

Terms of Business & General Rules Knockninny Marina

THESE TERMS OF BUSINESS APPLY TO ALL CONTRACTS FOR WORK AND FACILITIES OR GOODS UNDERTAKEN

1 LIABILITY

- 1.1 All vessels, trailers, punts, dinghies and gear moored, moved, berthed, parked or otherwise managed are kept at the sole risk of the owner, and we, and our employees or agents, accept no responsibility or loss, theft, damage, or delay occurring from any cause whatsoever. Berth holders are therefore required to make sure that their vessel and or/property are adequately insured against all risks. Proof of insurance may be requested from time to time. We shall not be liable for any loss or damage caused by any event or circumstance beyond our reasonable control (such as extreme weather conditions, the actions of third parties not employed by us or any defect in any part of a customer's or third party's vessel); this extends to loss or damage to vessels, gear, equipment or other goods left with us for repair or storage, and harm to persons entering our premises or using any of our facilities or equipment.
- 1.2 We shall take all reasonable and proportionate steps having regard to the nature and scale of our business to maintain security at our premises, and to maintain our facilities and equipment in reasonably good working order. Subject to this and in the absence of any negligence or other breach of duty by us vessels, gear, equipment or other goods are left with us at the customer's own risk and customers should ensure that their own personal and property insurance covers such risks.
- 1.3 We shall not be under any duty to salvage or preserve a customer's vessel or other property from the consequences of any defect in the vessel or property concerned unless we shall have been expressly engaged to do so by the customer on commercial terms. Similarly we shall not be under any duty to salvage or preserve a customer's vessel or other property from the consequences of an accident which has not been caused by our negligence or another breach of duty on our part. However we reserve the right to do so in any appropriate circumstances, particularly where a risk is posed to the safety of people, property or the environment. Where we do so we shall be entitled to charge the customer concerned on a normal commercial basis.
- 1.4 Customers may themselves be liable for any loss or damage caused by them, their crew or their vessels and while their vessel or other property is on our premises or is being worked on by us they shall be obliged to maintain adequate insurance, including third party liability cover for not less than £2,000,000, and, where appropriate, Employers' Liability cover in respect of any employee to at least the statutory minimum. The customer shall be obliged to produce evidence to us of such insurance within 7 days of a request to do so.
- 1.5 All persons using any part of the Marina for whatever purpose and whether by invitation or otherwise do so at their own risk.

2 PRICES AND ESTIMATES

- 2.1 In the absence of express agreement to the contrary our price for work shall be based on time and materials expended and services provided.
- 2.2 When we give an estimate or indication of price - in writing or orally - we will exercise skill and judgement in doing so. Such estimates are subject always to the accuracy of information provided by the customer and are usually based only on a superficial examination and will not include the cost of any additional repairs or work found necessary to the vessel and/or gear or equipment during the work nor the cost of any extensions to the work comprised in the estimate.
- 2.3 We will inform the customer promptly of any proposed increase in estimated prices and the reasons therefor and will only proceed with the work or supply with the approval of the customer. The customer

shall remain responsible for the cost of labour and materials already supplied or remaining to be supplied which are not affected by the proposed increase in price.

3 DELAYS

- 3.1 The time for completion of our work is given in good faith but is not guaranteed
We shall not be responsible for any delay in completion of the work or for the consequences of any such delay unless it arises from our wilful acts or omissions or from our negligence.
- 3.2 Vessels berthed in the shed or the hard stand will be returned to the water at as near the end of the seasonal period as in our opinion water levels, weather conditions and available facilities permit and in such sequence as to avoid moving other vessels for this purpose and so as to make the most economical use of the resources at our disposal.

