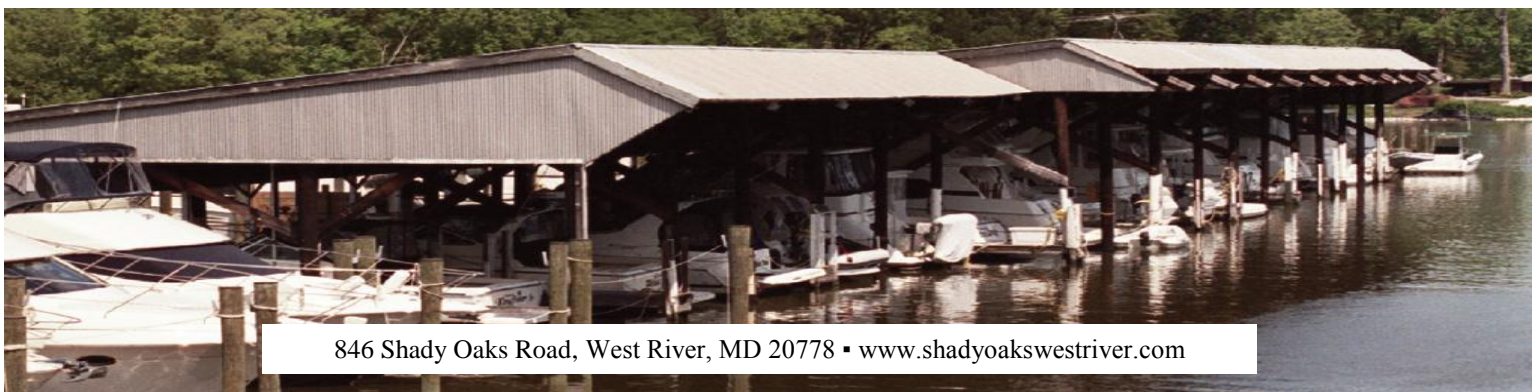


- Quiet, Protected Cove – head of the river (little traffic)
- Covered & Open Slips
- New Docks & Electric
- Full-Length Finger Piers
- FREE WI-FI for all slipholders
- Free Pump-Out Service
- 7 Restaurants & Shopping Nearby
- Experienced, Helpful Staff
- Haul-Out, Painting Up to 60'
- Picnic & Grilling area close to boats
- Clean, New Restrooms & Showers
- Gioia Upholstery & Canvas On-Site
- Full Time Security – Owner/Operator lives on premises
- Plenty of Parking

1/15/2012

Call or email for details on Slips, Service or Brokerage.

410-867-7700 Email info@shadyoakswestriver.com



846 Shady Oaks Road, West River, MD 20778 • www.shadyoakswestriver.com

2012 Slip Information

1. **Slip Rent period from April 1st thru October 31st (7 months).**
A \$300.00 deposit will be accepted to reserve slip and the balance will be invoice with half due March 1st and half due June 1st.
2. **Winter Wet Storage from November 1st – March 31st (5 months).**
\$550.00 – applies only to full time slip holders – this fee covers the cost of keeping the slip free of ice and docks free of snow – invoiced November 1st.
3. Electric billed monthly.
4. \$300.00 discount per year will apply with a 2 year commitment.
5. Monthly rates for boats not “For Sale” with MYS available upon request.
6. Monthly rates for boats “For Sale” with MYS at Shady Oaks Marina April thru October are \$298.00 Per Month. From November thru March a flat winter storage fee will be offered and payable in one lump sum due December 1st.

The following is included in brokerage storage at Shady Oaks Marina:

- Boats will be plugged in with battery chargers on.
- Boats will be started every so often to make sure they are in running condition.
- Boats will be kept clean and washed every two to three weeks.
- Boats will have decorations put onboard for maximum appeal

Give us a call to check on slip availability: 410-867-7700



1/15/2012



POWER	Slip Size	12 months
27 50/250	16 1/2 X 45	\$4,540
28 50/250	16 1/2 X 45	\$4,540
29 30/120	16 1/2 X 45	\$4,540
30 "	16 1/2 X 45	\$4,540
31 "	16 1/2 X 45	\$4,540
32 "	16 1/2 X 45	\$4,540

