



# Lake Pine Colony Club Rules and Regulations

Amended on October 1, 2025

**These Rules and Regulations shall supersede any/all previously existing Rules and Regulations established by LPCC Board of Trustees.**

# Lake Pine Colony Club Rules and Regulations

---

## **Introduction**

This document is one of the official governing documents of Lake Pine Colony Club (LPCC). It is intended to establish common standards of conduct; promote harmony; and guard against discord, annoyance, disorder, interloping, disturbance, trespass, and infringement upon the peaceful enjoyment of the community. The Rules and Regulations apply to all members, their guests, and invitees. It is developed to be aligned with our By-Laws, policies, and other governing documents to inform LPCC Membership of expectations for the Board and Membership. The LPCC intends to encourage all members and guests to comply with these rules and regulations, and all governing documents of the LPCC, without first resorting to fines, penalties, or other forms of disciplinary action.

To encourage compliance, the LPCC may issue a written warning notice for a first offense of these rules, though it reserves the right to assess the appropriate fine or penalty for any offense instead of a warning notice. Such warnings will become a matter of record and serve as notice to the offending party that further infractions of the same or similar rule may result in a formal complaint, fines, and/or loss of member privileges.

It is each member's responsibility to become familiar with this document and refer to it periodically for updates. Amendments may be made from time to time at the discretion of the LPCC Board of Trustees. Such amendments shall be effective immediately upon adoption by the Voting Board unless otherwise stated in the amendment.

## **Rule-Making Authority**

Lake Pine Colony Club is a private community operated in accordance with the laws of the State of New Jersey. It is important to note that NJ statutes, case law, the Certificate of Incorporation, and the By-laws of Lake Pine Colony Club in Article III, Section 2, empower the LPCC Board of Trustees to establish and enforce the Rules and Regulations of the community and to assess fines or penalties for violations.

## **Applicability**

These Rules and Regulations apply equally to all LPCC members and guests. LPCC members are financially responsible for any indebtedness to the LPCC incurred by themselves, members of their household, their guests, renters, contractors, and other invitees, arising from or occasioned by a violation of these Rules and Regulations. Members may also be held financially responsible for correcting any damage to LPCC property caused by themselves, members of their household, their guests, renters, contractors, and other invitees.

## **Not Comprehensive**

There are also 'rules' embedded in the By-laws of the LPCC, and this document does not attempt to be fully comprehensive. All rules and regulations communicated in all documents published by the LPCC and as approved by the Membership are in force as a body of standards.

# Lake Pine Colony Club Rules and Regulations

---

## **Article I - Definitions**

**Board of Trustees:** consisting of the elected Officers and Trustees serving LPCC as in accordance with Article VIII of these By-laws.

**Boats:** a sailboat, pontoon boat, rowboat, kayak, canoe, paddleboard, or other watercraft approved by the LPCC for use upon the waters of Lake Pine.

**Boating:** The act of using a Boat or Motorized Watercraft on the lake

**Building:** A dwelling or accessory structure having a permanent roof and walls and that is intended for shelter, housing, or enclosure of persons, animals, vehicles, equipment, or materials. Any structure involving a permanent roof (such as a covered porch) that is attached to a principal building shall be part of that principal building.

**By-laws:** One of the governing documents of the LPCC, adopted and amended from time to time by the members, which outlines the duties and obligations of the Board of Trustees and membership.

**Community:** The private, single-family, residential lake community known as Lake Pine Colony Club, or LPCC, located in Medford Township, Burlington County, New Jersey.

**Construction:** The act of clearing, scrubbing, or excavating for building, fabricating, physically changing, or modifying any home, structure, or accessory building.

**Contractor:** Any person or entity engaged in the construction, repair, or modification of land, structures, or other real property. A member who engages in such construction, repair, or modification on property other than his/her own property is also defined as a contractor with respect to the requirements of this document.

**Disorderly Conduct:** Any conduct or activity that is considered undisciplined, unruly, riotous, or potentially injurious to others.

**Dock:** a platform either floating on or extending over the water, attached to the shoreline, or attached to a permanent structure built on the shoreline.

**Fine:** A financial penalty and/or suspension of member privileges imposed upon a member for violation of the LPCC's governing documents by such member or a family member, guest, or invitee of such member.

**Governing Documents:** Articles of Incorporation, Covenants, By-Laws, Rules and Regulations, and the policies established by the LPCC Board of Trustees.