4 VESSEL MOVEMENTS

- 4.1 We reserve the right to move any vessel, gear, equipment or other goods at any time for reasons of safety, security or good management of our business and premises.
- 4.2 Subject to express agreement to the contrary, the delivery date quoted is given in good faith but is not guaranteed, but delivery shall be within a reasonable time of any date specified, bearing in mind all the circumstances of the particular case, the weather conditions, the level of the water, availability of staff and equipment etc.
- 4.3 In exceptional circumstances, and if possible, your vessel may be moved from the shed or the hard stand before "normal" seasonal dates when the owner pays in advance the cost of moving other vessels necessary and any other expenses incurred. Requests of this nature are at the discretion of Knockninny Marina
- 4.4 In the absence of any written agreement or arrangement to the contrary, delivery will be at Knockninny Marina, Knockninny Quay, Derrylin, Co Fermanagh, BT92 9JU
- 4.5 Winter berthage "In the Shed", "On the Hard Stand" or "On the Water" is deemed to be for the 5 month period 1st November to 31st March. Boat Lift Out and Boat Lift In are carried out as close to these dates as is reasonably practical where Part 4.2 also applies.
- 4.6 Customers requiring extensions "In the Shed" or on the "Hard Stand" or "On the Water" should advise management as soon as is practical. There will be an extra charge for extensions in the Shed. Summer berthage is deemed to be for the seven month period 1st April to 31st October.
- 4.7 Nobody is permitted to stay onboard overnight whilst a vessel is berthed in the shed or on the hard stand.

5 PAYMENT

- 5.1 Unless otherwise agreed between us the price of all work, goods and services shall be due immediately on invoice date.
 - 5.1.1 All berthage fees for vessels, dinghies, speedboats, jetskis, trailers etc. are payable in advance. There is a minimum charge payable, and fees are calculated per foot of vessel from bow to stern/transom/outboard engine (whichever is longest)
- 5.2 Where a customer delays in payment for more than 30 days or withholds more than a proportionate sum against rectification of any alleged defects we reserve the right to charge interest on the outstanding amount at 8% over Bank of England's base rate.
- 5.3 We reserve a general right ("a general lien") to detain and hold onto a customer's vessel or other property pending payment by the customer of any sums actually due to us. We shall be entitled to charge the customer for storage and the provision of any ongoing services at our normal daily rates until actual payment (or provision of security) by the customer and removal of the vessel or property from our premises. The customer shall at any time be entitled to remove the vessel or other property upon providing proper security, for example a letter of

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guarantee from a Bank reasonably acceptable to us or lodgement of a cash deposit with a professional third party agent, sufficient to cover the debt with interest and, where the debt is contested, a reasonable provision for our prospective legal costs. This right does not affect the customer's entitlement to withhold a proportionate part of the price in respect of alleged defects but where that amount is in dispute between us the customer shall be required to provide security for the full amount pending resolution of the dispute.

5.4 Our customers' attention is drawn also to the note at Clause 9.2 of these Terms of Business regarding other rights which exist at law.

5.5 Subject to express agreement to the contrary all orders written or verbal are accepted on the understanding that the foregoing terms of business shall apply to each and every transaction.

5.6 Title of all goods and services supplied, fitted or delivered shall not pass until payment in full has been received by us.

5.7 Where an account is overdue we reserve the right to remove a vessel from the water and place it on the hard standing. The vessel will only be released following payment of the account, including the cost of lifting, in full by way of cash or bank draft.

6 GUARANTEE

6.1 Advice on whether a customer is "a consumer" or otherwise protected by some or all of the consumer protection legislation in force in the United Kingdom may be obtained from any local Trading Standards Office, the Citizens Advice Bureau, the Office of Fair Trading or any firm of Solicitors (who may charge). Online guidance may be obtained at the Government's Consumer Gateway website at <http://www.consumer.gov.uk/>

6.2 Where a customer is also a consumer he has certain minimum statutory rights regarding the return of defective goods and claims for losses. These rights are not affected by these terms.

6.3 In addition to the statutory and other rights provided by Northern Irish Law we guarantee our work for a period of 12 months from completion against all defects which are due to poor workmanship or defective materials supplied by us. We shall be liable under this guarantee only for defects appearing during this 12-month period which must be promptly notified to us in writing at our trading address or registered office [set out on our letterhead]. The geographical area within which this guarantee will be honoured is restricted to the [United Kingdom].

6.4 On notification by the customer of such defects, we will investigate the cause and if they are our responsibility under the terms of this guarantee we will promptly remedy them or, at our option, employ other specialist contractors to do so. Any remedial work which is put in hand by the customer other than through ourselves in accordance with the terms of this guarantee may invalidate this guarantee in respect of such defects if we are not advised beforehand and given the opportunity to inspect and agree such work and its cost.