12 months	Size	POWER	12 months	Size	12 months
\$4,790	18' X 60	50/250	26	17'4" X 50	\$6,595
\$4,790	18' X 60	"	25	18'4" X 50	\$6,595
\$4,790	17 1/2' X 60	"	24	17'2" X 50	\$6,595
\$4,790	16 1/2' X 55	"	23	18'0" X 50	\$6,595
\$4,590	16 1/2' X 55	"	22	17'2" X 50	\$6,595
\$4,590	15 1/2' X 55	"	21	18'3" X 50	\$6,595
\$4,590	15 1/2' X 50	"	20	19'3" X 50	\$6,595
\$4,590	15 1/2' X 50	"	19	17'3" X 50	\$6,595
\$4,590	15 1/2' X 50	"	18	17'2" X 50	\$6,595
\$4,590	15 1/2' X 50	"	17	17'6" X 50	\$6,595
\$4,590	15 1/2' X 50	"	16	12'6" X 45	\$51,913
\$4,590	16' X 40	30/120	15	14'6" X 40	\$5,190
\$4,590	16' X 40	"	14	14'3" X 40	\$5,190
\$4,590	16' X 40	"	13	14'3" X 40	\$5,190
\$4,590	16' X 40	"	12	14'4" X 40	\$5,190
\$4,590	16' X 40	"	11	13'8" X 40	\$5,190
\$4,590	15 1/2' X 35	"	10	15'6" X 40	\$4,590
\$4,590	15 1/2' X 35	"	9	15'6" X 50	\$4,590
\$4,590	15 1/2' X 35	"	8	16' X 50	\$4,590
\$4,590	15 1/2' X 35	"	7	16' X 50	\$4,590
\$4,590	14' X 35	"	6	16'6" X 50	\$4,590
\$4,590	14' X 35	"	5	16'6" X 50	\$4,590
\$4,590	14' X 35	"	4	17' X 50	\$4,590
\$4,590	13' X 35	"	3	17' X 50	\$4,590
\$4,590	13' X 35	"	2	17' X 50	\$4,590
\$4,590	13' X 35	"	1	17' X 50	\$4,590

