



**MORSE LAKE MARINA**  
20999 Hague Rd.  
Noblesville, IN 46062  
(317) 984-3301

**BOOK EARLY  
TO SAVE  
YOUR SPACE!**

This has been another busy boating year and as the summer is winding down, it is time to start thinking about winterization and storage. The surge in boat and RV sales have put a high demand on storage space, so we encourage you to secure your winter storage earlier than normal. Many of you are returning customers who have been storing with us for years and we sincerely thank you for your business. For those that have not stored with us before, we would love the opportunity to serve you.

We are a “one-stop shop” that can handle all your storage and winterization needs in one place. Our service technicians annually update their Mercury Marine certifications. This ensures our customers receive the very best in service. Our pricing is competitive, and we try to keep it simple by not adding a bunch of incidental fees. We have enclosed an insert entitled “Understanding Winterization” to help you be certain that you are receiving the services needed to best protect your watercraft over the winter season.

As always, we have a few different storage options available which are detailed on the enclosed contract. Winter storage must be paid in full at the time the reservation is made. Please keep in mind that our inside storage fills up quickly, so sign up early for guaranteed space. Due to space constraints, inside storage will no longer be available for boats over 25 feet. These boats can be wrapped and stored outside on their trailer. Our outside storage special is available for both pontoon/tritoon and fiberglass boats. Customers choosing outside storage for a fiberglass boat must provide their own trailer. This package includes shrink wrapping of the boat and storage.

Be advised that winter storage contracts expire April 1, 2025. Customers who have reserved a slip may have their boat placed in that slip beginning March 15th. Boats with outboard motors are more resilient to cold weather so they can be launched earlier in the year. Lake residents will have their boat placed in the courtesy slips located next to the ramp for pick-up.

Please remove all valuables, food and drinks, deflate any inflatables and REMOVE foam pads prior to requesting service and storage. We will not be responsible for items left in boat. If you have any questions, please feel free to contact the marina at (317)984-3301.

Sincerely,

Scott Durfey  
Marina Manager

**PLEASE NOTIFY THE MARINA AT LEAST 4 WEEKS IN ADVANCE TO ARRANGE FOR YOUR BOAT TO BE TAKEN OUT OF STORAGE AND SPRING STARTED. YOU MAY BEGIN CALLING AND SCHEDULING YOUR LAUNCH DATE AS EARLY AS FEBRUARY 1<sup>ST</sup>. FOR THOSE OUTSIDE STORAGE CUSTOMERS WITH AN OUTBOARD ENGINE, WE WOULD LIKE TO OFFER AN EARLY LAUNCH OPTION. IF YOU CHOOSE THIS OPTION ON YOUR CONTRACT, IT GIVES US PERMISSION TO LAUNCH YOUR BOAT ANY TIME AFTER MARCH 15<sup>TH</sup>, AS LONG AS CONDITIONS ARE SAFE. PLEASE CONSIDER THIS OPTION, AS THIS CAN GREATLY REDUCE LATER WAIT TIMES.**

## Additional Winter Maintenance Options

Please review the following items that our Service Department offers while your boat is in winter storage. Contact the Morse Service Department for specific pricing and estimates. **These services will be billed in Spring.**

\_\_\_\_\_ Interior Boat Cleaning

\*Please Note: extremely dirty boats may incur additional expense.

\_\_\_\_\_ Prop Repair and Painting

\_\_\_\_\_ Quickleen Fuel Additive                      \$ 25.00  
(Helps keep fuel system clean)

Please contact our Service Department for an estimate for the following services:

\_\_\_\_\_ NEW Battery Program - (10% off new battery in spring)

\_\_\_\_\_ Fiberglass Buffing & Color Restoration – No Wet Sanding  
(If winter service schedule permits.)

\_\_\_\_\_ Electric Installation

Install New Depth Finder

Install New Docking Lights for Pontoons

Other electrical \_\_\_\_\_

\_\_\_\_\_ Bellows Repair **\*\*Very Important\*\***

Manufacturer suggests, for a boat that is over 5 years old, that the bellows be checked. Bellows are the most common cause for a boat to sink.

\_\_\_\_\_ Tune-Up

Manufacturer recommends a tune-up every two (2) years

\_\_\_\_\_ Water Pump Impeller

Manufacturer recommends water pump impeller be replaced once every three (3) years.

