

Mar-a-Lago Club, LLC
Proposed Restrictions with Dock Approval

*****Requests are submitted given (1) the fact that the De Moss house and property are closer to the proposed dock than the Mar-a-Lago Club house and accessory structures and (2) the dock is for a commercial use for a club resort in a residentially zoned area.*****

1. Security:
 - a. Town of Palm Beach monitored channel and dock.
 - b. Only Town registered boats permitted in neighborhood channel.
 - c. Only motor boats of no more than 25 feet in length to moor on dock.
 - d. Temporary mooring for loading and unloading passengers only.
 - e. No overnight mooring.
 - f. Dock is only open for use between the hours of 10 am and 4 pm.
 - g. No jet ski usage at Mar-a-Lago Club.
 - h. No shuttles between Mar-a-Lago Club and large cruise vessels in the intracoastal.
 - i. No gaming vessels.
2. Dock Location:
 - a. Re-location of dock from the north end of Mar-a-Lago Club to the south end.
 - b. Ingress and egress closer to commercial use of Southern Blvd bridge versus close to the residential neighborhood of Woodbridge Road.
 - c. Wherever the dock is located on the sea wall, it remains closer to the De Moss house than the Mar-a-Lago Club house.
3. Dredging:
 - a. Indemnify De Moss for any damage resulting from pneumatic dredging.
 - b. Restrict method of dredging to minimize loss of integrity in De Moss sea wall foundation.
4. Title Issues:
 - a. Woodbridge Road property owned by Donald Trump, Sr., to be unified with contiguous tract held by LLC.
 - b. Woodbridge Road property owned by Donald Trump, Sr., to be removed from the application for the dock since the Second Amendment to the Declaration of Use Agreement specifically opted out the Woodbridge Road property.
5. Environmental
 - a. Updated Johnson Seagrass and manatee survey prior to dredging of channel and dredging for dock. (Baseline was before the Southern Boulevard Bridge construction began.)
 - b. Third party entity such as The University of Miami Oceanography department to monitor environmental concerns surrounding Mar-a-Lago Club.

6. Sound Restrictions.
 - a. Amplified sound devices or speakers are prohibited uses on any vessel moored at dock or coming and going to the dock.
 - b. No amplified sound devices or speakers outside on the Mar-a-Lago Club west lawn or dock.
 - c. No fog horn use when approaching or departing from Mar-a-Lago Club.
7. Restriction of Dock Usage
 - a. Accessory structures such as vessel storage sheds or dock master offices are prohibited.
 - b. No loading or unloading of vessels from Mar-a-Lago Club.
 - i. No cranes affixed to sea wall.
 - ii. No temporary floating docks.
 - iii. No slide covers on sea wall for dropping small vessels in Lake Worth.
 - c. No electric generators.
8. Restriction of Channel Usage in connection with Dock Usage
 - a. Lease of Dock with the State of Florida.
 - b. Lease and use of Dock not to interfere with De Moss private riparian rights.
9. No floodlights on boats or the dock itself.
10. Alternate location is a dock on the south side of Southern Blvd. bridge with a joint use agreement with The Bath and Tennis Club, Inc. This keeps commercial uses in an already commercially used space.