6.5 Where we supply goods or services to a partnership or company or to a customer who is acting in the course of a business or a commercial operation (a "Business Customer") then:

6.5.1 No article supplied by us to a Business Customer shall carry any express or implied term as to its quality or its fitness for any particular purpose unless prior to the supply the Business Customer has sufficiently explained the purpose for which it is required and made it clear that he is relying on our skill and judgement.

6.5.2 No proprietary article specified by name, size or type by a Business Customer shall carry any such express or implied term but we will assign to the Business Customer any rights we may have against the manufacturer or importer of that article.

6.5.3 We accept no liability to indemnify a Business Customer against any loss of profit or turnover which he or his customer or any other

person may sustain in consequence of the failure of any faulty or unfit article supplied by us.

7 QUALITY STANDARDS

7.1 We will complete our work to the agreed specification and, in the absence of any other contractual term as to quality, to a satisfactory quality.

8 ACCESS TO PREMISES/WORK ON THE VESSEL

8.1 Subject to the terms of Clause 8.2 no work shall be done on the vessel, gear, equipment or other goods while on our premises without our prior written consent other than minor running repairs or minor maintenance of a routine nature by the customer, his regular crew or members of his family not causing nuisance, or annoyance to any other customer or person residing in the vicinity, nor interfering with our schedule of work, nor involving access to prohibited areas.

8.1.1 No workmen other than employees of Knockninny Marina or those subcontracted by Knockninny Marina may work on vessels on or at the Marina. The marina is not to be treated as a workshop and the area immediately surrounding each vessel must be kept clear, clean, tidy and safe.

8.2 Prior written consent will not be unreasonably withheld where:

8.2.1 The work is of a type for which we would normally employ a specialist sub-contractor; or

8.2.2 The work is being carried out under warranty by the manufacturer and/or supplier of the vessel or any part of the equipment to which the warranty relates.

8.3 In every case neither the customer nor his invitees shall have access to the vessel during periods of work by us on the vessel without our prior consent, which shall not be unreasonably withheld.

8.4 For security and safety reasons Management must be provided with a full set of keys for any vessel/trailer or informed of the whereabouts of same keys.

8.5 Access to the Marina is by Key Code only. Under no circumstances should the key code be provided to non berth holders regardless of the berth holders relationship to them.

9 RIGHT OF SALE

9.1 Where we accept vessels, gear, equipment or other goods for repair, refit, maintenance or storage we do so subject to the provisions of the Torts (Interference with Goods) Act 1977. This Act confers a Right of Sale on us in circumstances where the customer fails to collect or accept re-delivery of the goods (which includes a vessel and/or any other property). Such sale will not take place until we have given notice to the customer in accordance with the Act. For the purpose of the Act it is recorded that:

9.1.1 Goods for repair or other treatment are accepted by us on the basis that the customer is the owner of the goods or the owner's authorised agent and that he will take delivery or arrange collection when the repair or treatment has been carried out;

9.1.2 Our obligation as custodian of goods accepted for storage ends on our notice to the customer of termination of that obligation;

9.1.3 The place for delivery and collection of goods shall be at our premises unless agreed otherwise.

Advice regarding the Act and its effect may be obtained from any of the sources referred to at Clause 6.1 above.

9.2 Maritime Law entitles us in certain other circumstances to bring action against a vessel to recover a debt or damages. Such action may involve the arrest of the vessel through the Courts and its eventual sale by the Court. This right of arrest and sale may continue to exist against a vessel following a change of ownership. Sale of a vessel may also occur through the ordinary enforcement of a judgment debt against the Owner of a vessel or other property.

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10 SUB-CONTRACTING

10.1 We may sub-contract all or part of the work entrusted to us by the customer, on terms that any such sub-contractor shall have the protection and benefit of all rights and conditions, and of all limitations and exclusions of liability, contained in these Terms of Business. Where we exercise this right we shall remain responsible to the customer for the performance of our subcontractor.

11 NOTICES

11.1 Notice to a customer shall be sufficiently served if personally given to him or if sent by first class post to the customer's last known address. Notices to us should be sent by first class post to our principal trading address or registered office.