\_\_\_\_\_ Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# 2024 Morse Lake Marina Winter Storage & Service Fees

Winter Storage	Rate	Check Service	Price
Inside Storage up to 25'	\$1450.00	_____	_____
Outside Storage Special (includes shrink wrap)	\$1100.00	_____	_____
Outside Storage Only	\$ 860.00	_____	_____
Personal Watercraft (includes shrink wrap)	\$ 600.00	_____	_____
<i>*Inside Storage Price includes transportation of boat to and from our Morse storage facility for our Geist customers.</i>			
<b>Walk-In Shrink Wrap</b>			
18'-20'	\$480.00	_____	_____
21'-24'	\$520.00	_____	_____
25' and UP	\$615.00	_____	_____
PWC	\$255.00	_____	_____
<b>Engine Winterization</b>			
Inboard/Outboard	\$375.00	_____	_____
Straight Inboard (Engine Only)	\$425.00	_____	_____
Ballast Tank	\$150.00	_____	_____
Inboard Heater	\$125.00	_____	_____
Freshwater System	\$110.00	_____	_____
2-Stroke Outboard	\$265.00	_____	_____
4-Stroke Outboard (Inc. Oil Change)	\$400.00	_____	_____
Personal Watercraft 2-stroke	\$290.00	_____	_____
Personal Watercraft 4-stroke (Includes Oil Change)	\$370.00	_____	_____
Oil and Filter Change (Syn. Blend)	\$290.00	_____	_____
<b>Acid Boat Wash (bottom only)</b>			
Glass boats up to 18'	\$400.00	_____	_____
Glass boats 19'- 22'	\$450.00	_____	_____
Glass boats 23' and over	\$530.00	_____	_____
Personal Watercraft	\$275.00	_____	_____
Pontoon boats	\$375.00	_____	_____
Tri-toon Pontoon boats	\$510.00	_____	_____
<b>Spring Start and Launch (Mandatory for storage.)</b>	<b>\$280.00</b>	<b>X</b>	<b>\$ 280.00</b>

<b>Mail To: Morse Lake Marina</b> 20999 Hague Road Noblesville, IN 46062 <a href="mailto:morsemarina@marinalp.com">morsemarina@marinalp.com</a>	Total Due: _____ Storage Paid in Full: _____ Balance Due: _____ <i>(balance due when boat goes into storage)</i>
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**\*DUE TO STAFF SHORTAGES – WE WILL NO LONGER OFFER ON LAKE PICK-UP SERVICES. BOATS MUST BE IN ONE OF OUR SLIPS OR BROUGHT TO A COURTESY SLIP FOR OUR STAFF TO PULL OUT.**

**\*IF YOU HAVE AN OUTBOARD ENGINE AND ARE WILLING TO HAVE AN EARLY LAUNCH ANY TIME AFTER MARCH 15<sup>TH</sup> – ONCE CONDITIONS ARE SAFE – PLEASE INITIAL HERE: \_\_\_\_\_**

<b>Boat</b>	<b>Trailer</b>	<b>Boat Type</b>
Make: _____	Make: _____	Pontoon _____
Length: _____	Color: _____	Tritoon _____
Color(s): _____	Number of Axles: _____	Fiberglass _____
Boat IN#: _____	Where is the trailer? _____	PWC _____
Motor Type: _____		Tower _____
Name: _____	Slip #: _____	E-mail: _____
Address: _____	City / State: _____	
Zip Code: _____	Phone Number: _____	

For your convenience, you may pay with Visa, MasterCard, AMEX, or Discover by filling out the information below.

Visa	MasterCard	Discover	AMEX	Exp Date: _____	CVV Code: _____
Card Number: _____					

**WINTER STORAGE LEASE**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between The Marina Limited Partnership, an Indiana partnership ("Lessor"), and \_\_\_\_\_

Whose address is \_\_\_\_\_ City \_\_\_\_\_

Zip Code \_\_\_\_\_ ("Lessee") Phone # (h) \_\_\_\_\_ (w) \_\_\_\_\_ (c) \_\_\_\_\_

