



LPCC Lakefront / Lakebed Construction and Project Guidelines

Please read through these guidelines to ensure you understand and agree to abide by them before beginning any Lakefront Project, major or minor. The LPCC Lakefront Construction/Project Application (a separate document) shall be completed for any proposed construction, reconstruction, replacement or repair of a dock or bulkhead where such dock or bulkhead enters onto, into or otherwise comes into contact with the lake and/or lakebed owned by the Lake Pine Colony Club (LPCC). The application shall also be completed for any proposed alteration to the existing shoreline or embankments of the lakefront where such alteration enters onto, abuts, or otherwise comes into contact with the lake and/or lakebed owned by the Lake Pine Colony Club (LPCC). You must be a member in good standing of the LPCC to apply for and be eligible to receive approval. The LPCC will not issue an approval to any household that is not a member in good standing.

A non-refundable application fee of Twenty-five dollars (\$25.00) payable to the Lake Pine Colony Club shall be paid on submission of the application, unless the member is making minor repairs as listed under section “I. A.” below.

I. Minor Projects/Repairs – no application required

A. Minor repair of an existing dock or bulkhead: defined as replacement of one or more planks, railings, ladders, or other similar maintenance/repair work including painting, staining or sealing, that does **not** require digging into or displacing the lakebed or does **not** require replacement of major structural components as defined under “C” below.

- 1) No application or application fee is due for this type of work.
- 2) However, the member must notify the LPCC Board of the proposed work by mail or email (president@lakepine.com) and must conform to the rules regarding type of materials and coatings used on said structure(s).

II. Major Projects/Repairs – Application, \$25 non-refundable fee, and approval required

A. Major repair of an existing dock or bulkhead: defined as work to an existing dock or bulkhead that would require digging into or otherwise temporarily or permanently displacing the lakebed.

B. Reconstruction of an existing dock or bulkhead: defined as a complete or partial reconstruction of a new structure in the same location as the prior existing structure. Partial reconstruction includes the replacement of existing piles or the addition of the number of piles. Partial reconstruction also includes the replacement or addition of support beams or 2 or more floor joists.

C. Construction of a new dock or bulkhead: defined as the building of a dock or bulkhead structure where one did not previously exist.

D. Alteration of existing shoreline: defined as altering the existing shoreline such that at least 1.0 cubic yard of material is excavated from the existing shoreline or at least 2.0 cubic yards of fill material is placed directly behind an existing bulkhead or back from the existing, abutting lake shoreline (i.e., on existing land above the normal water level).

III. Process for Approval of aforementioned items II. A through II. D.

- A. Be a member in good standing.
- B. Be responsible for complying with all appropriate agencies, such as Medford Township, NJ DEP (NJ Department of Environmental Protection), BCSCD (Burlington County Soil Conservation District), Pinelands, etc.
- C. Complete and submit the LPCC Lakefront Construction / Project Application along with the \$25 non-refundable fee*
- D. Include any required documents – survey, drawings, etc.

IV. Additional Information for the applicant.

- A. The LPCC reserves the right to request the Applicant for additional information and/or re-inspect the Applicant's property.
- B. By signing and submitting the application, the homeowner/applicant acknowledges and agrees to be legally bound by the terms, conditions, limitations and restrictions of the LPCC Lakefront / Lakebed Construction and Project Guidelines
- C. The homeowner/applicant acknowledges and agrees that if he/she breaches the aforementioned guidelines that the LPCC shall have the right to require the removal of any non-conforming structures.
- D. By signing and submitting the LPCC Lakefront Construction/Project Application, the applicant hereby authorizes and grants permission to the LPCC and/or its representatives to inspect the applicant's property for any and all purposes related to the applicant's/homeowner's application.
- E. Inspections shall be scheduled between LPCC and the applicant at a mutually agreed to date/time.
- F. The LPCC will not inspect the property without the applicant's consent.
- G. Upon completion of the proposed project, the applicant shall contact the LPCC to arrange final inspection. The LPCC and applicant will then inspect the completed project at a mutually agreed to date/time.
- H. Any unauthorized/unapproved deviations from the approved plan will have to be corrected to match the approved design.
- I. The applicant agrees to defend, indemnify and hold the LPCC and/or its representatives harmless from any claims arising from inspection of the applicant's property except for malicious and intentional acts of LPCC and/or its representatives.
- J. The LPCC shall have the right to seek injunctive relief, require the removal of any non-conforming structures, and to seek other legal and equitable relief.

*When submitting the completed application, along with supporting documents, the \$25 non-refundable fee should be made payable to Lake Pine Colony Club and mailed to the LPCC, P.O. Box 1091, Medford NJ 08055. The application form may also be sent electronically to president@lakepine.com

Any questions about this process should be sent to president@lakepine.com