**Immediate Family:** One or more persons (adults and children) related to each other by blood or marriage or domestic partnership, all of whom regularly maintain one common household.

**Lake Bulkhead/Wall:** A permanent wall-type structure set along the shoreline extending into the bed of the lake which follows the natural line of the lakefront.

**LPCC:** Lake Pine Colony Club, its successors, and assigns, acting through its Board of Trustees, Officers, or employees, as the case may require.

**Member Tag:** Annual tag issued to Full Access Members in Good Standing.

**Member in Good Standing:** Member Household who qualifies to receive an active Property Certificate, whose Annual Membership Dues and any special assessments are current. A member who owns more than one property and is not in good standing with respect to one of them, is not in good standing with respect to all of them.

**Member Not in Good Standing:** a Member Household whose Annual Membership Dues and/or any special assessments are not current and/or a change in status determined by the General Membership which impacts the member's privileges.

# Lake Pine Colony Club Rules and Regulations

---

**Motorized Watercraft:** A watercraft with a motor-driven jet pump or propeller as its primary source of motive power and designed to be operated by a person or persons sitting, standing, lying, or kneeling *on* the watercraft, as opposed to sitting *in* a boat. Personal watercraft are sometimes referred to by brand names such as Jet Ski, Wave Runner or Sea Doo, or platform type such as hydrofoil, e-foil, hovercraft, and electric powered surfboard.

**Property Owner:** a person or persons owning title to a parcel of land in the Lake Pine Community.

**Rules And Regulations:** The body of Rules and Regulations for the LPCC, adopted and amended from time to time by the Board of Trustees, pursuant to the authority granted to it by the laws of the State of New Jersey and the LPCC's Certificate of Incorporation and LPCC's By-Laws.

## **Article II- Community Identification**

### **Section 1: Property Certificate**

A Property Certificate will be issued via electronic means annually to all LPCC members.

### **Section 2: Membership Tiers**

LPCC Members may choose Basic or Full Access Membership:

**Basic Members** are entitled to attend all LPCC social events (for example: Lake Pine Days, Book Club, Breakfast with Santa, etc.) but are not entitled to use the common grounds including the lake, fields, and beaches.

**Recreational Use (Full Access) Members** are entitled to attend all LPCC social events and will have access to all LPCC common property.

#### **a. Member Tags**

- Tags will be provided annually to each resident of a Member household in Good Standing, upon payment of the Full Access Recreational Fee. Upon request, a member may be asked to provide documentation regarding who lives in the household.
- Members tags are required for use of Lake Pine and all Lake Pine Colony Club property: beaches, playgrounds, courts, fields, and any other activity on Lake Pine property. The lake cannot be used for boating, fishing, or swimming or any other activity if the household is not a recreational member of the LPCC.
  - **Non-transferable** – Member tags are non-transferable. The purchase, lending, or distribution of badges for use by any person who is not an active member in good standing is prohibited.

#### **b. Guest Tags & Passes**

- **Guest Tag:** In addition to the number of Full Access (Recreation) badges, five (5) guest badges will be issued to each member household in good standing.
  - Guest tags can be used with or without the supervision of the member household; and each member household is responsible for the conduct of their guests.
- **One Day Pass:** A recreational member may purchase one-day passes to be used on LPCC community property, including the lake, for \$2.00 each.
  - Members must be present at any 'event' where day passes are being used; and proof of purchase needs to be available if requested.

# Lake Pine Colony Club Rules and Regulations

---

- o Up to 30 total passes per day will be available on a first come first served basis.
- o The Board reserves the right to adjust the number of passes as deemed necessary.

## **c. Display of Recreational Tags**

All persons must be in possession of a current member tag, guest tag or one day pass while accessing LPCC properties, including while on the lake, unless attending an LPCC event.

**Senior Citizen Discount** is available to basic and full access members aged 70 and over.

## **Article III – Payment of Membership Fees**

### **Section 1: Annual Membership**

LPCC is a members-only social club whose term of membership is January 1 to December 31 each calendar year. Please see Article X of the LPCC By-laws for additional information.

### **Section 2: Payment of Dues**

The payment of fees for basic and full access recreational use is due annually by February 15 of each calendar year. If payment is not made on time, the member will automatically become a Member not in Good Standing and all privileges of membership will cease until payment is made.

### **Section 3: Lapse of Membership**

If all fees are not paid by Dec. 31 of the Annual Membership Year, the Member's Household Property Certificate will lapse and will be required to pay a \$1500 reactivation fee to reactivate their Property Certificate.