E-mail Address \_\_\_\_\_

**WITNESSETH:**

1. Lessor has this day leased to Lessee a winter storage slip located near Morse Reservoir, Hamilton County, Indiana, for a term beginning *October 1, 2024* and ending on *April 1, 2025* unless sooner revoked by the Lessor pursuant to the terms of this Lease. Lessee agrees that the relationship entered into between Lessee and Lessor is that of Tenant and Landlord.
2. The rent for the subject winter storage slip shall be \$ \_\_\_\_\_ payable in full to Lessor upon the execution of this Lease. Lessee shall not assign or sublet this Lease without the written consent of Lessor.
3. Lessor shall have the right to revoke this Lease in the event that Lessee fails to comply with provisions of this Lease or with any rule or regulation established by Lessor.
4. Lessee agrees to indemnify and forever hold harmless Lessor against each and every claim, demand, or cause of action that may be or could arise in the future against Lessor by reason of or in any way arising out of Lessee's rental of storage space and the use of the same. The above indemnity shall extend to but not be limited to any and all damage caused to the leased premises and other personal property or items stored and located on the leased premises and any injury to Lessee, or other tenants and any other parties who may be on the premises.
5. Lessee further agrees that the Lessor shall have no liability whatsoever or to any extent for or on account of any injury to any property of Lessee or to Lessee at any time for or on account of the destruction of any property at any time on said leased premises. Lessee hereby releases Lessor from any and all responsibility whatsoever in connection with Lessee and Lessee's property and acknowledges Lessee's rental and use of the premises shall be solely at Lessee's risk. In the event of any loss to the leased premises and/or contents thereof, Lessee shall look solely to his insurance coverage, if any, and shall make no claim whatsoever against Lessor. The Lessee understands that batteries, gas tanks, canopies, skis, anchors, rope and other equipment are not the responsibility of THE MARINA LIMITED PARTNERSHIP. Lessee hereby agrees not to store any flammable or combustible material or objects on or about the leased premises.
6. Lessee understands that the Lease terminates on *April 1, 2025*. Lessee further acknowledges that should the Lessee hold over and retain or allow his property to remain on the premises after the expiration of the Lease (*April 1, 2025*), the Lessor will have the right to remove and store said boat and other personal property from the winter storage slip and place the boat on an outside location. Lessee further acknowledges that if his personal property remains stored on an outside location, that beginning on *June 1, 2025*, his occupancy of the premises shall be that of a tenant from month to month at the above stated prorated rate and all covenants, conditions, rules and regulations contained in the Lease shall continue in full force and effect so long as the Lessee retains possession of the premises. The Lessee further acknowledges and recognizes that the Lessee, during any term, condition, or holdover, is not allowed in and out privileges. Specifically, that boats will not be removed from racks during the time period of the initial beginning of the term of the Lease, until conclusion of the *April 1, 2025*, time period.
7. The Lessee further understands that each party agrees to indemnify and save harmless the other party against and from any and all claims by or on behalf of any person, firm or corporation arising from any default in the performance of any covenant or agreement on its part to be performed under this lease. Additionally, each party shall pay the other parties reasonable legal costs and attorneys fees incurred in successfully enforcing against the other party any covenant, term or condition of the lease. In the event Lessee fails to comply with the terms and conditions of property and hold over, the Lessor shall have the right to exercise remedies of disposing of collateral and foreclosing on statutory liens pursuant to Indiana Law.

IN WITNESS WHEREOF, the parties hereto have entered into this Lease the day and year first written above.

"Lessor"  
The Marina Limited Partnership

\_\_\_\_\_

"Lessee"

\_\_\_\_\_

(Signature)

# UNDERSTANDING WINTERIZATION & STORAGE PACKAGES

As days grow shorter and another boating season winds down, it's time to get ready for the cold months ahead. But there is far more to preparing your boat for winter than simply storing it on land until summer returns.

Unlike your car, freezing temperatures can wreak havoc on a boat's engine, outdrives and water systems, cracking blocks and housings, ultimately resulting in expensive repairs and lost time afloat. An idle engine can quickly fall victim to destructive rust and corrosion.

When it comes to maintaining all systems aboard through the winter, proper preparation is critical. Many marinas offer various "winter packages", but not all packages are the same and many boaters may not understand what a full winterization process entails, or why it is vital to your boat.

It is easier to understand the winterization process if you look at it like your boat's annual check-up. Like a physical you may receive from your doctor, we check the boat's vitals such as idle speeds and maximum RPM, oil pressure, operating temperatures, voltage, trim tabs and more.