Marina Rules and Regulations

1. Signed slip agreements, insurance information and deposits or 1st payments shall be in place prior to boat entering slip.
2. The Marina shall retain all rights to designate dock space throughout the winter months. Every effort shall be made to leave the Lessee in the same slip that they were in. In Season, however, the Marina's judgment shall be the ultimate factor in the assignment of dock space.
3. No refund of slip rental fees is guaranteed. If a Lessee leaves permanently and Marina is able to re-rent slip for the balance of the season. Refund will apply only if slip is re-rented for the entire balance of remaining season and does not apply to Temporary Transient Rentals, or Lessee who leaves the Marina for any violation of the Rules and Regulations. Any monies owed to Marina by Lessee will be deducted from refund to Lessee. There will be no refund of slip deposits after April 1st.
4. No dock boxes are permitted.
5. The Lessee may not sell, transfer, assign or permit the use of the leased space to any other person or vessel. The Marina at its option may agree to transfer the leased space to other persons or vessels. Lessee must receive prior written approval from the Marina. There will be a fee for any transfer.
6. The Marina CANNOT guarantee the electrical or water service will be continuous. Lessee shall use only the Marina's electrical outlets for the operation of their boat's electrical system.
7. Lessee agrees not to hold Marina liable for any loss caused by any delay hauling, launching, winter storing, transporting or commissioning caused by weather or any other event beyond the control of the Marina.
8. Live aboards are not permitted unless written permission is given by Marina and a surcharge of 40% will be added for any live aboard permitted.
9. Gas or any open flame device including toxic chemicals or any other hazardous equipment or materials in the Marina is prohibited anywhere but at the designated picnic area at the head of the dock
10. Lessee agrees to clean all fish at the fish cleaning station provided. NOT ON THE DOCK.
11. Lessee is responsible for damage that he/she may cause to dock structures and pilings at current replacement costs. No repairs or alterations to docks or pilings are allowed without the written permission of Marina.
12. In the event of an emergency, Marina reserves the right, but not the obligation, to relocate boats to a safer place for a fee. It is agreed the Lessee will remove their boat from the slip at Marina prior to a Hurricane.
13. Docks are to be kept clean at all times. Storage of loose gear is not permitted. Hoses and electrical cords should not cross the dock. Charcoal or wood fires are not permitted on the docks or on boats at the docks.
14. Disposal of waste oil, filters, batteries, or other hazardous or toxic waste is the sole responsibility of the Lessee. The Marina does provide disposal facilities for such waste. Any improper disposal of such waste may result in civil or criminal penalties, which are the responsibility of the Lessee.
15. Dock carts are cleaned regularly. If you soil them please clean them and return them immediately after use to the cart area.
16. If Lessee wants anyone other than him/herself or an employee of Marina to work on his/her vessel while it is kept at Marina, a standard certificate of insurance including workmen's compensation and comprehensive general liability insurance coverage with a combined single limit minimum 1,000,000.00 must be presented to Marina prior to any work being performed. Marina has final say on who is allowed to work on Marina property. All Sub Contractors must sign in with Marina Office.
17. No signs, including "FOR SALE" signs or advertisements are allowed on or around any boat without Marina's written approval.
18. Marina reserves the right to temporarily occupy a vacant slip for transient boats or for Marina use. Lessee is to notify Marina and provide a float plan when leaving slip for more than 48 hours.
19. All vehicles shall be parked in either the paved or gravel lot. Any vehicles that block the south side right of way to the house, or the fire zone will be removed at the owner's expense.
20. For safety and protection, the filling of fuel tanks from transported receptacles is not permitted.
21. All boats must be properly moored and tied with adequate mooring lines so as to prevent damage to other boats, docks, or pilings. In the event the mooring lines are not strong enough or are improperly tied, Marina shall have the right, but not the responsibility, to replace said lines at the expense of the Lessee.
22. All pets must be kept on a leash while in the common areas of the Marina. The Lessee shall immediately remove any pet waste and dispose of such waste in a proper manner. The Marina has the right to ban and remove any pets from the Marina if, in the Marina's sole opinion, the pet could cause harm to the Marina clients or property.
23. Boat owners liability; Indemnity of Marina: Boat owner covenants to exercise due care in occupation of the leased berthing slip and to vacate the slip in good condition, wear and tear occasioned by normal use only accepted. Boat owner shall indemnify and hold harmless Marina from against all claims, actions, proceedings, damages and liabilities, including attorney's fees, arising from or connected with boat owner's possession and use of the leased berthing space.
24. Limitation of Marina's liability: Boat owner acknowledges that he/she has inspected the leased berthing space and is satisfied that this space is adequate for safe mooring of the vessel. This contract is not a bailment of the boat owner's boat but a lease of berthing this space and Marina's liability is limited to supervision and maintenance of waterfront area. Marina's employees should make reasonable efforts to contact boat owner and notify him/her of dangerous conditions requiring boat owner's attention but Marina assumes no responsibility for tending mooring lines or moving boats from berths to which they are assigned.
25. The release of Marina from tort liability: The lease is for rental of berthing space only; such space is to be used at the sole risk of the owner of the vessel and the Marina shall not be liable or responsible for the care or protection of the boat (including gear, equipment, and contents) nor for any loss or damage of whatever kind or nature to the boat, its contents, gear or equipment, how so ever occasioned.
26. Insurance: Vessel owner agrees to secure and maintain during the term of this agreement a policy or complete marine insurance, including protection and indemnity liability with limits not less than Five Hundred Thousand Dollars (\$500,000.00) per occurrence. Vessel owner is required to carry hull insurance on the vessel the amount to be determined by the vessel owner.
27. If Lessee fails to pay any sum owed Marina, the Marina will have the right to secure the boat to the slip or remove the boat from slip and store on land until all monies are paid in full including the cost to haul, block, and store boat on land and any attorney's fees or cost associated with the collection of said sum.
28. If Lessee stays longer than is stated in this agreement then Lessee agrees to pay Marina published transient rates on a per day basis, unless a prior written amendment is made to this agreement.
29. Violation of these rules and regulations or any disorderly, depraving, or indecorous conduct by a Lessee, captain, crew member or Lessee's guest is cause for cancellation by the Marina of this rental agreement immediately with no recourse by Lessee.
30. ARBITRATION: Any controversy or claim arising out of or relating to this Boat Space Rental Agreement or the breach thereof, shall be settled by arbitration in accordance with Rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator(s) may be entered in the Superior Court of Maryland or any State or Federal Court having jurisdiction thereof. It is mutually agreed that the decision of the arbitration shall be a condition precedent to any right of legal action that either party may have against the other. This agreement to arbitrate disputes does not limit the Marina's right to any statutory maritime liens which may be recorded against the boat, motor, attached equipment and cargo to secure payment for any and all services and materials supplied to Lessee or its agents by the Marina during the term of this Agreement. Disputes arising out of collection of past due slip rent, and declaring clear title to abandoned boats, are excluded from resort to arbitration.
31. Lessee agrees to abide by all the rules and regulations of Shady Oaks Properties, as set forth above and will abide by any amendments as may be made.