See By-laws Article V for more information about Fee Structures including Special Assessments

## **Article IV – Boating on Lake Pine**

### **Section 1: Boat Permits**

Annually, decals must be purchased for each boat, watercraft, mat, or inflatable platform to be used on the lake for \$5.00 each. These decals must be affixed in a visible location on the exterior prior to use on Lake Pine.

### **Section 2: Overnight Storage**

Recreational lounge items such as watercraft including Floating Mats, Inflatable Docks, Inflatable Lounges, etc. must be stored within three feet from the shoreline or a dock from dusk to dawn each night between April 15 - November 15th. All items must be removed from the lake from November 15 - April 14th each winter, or will be considered abandoned.

### **Section 3: Boat/Motorized Watercraft Specifications**

- a. No boats over 14' Feet in length or over 6' in width can be used on the lake regardless of source of power. (The size restriction does not apply to watercraft such as paddleboards, canoes or kayaks which may be longer than 14 feet.)
- b. All Watercraft with electric motors must:
  - Use only 12-volt motors with no more than 55lb thrust.
  - Use only one motor per watercraft.

# Lake Pine Colony Club Rules and Regulations

---

- Ensure batteries are secured to watercraft to avoid falling into water.
- b. No gas motors are ever permitted to operate on the water apart from search and rescue operations.
- c. No e-foils are permitted on any watercraft.
- d. LPCC reserves the right to restrict any watercraft that presents a safety risk to the members.
- e. Operators of watercraft will follow all local and state laws regarding registration, licensure, and operation.

## **Article V – Use of LPCC Boat Racks and Storage**

### **Section 1: Rack Spaces**

A limited number of boat rack storage spaces are assigned from April 15th to November 15th at South, Main, and East Beaches. The LPCC Board will determine the methodology for assigning rack spaces annually. As of July 15, 2025, all watercraft must be removed from LPCC property between November 16th - April 14th or will be considered abandoned.

### **Section 2: Proper Storage**

Boats properly registered with LPCC may be stored on Club-owned racks, subject to assignment between April 15 - November 15, annually. Storing a boat on an LPCC rack or anywhere else on Club property without a current Club boat permit is expressly prohibited. All boats improperly stored may be removed by the LPCC.

### **Section 3: Runaway Boats**

Any registered boat found on LPCC property requires the owner to retrieve it within 72 hours of LPCC notification. If the boat is unidentifiable, it will be considered abandoned and LPCC may take possession of the boat. If LPCC has notified the owner of the boat and owner does not remove the item within 72 hours, it will also be considered abandoned.

### **Section 4: Storage Violations**

When the ownership of a boat or watercraft stored in violation of these rules can be determined, the boat or watercraft may be removed at the owner's expense and returned to the owner's Lake Pine residence.

### **Section 5: Abandoned Boats**

LPCC may, in its sole discretion, elect to acquire title to any boat that has been determined to be abandoned, in compliance with the "Abandoned Vessels Disposition Law," N.J.S.A. 12:7C-7 et seq.

## **Article VI – Private Docks**

### **Section 1: Rules Concerning the Use, Construction, and Placement of Docks**

- a. Private docks are structures that are on or over the LPCC-owned lakebed. Lakefront homeowners must be a Full Access Recreational Member in Good Standing to have and use a dock or other structure that are constructed on or over the LPCC-owned lakebed.
  - **Automatic Change in Status:** Homeowners who have not paid their Full Access Membership fees and/or special assessments by Feb. 15 will automatically be considered a Member Not in Good Standing per the By-laws. They are then not authorized to use their dock.

# Lake Pine Colony Club Rules and Regulations

---

- **Violation Change in Status:** Homeowners who have been voted by the Board as "not in good standing" due to non-fee related violations of the Rules and Regulations or other issues will have their privileges suspended. They are then not authorized to use their dock.
- b. Only one dock is allowed per household. (Excluding any previously existing non-conforming structure which may remain until major repair is needed at which time LPCC Board will reassess status)

## Section 2: Removal of Docks

- a. **Due to Unsafe Condition:** LPCC will notify homeowners of its intention to remove a dock or other structure from Lake Pine property. Homeowner will be given 30 days to make repairs following guidelines in these Rules and Regulations before the Board will take any action to remove the structure.
- b. **Due to Non-Membership:** LPCC has the authority to remove docks and all other types of structures of all non-member households that are on or above the lakebed. The LPCC will notify lakefront owners, who are not members, of its authority and/or intention to remove a dock or other structure from Lake Pine property. Homeowner will be given 30 days to join the LPCC before the Board will take any action to remove the structure.
- c. The decision to remove a structure must be approved by a majority of the Board.