12 LAW AND JURISDICTION

- 12.1 Any contract or series of contracts made subject to these terms shall be subject to and governed by Northern Ireland law and
- 12.2 In the case of Business Customers any dispute arising under them shall be submitted to the exclusive jurisdiction of the Courts of Northern Ireland.
- 12.3 In the case of customers who are consumers or who are not contracting in the course of business any dispute shall be submitted to the exclusive jurisdiction of the Courts of Northern Ireland.

13 GENERAL

- 13.1 Children must be supervised at all times and suitable life vests must be worn at all times when on the Marina or whilst on board a vessel berthed at the Marina. All other laws of the land must be observed.
- 13.2 Any persons using the marina must at all times wear life jackets and non-slip footwear/deck shoes.
- 13.3 All dogs/pets must be kept on a lead and under control at all times when on the Marina and throughout the grounds of the entire premises. It is the responsibility of the person in charge of the dog(s)/pet(s) to ensure they clean up after these. Where the dog(s)/pet(s) is under the control of a visitor to the marina, ultimate responsibility will rest with the owner of the vessel/berth holder. Any clean up costs and labour will be charged to the owner of the vessel at a minimum charge of £35
- 13.4 Barbecues and the lighting of fires is not permitted on the jetties or at any other location within the premises at Knockninny where they are a danger to other persons, property or are likely to cause damage to any property or timber.
- 13.5 All vehicles can be parked at the front of Knockninny House. Alternatively vehicles may be parked in the boat yard, please ask a member of staff for a key. Please consider guests of Knockninny House and other visitors who may be parked short term. Please park so as not to hinder the general day to day running of the marina or Knockninny House.
- 13.5 Trailers may only be parked in designated areas and must be declared on the application form. All trailers must have a permit issued by Knockninny Marina and should be locked with a wheel clamp a key to which should be provided to Knockninny Marina to facilitate moving should the need arise.
- 13.6 It is the responsibility of the berth holder to ensure visitors to the Marina are fully aware of the Terms, Conditions & General rules of Knockninny Marina.
- 13.7 No vessel on the marina may be offered "for sale by the owner" without the express written permission of Knockninny Marina. All potential customers are only permitted onto the marina by appointment with the boat owner, personally. The berth holder is responsible for their safety, the security of the marina, other berth holders etc. A minimum fee of 0.5% of the asking price is payable to Knockninny Marina prior to a letter of consent

being issued.

13.8 No loud music, radio or amplifier may be used on the marina and in consideration of the other berth holders and other users of the premises, the revving or running of engines in order to charge batteries after 9pm and before 9am is not allowed.

13.9 All protective coverings and ropes placed over vessels must be securely tied to the vessel structure only and in particular not attached to the boat stands or utility posts.

13.10 If your vessel is fitted with an automatic bilge pump and if there is any oil whatsoever in your bilge, it must be turned off whilst in the marina. Preferably, have your bilge pump cleaned professionally.

13.11 Water is available for the use of berth holders only and will be charged according to charges imposed by NI Water. All excessive usage or wastage should be avoided and we reserve the right to charge for exceptional excess usage.

13.12 The provision and supply of electricity at pillars is available for berth holders on the marina and hard stand and is subject to the pre-authorisation on the berth holders credit card only. Keys will only be issued on this basis. Charges are per unit and in accordance with the electricity supplier at the time. Meters will be checked periodically however this does not entail entering upon the berth holders vessel. Knockninny Marina can take no responsibility for meter left unlocked or running and in the event of a berth holder plugging into another berth holders electric point the credit card to which the electric point corresponds will be charged. "Owner" shall include an owner, partner, director, authorized agent, charterer or master. "Delivery" shall mean the placing of the vessel in the water, shed, hard stand or the returning of the vessel to water, shed, hard stand. "Delivery Date" shall mean the date the vessel is placed in the water, shed, hard stand or the date the vessel is returned to any of the aforementioned.

13.13 "Owner" shall include an owner, partner, director, authorized agent, charterer or master. "Delivery" shall mean the placing of the vessel in the water, hard stand or shed or the returning of the vessel to the water, hard stand or shed. The "Delivery Date" shall mean the date the cruiser is placed in the shed, hard stand or the date the vessel is returned to the water.