Slip Reservation Form

NAME: _____

ADDRESS: _____

Home Phone: _____

Work Phone: _____

Mobile Phone: _____

E-Mail: _____

Make: _____

Length: _____

Name of Boat: _____

Slip # _____ **Term:** _____ **Rate:** _____

Deposit: _____

Signed: _____



Service Rates 2012

Haul Out & Powerwash \$12.00/ft

Bottom Painting Up to 49' \$19.00/ft
50' and Up \$25.00/ft

Includes:

Pettit Ultima Eco Copper Free, Multi Season Ablative
Labor & Materials
Sacrificial Anodes are Additional

Bottoms that have never been painted
Up to 50' \$35.00/ft

Wire wheel & paint running gear
(billed at time and materials)

Wash & Wax Hull 50' and Up \$12.00/ft
(One step cleaner wax)

Labor Rate (Mechanical) \$110.00/hr

Yard Labor Rate (Scraping & Painting) \$75.00/hr

Cleaning Rate (Washing & Waxing) \$50.00/hr

Revised 1/15/2012





Boat Cleaning & Detailing Rates

Includes: *Complete wash – towel dry – before and after*

Waxing of bow and hand rails, cleats, lights, horns, etc.

Wash and clean cockpit fiberglass and upholstery

<u>Express Cruisers – (no fly-bridge or hardtops)</u>	<u>Hulls</u>	<u>Topsides</u>	<u>Both</u>
On step cleaner wax, waterline up	\$12.00	\$20.00	\$26.00
One step compounding followed by a coat of wax	\$16.00	\$23.00	\$31.00
Two step compounding	\$20.00	\$25.00	\$39.00

<u>Aft Cabin/Motoryacht/Sedan Bridge</u>	<u>Hulls</u>	<u>Topsides</u>	<u>Both</u>
On step cleaner wax, waterline up	\$12.00	\$26.00	\$32.00
One step compounding followed by a coat of wax	\$16.00	\$32.00	\$42.00
Two step compounding	\$20.00	\$38.00	\$52.00

Other Services:

Compounding & Waxing of Bridge & Aft Deck Hardtops	Quote
Compounding & Waxing of Cockpit & Interior Fiberglass	Quote
Steam Cleaning of Interior Carpets	\$245.00
Cleaning of Exterior Carpets	\$165.00
Polishing and Waxing of Towers, Launchers, and Out Riggers	Quote

Revised 1/15/2012



Ultima[®] Eco

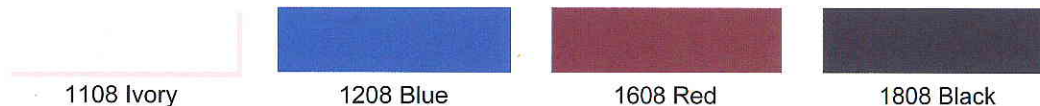
Copper-Free, Multi-Season Ablative

TECHNICAL BULLETIN 1808 1/11

- The world's first copper-free antifouling paint to offer true multi-season performance
- Contains organic Ecomea biocide along with a powerful slime fighting agent
- Ablative technology eliminates the need for sanding and paint build up
- Use on all substrates including aluminum
- Can be used on almost any previously painted surfaces



Ultima Eco combines the breakthrough, metal-free Ecomea[™] biocide with a powerful slime fighting agent for dual-biocide, multi-season protection. This copper-free formula can be safely used on all substrates, including aluminum. It provides excellent antifouling protection, with an ablative surface that makes it the perfect choice for both power and sailboats. Ultima Eco's surface wears away over time, eliminating paint film build up and the need for sanding. It can be used on almost all previously painted surfaces in good condition. Ultima Eco contains 50% more Ecomea biocide than the competition, providing true multi-season performance. One or two coats per season are recommended for optimal performance.



