

**LAKE PINE COLONY CLUB
LAKEBED RULES and REGULATIONS**

The Lake Pine Colony Club (LPCC) owns and maintains the lake and lakebed in Lake Pine for the benefit and enjoyment of its members. The regulation of design, construction, repair and installation of docks and bulkheads is vital to ensure a healthy lake environment and the continued unimpeded use by the membership of this important natural resource.

Pursuant to Article VIII, Section 4 of the LPCC By-Laws dated September 27, 2007 and amended and adopted on December 9, 2010, the LPCC Board of Trustees has full control and authority to make all rules and regulations governing its property and the use thereof.

The following rules shall apply to all repairs, construction and/or installation of docks and bulkheads on LPCC property and shall include any and all existing structures, conforming and non-conforming. Members with existing non-conforming structure(s) will not be required to conform to these rules unless the member files an application to make major repairs, alterations or replacement, in whole or part, of any such non-conforming structure(s). However, members with existing non-conforming structure(s) must notify the LPCC when making minor repairs and follow the rules pertaining to materials and coatings.

Constructing, replacing or repairing bulkheads and docks are privileges afforded only to members in good standing with the LPCC; to include annual maintenance and recreational fee. In the event owners of a property with an existing dock decline to maintain an annual membership with the LPCC, the LPCC Board shall have the right to withdraw permission to maintain their dock and upon 10 days written notice, the LPCC shall take such action as may be required to cause the structure to be removed from LPCC property. The homeowner agrees that the LPCC shall have the right to assess such costs of the removal to the homeowner.

Property owners must properly maintain their bulkheads and docks. Any lack of maintenance affecting the safe use or appearance of any structures on the lake/lakebed is sufficient cause for the LPCC to remove the structure(s) upon 10 days written notice and such persons shall be subject to a \$25.00 per day fine for each and every day the structures remains or improperly maintained. The LPCC will assess costs of removal to the property owner where the structures were located; including but not limited to engineering fees, attorney fees and all other costs incurred by the LPCC.

Construction, replacement or repair of structure(s) on, in or above the lakebed must not begin until a written application, along with necessary documentation and the required application fee is submitted to the LPCC. A formal permit will be issued by the LPCC to the applicant. Homeowners who fail to obtain a permit shall be subject to a \$25.00 per day fine for each and every day the structure remains or work continues on the structure without making application and receiving subsequent LPCC permit approval.

LPCC has the authority to remove the structure and will assess costs incurred relative to the removal of the structure that will include any and all engineering fees, attorney fees and all other costs incurred by the LPCC, to the property owner in violation.

Permits: A member wishing to construct a bulkhead, dock, or alter the existing shoreline must submit an application to obtain a permit from the LPCC. The LPCC will not issue permits to non-members. Permit applications must be in writing and show an engineer's or contractor's drawings of the proposed work, including the location, type of construction, size and appearance of the proposed structure. Design drawings shall include a plan view (aerial view) and a cross-section (side view) of the proposed structure. Plan views shall be drawn to scale on the property's plot plan that was originally prepared by a N.J. licensed land surveyor, unless otherwise approved by the LPCC. Pictures taken using a digital camera of the existing site conditions shall also be submitted in the permit application. The picture orientations shall be along the existing shoreline and from the member's dwelling (looking out into the lake). Shoreline pictures shall be taken in both the upstream and downstream direction. Permits are not transferable to another party. Permits expire at the end of ninety days if construction of the bulkhead or dock has not been completed. However, permits may be renewed upon re-application to the LPCC. A non-refundable application fee of twenty-five (\$25.00) dollars shall be paid upon submission of a dock or bulkhead application. Any member-proposed modifications to the approved plan following permit approval will have to be resubmitted to the LPCC for review and approval. Any unauthorized/unapproved construction deviations from the originally approved plan will have to be corrected to match the approved design.

