



The Project

○ WHAT WILL THE MOSS EAST MARINA CONSIST OF?

The marina will include three piers, which will accommodate up to 50 boat slips. Each pier will include a floating kayak and paddle board launch, and day-dock availability for residents and guests. All piers are conveniently accessible via walkways from within the neighborhood.

○ WHO IS ELIGIBLE TO USE THE MARINA?

This private marina is designated for the residents of Moss Landing.

Location

○ WHERE IS THE MARINA LOCATED?

The marina is immediately adjacent to the neighborhood, just a short stroll away from our newly built single-family residences.

○ HOW CONVENIENT IS IT TO REACH THE INTRACOASTAL WATERWAY FROM THE MARINA?

The marina provides convenient access to the headwaters of the Pamlico River and beyond. Boaters can easily reach the Intracoastal, heading north or south, by taking either the Pungo River or Upper Spring Creek. Explore the open waterways with ease and embark on exciting adventures from this remarkable location.

Construction & Specifications

○ WHAT ARE THE SLIP DIMENSIONS AND WHAT UTILITY CONNECTIONS ARE INCLUDED?

This design caters specifically to mid-sized power boats up to 27 or 29 feet depending on slip selection. Each slip comes equipped with an electrical pedestal and water connection.

○ IS A BOAT LIFT INCLUDED WITH MY SLIP PURCHASE?

No, boat lifts will be handled separately and purchased directly from our marina construction partner for installation.

○ IS THERE A DESIGNATED VENDOR FOR BOAT LIFT INSTALLATION?

Yes. Moss Landing has established a relationship with TD Eure Marine Construction and pre-negotiated a turnkey price for installation of a Tide Tamer boat lift.



Product & Pricing

○ HOW MUCH IS A SLIP?

Slip pricing currently ranges from \$35,000 - \$45,000.

○ HOW MUCH ARE THE POA DUES AND WHAT TO THEY COVER?

The Property Owners Association (POA) dues are \$1,400 annually. This fee encompasses dedicated utility services such as water and electricity, as well as liability insurance coverage. A one time working capital fee of \$1,000 will be collected at the time of closing.

○ MAY I LEASE A SLIP?

Yes, the slips are available for lease to Moss Landing residents.

○ MAY I LEASE A SLIP TO SOMEONE WHO RESIDES OUTSIDE OF MOSS LANDING?

No, the use of a purchased slip is intended for Moss Landing residents.

○ WILL I BE REQUIRED TO CARRY INSURANCE?

Yes. It is required for every slip owner to present proof of insurance, where the coverage should meet the minimum requirements for general liability as outlined in the Declaration for Moss East Marina Condominiums.

○ HOW WILL MY SLIP BE TREATED IF I SELL MY HOME?

All slips can be sold either as a package with your home or separately.

○ HOW WILL GENERAL MAINTENANCE TO THE DOCKS BE HANDLED?

The management and resolution of those matters will be handled by the POA.

○ HOW IS THE SLIP PURCHASING PRIORITY DETERMINED?

During the initial release phase, lot owners will have the opportunity to select their slips based on the date of their lot purchase contract. Subsequently, slip assignments will be made at the declarant's discretion, taking into account availability.



Miscellaneous

○ ARE THERE BOAT REPAIR SERVICES AND FUEL ACCESS NEARBY?

Yes. Fuel can be obtained at Inner Banks Marina and the Washington Yacht & Country Club. There are also several local watercraft dealers offering boat repair services and are available at your convenience.

○ IS TEMPORARY GUEST DOCKING AVAILABLE?

Yes, each pier has a "T-end" to allow for temporary guest docking.

○ WHAT IS THE AVERAGE WATER DEPTH?

The water depth is estimated to be between 3 and 5 ft.

○ IS GUEST PARKING AVAILABLE?

No. This marina is exclusively for owners and their guests. Dedicated parking is not available. Access to the marina is expected on foot or by bike for all owners and guests.

○ ARE THERE TRASH RECEPTACLES ON THE PREMISE?

Please note that trash receptacles will not be available on the marina premises. It is the responsibility of each slip owner to manage their refuse appropriately.

○ WHAT ARE THE MARINA HOURS OF OPERATION?

Although the marina operates around the clock, we kindly request that every owner exhibits exceptional respect towards their fellow owners.

Team

○ WHO IS THE TEAM BEHIND THE MOSS LANDING PROJECT?

DEVELOPER

- Beacon Street

DESIGN & MARINA CONSTRUCTION

- Beacon Street & TD Eure - Design
- TD Eure Marine Construction