Note: Color differences may occur between actual and color chips shown

PHYSICAL DATA	APPLICATION DATA	ASSOCIATED PRODUCTS												
FINISH: Eggshell COLORS: 1108 Ivory 1208 Blue 1608 Red 1808 Black COMPONENTS: 1 CURING MECHANISM: Solvent release SOLIDS (theoretical): By weight - 80 +/- 3% By volume - 59 +/- 3% COVERAGE: 500 sq. ft/gal. (includes 20% loss factor) VOC: 320 g/l (as supplied) ACTIVE INGREDIENTS: Tralopyril...6.0% Zinc Pyrithionel...4.80% FLASH POINT: 105°F	METHOD: Brush, Roller, Airless or Conventional Spray. NUMBER OF COATS: 2 or 3 DRY FILM THICKNESS PER COAT: 1.5 mils (2.6 wet mils) APPLICATION TEMP: 40° F. Min. / 90°F. Max. DRY TIME* (HOURS): <table border="1"> <tr> <td></td> <td>To Recoat</td> <td>To Launch</td> </tr> <tr> <td>90°F</td> <td>2</td> <td>2</td> </tr> <tr> <td>70°F</td> <td>3</td> <td>4</td> </tr> <tr> <td>50°F</td> <td>6</td> <td>8</td> </tr> </table> *The above dry times are minimums. Ultima Eco may be recoated after the minimum time shown. There is no maximum dry time before launching. THINNER: 120 Brushing Thinner 121 Spraying Thinner		To Recoat	To Launch	90°F	2	2	70°F	3	4	50°F	6	8	120 Brushing Thinner 121 Spraying Thinner 92 Bio-Blue Hull Surface Prep 95 Fiberglass Dewaxer 6998 Skip-Sand Primer 4700/4701 High Build Epoxy Primer 6455/044 Metal Primer 6627 Tie-Coat Primer 6980 Rustlok Steel Primer
	To Recoat	To Launch												
90°F	2	2												
70°F	3	4												
50°F	6	8												

What is Ecomea?

ECONEA




Ecomea is, quite simply, the future of antifouling technology. This copper-free biocide offers unsurpassed protection at very low concentrations. In fact, tests show

that antifoulants made with 6% Ecomea are as effective as those made with 50% copper. This is great news for boaters who are looking for consistently superior antifouling protection, but it's also good news for the environment. Ecomea's copper-free formulation breaks down quickly in the environment and its breakdown products are biodegradable. Ecomea is non-corrosive to metals and is safe for use on aluminum and all other underwater metals.

Pettit's Ultima Eco combines the power of copper-free Ecomea biocide with our exclusive Ultima self-polishing ablative technology to provide the most advanced antifouling paint available. Ultima Eco wasn't designed to be a seasonal copper-free bottom paint like the competition. Ultima Eco is a true multi-season, dual-biocide, self-polishing, ablative that will outperform the most popular multi-season ablative paints on the market.

We all know that more biocide in an antifoulant means better performance and longer lasting protection. Pettit has proven this over and over with products like Ultima SR-60, Trinidad, Trinidad SR, and Horizons. Ultima Eco contains over 53% more Ecomea than Interlux Pacifica Plus, and over 106% more than Sea Hawk Smart Solutions. This impressive concentration of Ecomea biocide not only provides better antifouling protection, it enables Ultima Eco to be the world's first true multi-season, copper-free bottom paint.

But Ecomea's potent protection against hard growth, like barnacles and zebra mussels, is only part of the secret of Ultima Eco's success. Janssen PMP, the company that manufactures Ecomea, recommends the use of a second biocide to control soft growth. So Pettit formulated Ultima Eco with Zinc Omadine, a versatile workhorse in the world of biocide technology. Zinc Omadine is so safe it is FDA approved for use in antidandruff shampoo, yet it delivers real muscle in the fight against marine slime, algae and other soft growth. The powerful one-two punch of Ecomea and Zinc Omadine make Pettit's Ultima Eco simply the best choice available in antifouling protection.

Which Ecomea product is right for you? The choice is simple...	Pettit Paint Ultima Eco 	Interlux Pacifica Plus 	Sea Hawk Smart Solutions 
Amount of Ecomea Biocide	6.0%	3.9%	2.9%
Amount of Zinc Omadine	4.8%	4.12%	0.00%
Offers Multi-Season Performance	YES	NO	NO