A pre-winter oil change will leave your engine cleansed, protected and ready for spring. The oil and filters on every engine reduce friction and prevent corrosion while washing away the nasty by-products of combustion, such as soot, silica and acids. We also change the gear oil for your outdrive and look for leaks

We fog the engine, which coats intakes and cylinders and protects those areas from rusting. Freezing temperatures can crack a block and destroy an engine. We apply antifreeze to all engines to protect from internal corrosion, as well as ensure there is no water in the engine to freeze.

Fuel that sits over the winter will begin to degrade as hydrocarbons react with the oxygen in the air. Oxidized fuel can clog fuel filters, gum up injectors, and generally hurt performance. To prevent these issues, we add fuel stabilizer to all tanks.

Each of these steps ensures that when your boat is all tucked in for the winter, it has been cleaned, prepped and treated with protective coatings inside and out.

When spring rolls back around, we perform our spring start on all boats that have been winterized and stored. All the winterized systems are re-commissioned and the boat is launched and run through all its paces to ensure all is running well. This is when everything can be compared to that fall "check-up" list.

As you consider where to store your boat for the winter, keep in mind that there is more involved than simply the storage fee. What does, and doesn't the winterization package include? Is it truly a total care package or will you be faced with added costs for winterization and spring starts? Are all parts and services included?

With upfront pricing and certified technicians who have the experience and know-how to properly winterize, store and spring start your boat, Morse Marina will have your boat ready for next spring without any unwanted surprises.

## 2024 STORAGE REMINDERS

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- FOR THE SAFETY OF OUR EMPLOYEES: THE SERVICE DEPT. WILL NO LONGER OFFER WINTERIZATION OR SPRING START SERVICES ON A CUSTOMER LIFT.
- RESERVE YOUR STORAGE SPOT BY SIGNING THE CONTRACT AND PAYING THE STORAGE CHARGE.
- NOTIFY US WHEN YOU ARE DONE BOATING FOR THE SEASON. RESERVING STORAGE DOES NOT MEAN YOU ARE DONE FOR THE SEASON. YOU MUST NOTIFY US WHEN YOU ARE FINISHED FOR THE SEASON.
- PLEASE COVER THE BOAT WHEN IT IS DROPPED OFF. IT WILL SIT OUTSIDE UNTIL WINTERIZED.
- LEAVE YOUR KEY IN THE IGNITION OR CUPHOLDER OR DROP THEM OFF AT THE OFFICE.
- REMOVE ANY FOOD OR DRINKS ON BOAT.
- DEFLATE OR REMOVE ALL TUBES ATTACHED TO BOAT OR IN YOUR SLIP AND **REMOVE ALL FLOAT MATS.**
- UNTIE ALL EXCESSIVE KNOTS IN DOCK LINES.
- IF ON A MARINA LIFT, REMOVE ANY LOCKS FROM THE PUMP BOX.
- NOTIFY US OF BATTERY CONDITION – EX. BOAT HASN'T BEEN STARTED IN A WHILE, BATTERY SWITCH UNDER SEAT, ETC...
- IDENTIFY ANY DAMAGES YOU ARE AWARE OF.
- PROVIDE US WITH YOUR INDIANA REG. NUMBER. e.g IN 1234 GB
- IF YOU HAVE A TRAILER, WHERE IS IT? ARE WE STORING IT OR ARE YOU DROPPING IT OFF?
- *WINTER STORAGE BONUS: \$150 OFF 2025 SEASON SLIP. 10% OFF WINTER WORK SERVICE LABOR. (GOOD JAN.-MARCH. DOES NOT INCLUDE SERVICE PARTS OR SPRING START/CLEANING SERVICES.)*
- **THE TIME IT TAKES TO GET YOUR BOAT SPRING STARTED VARIES DEPENDING ON WEATHER AND OTHER FACTORS. PLEASE CALL TO SCHEDULE BEGINNING FEB 1<sup>ST</sup> OR AT LEAST 4 WEEKS IN ADVANCE. PLEASE MARK ON YOUR STORAGE CONTRACT. IF YOU HAVE AN OUTBOARD ENGINE AND ARE WILLING TO TAKE AN EARLY SPRING START ANY TIME AFTER MARCH 15<sup>TH</sup> ONCE LAKE CONDITIONS ARE SAFE.**