Docks: The size of docks and their extension into the lake is to be consistent with the reasonable use of the property by the owner while considering the safety and convenience of other residents. Maximum size of the dock is to be no more than 200 square feet. Only one dock is permitted on any one property. The floor of the dock shall be at least twelve (12) inches, but no more than eighteen (18) inches above the lake's normal water level. Docks must extend continuously from the shoreline, but cannot extend more than ten (10) feet out into the lake as measured from the existing shoreline. Docks cannot be more than twenty (20) feet wide. No permanent floats, floating docks, except floating docks existing before the date of these rules, diving docks, or similar structures are permitted in the lake except those owned and maintained by the LPCC.

All repaired, replaced or newly constructed docks shall conform to the latest release of BOCA (Building Officials and Code Administrators International) or IBC (International Building Code) as amended by local building codes. All dock materials and coatings (e.g., pressure-treated wood, paints, stains, sealants, adhesives, lubricants, etc.) must conform to NJDEP regulations for freshwater exposure to ensure protection of human health, wildlife, and the environment.

Bulkheads: Newly constructed or reconstructed bulkheads may not extend more than 18 inches above the lake's normal water level and shall conform in appearance, as

far as reasonably possible, with similar structures on adjoining lots. Existing, non-conforming bulkheads are exempt from this requirement.

It is unlawful to construct a bulkhead, or in any other manner to rebuild any shoreline, in such a manner that it extends the shoreline more than one foot from that in existence or in such a manner that it creates an impediment to the natural action of wind and water, or in such a manner that it substantially enlarges the land area of the property.

All repaired, replaced or newly constructed bulkheads shall conform to the latest release of BOCA or IBC as amended by local building codes. All bulkhead materials and coatings (e.g., pressure-treated wood, paints, stains, sealants, adhesives, lubricants, etc.) must conform to NJDEP regulations for freshwater exposure to ensure protection of human health, wildlife, and the environment.

Alterations to Existing Shoreline: No alterations, excavations, or other changes may be made to the existing shoreline or embankments of the lakefront without LPCC approval. Any such proposed work shall be submitted for approval following the permit application requirements contained herein.

Alterations to Lakebed: It is unlawful to add fill dirt, sand, gravel, etc. into the lake. Any such proposed filling requires approval from the LPCC Board and a permit from the N.J. Department of Environmental Protection (NJDEP) using their applicable permit applications. Excavating of the lakebed is not permitted unless the applicable permit is obtained from the NJDEP, and the permit fees are paid by the homeowner. A copy of the NJDEP permit must be submitted to the LPCC. The LPCC Board may impose fines for failure to adhere to this rule.

Fencing: All property fences erected must seek approval through both the LPCC Board and Township Zoning Board. No fence can exceed 4ft. in height and solid fencing is not permitted.

Property owners are responsible for complying with and obtaining any necessary permits and approvals from federal, state and township regulatory agencies. Approval by the Board of a dock and/or bulkhead plan in no way holds the Board or the LPCC liable for the structural integrity of the proposed dock or bulkhead. It is the member's responsibility to select adequately sized materials for their proposed structure so that it is structurally sound and meets all applicable building codes.

The LPCC may, in its sole discretion, amend the foregoing rules to include additional limitations and restrictions, when upon a majority vote of the Board, at a regularly scheduled or special meeting, the Board determines that the interests of the LPCC are best served by such amendment, which shall apply to all structures from the date the amendment is adopted by the Board.

The purpose of these minimum requirements is to allow the LPCC to maintain compliance with parameters established by the U.S. Army Corps of Engineers (USACE) and the NJ Department of Environmental Protection (DEP).

The Board of Trustees of the LPCC have approved and adopted the above rules and regulations pertaining to docks and bulkheads on, in or above the lakebed owned by the LPCC on this the 10th day of April, 2012, and the rules and regulations are binding on all members of the LPCC.

Signed by: _____
Laura Saunders, President – LPCC

Attested by: _____

STATE OF NEW JERSEY

COUNTY OF BURLINGTON

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BE IT REMEMBERED that on this

2012, before me, the undersigned authority, personally appeared

_____ who, I am satisfied, is the person named in and who

executed the foregoing document, and she did acknowledge that she signed, sealed

and delivered the same as and for her voluntary act and deed. All of which is

day of _____