## Section 3: Building, Repair & Maintenance of Private Docks

Only Full Access members in "Good Standing" are authorized to build, repair, and maintain docks and other structures on or over the Lake Pine lakebed.

### a. Specifications of Docks

- **Size** - No newly constructed dock can be of a size more than 200' square feet (i.e. in a configuration of approx. 10' x 20' wide. Docks cannot come out into the lake more 10 feet. (The size does not include any adjoining platform on the land, which would need to be approved separately by the LPCC.)
- **Height** - The top surface of the dock may not be more than 18 inches off the lakes surface (at the 'normally maintained level.)
- **Railings** - Railings on all docks must conform to the DEP standard as outlined in its "Permit by Rules" to allow debris to flow through them in a '100-year flood.'

### b. Major Dock Repair

Defined as a change to any joist, stringer, piling, and/or stair structure.

- An application must be filed with LPCC at least 45 days prior to the planned work date to provide time to review the site plans and meet with member if deemed appropriate by the Board.
  - Documents including a top and side view drawing, dimensions, and detailed project description must accompany the application.
- No Major Dock Repair is permitted of a structure that does not conform to current size specification; if larger, that dock must be replaced with a smaller (10' X 20") configuration.
- In special circumstance for safety or environmental reasons the LPCC may agree to make an exception and 'grandfather' the old dock configuration at its discretion.
- All Major repairs require written approval of LPCC in advance of project starting. The LPCC will respond with either an approval, questions, or non-approval within 30 days of receipt of both the fully completed application and payment.
- The application for a Major Repair is \$25.00 and is non-refundable even if the work does not proceed for any reason.

# Lake Pine Colony Club Rules and Regulations

---

## **c. Minor Dock Repair**

Defined as any repair other than Major Dock Repair as listed above.

- An application must be filed with LPCC at least 20 days prior to the planned work to provide time to review the site plans and communicate with member.
- All Minor repairs require written approval of LPCC in advance of project starting. The LPCC will respond with either an approval, questions, or non-approval within 10 days of receipt of the fully completed application.
- LPCC has the right to request a formal application and classify the project as "Major Dock Repair" if the plans are unclear or the LPCC's interpretation of the plans does not align with the definition of Minor Repair
- No application fee applies to Minor Dock Repairs.

## **Section 4: Grandfathering of Lakefront Construction Projects**

With a community as old as Lake Pine, the subject of "Grandfathering" comes up often when tackling lakefront construction projects within 25' of the lake. An example of grandfathering would be an application to re-deck a dock that is larger than the current Rules and Regulations allow. In general, if a new dock has to be entirely rebuilt due to age and condition, the LPCC will require the new dock meet all the current LPCC Rules and Regulations allow. If an existing dock needs to be re-decked, the LPCC may agree to make an exception and 'grandfather' the old dock configuration, at its discretion.

Another example would be the replacement of a fence. If a homeowner has a 20 year old, six foot tall stockade fence that is 100% closed construction, which has rotted and needs to be replaced, they must apply to the LPCC for approval. The current NJ DEP regulations require that any fence within 25' of a protected wetlands be no more than 48 inches tall and must be of at least 50% open construction (so that in the event of a flood, water can flow through the fence).

All projects within 25' of the lake must apply to the LPCC for approval. All grandfathering of existing structures or conditions is at the discretion of the LPCC Board.

## **Article VII – Vehicles, Roads & Right of Way**

### **Section 1: Motor Vehicle Operations**

- a. No driving of cars is permitted on any of the Lake Pine beaches.
- b. Electric motored vehicles (such as golf carts/e-bikes) must operate at a speed of no more than 5 MPH.
- c. Motorized wheelchairs are permitted if required for mobility.
- d. Exceptions will be made by the Board, at its discretion.

### **Section 2: Fire Lanes**

No vehicle shall be parked or standing in such a manner as to block a marked Fire Lane either fully or partially.

### **Section 3: Recreational Vehicles**

Campers, boats, trailers, landscaping equipment, etc. are not permitted to be parked on LPCC properties and/or rights-of-way unless special permission is first obtained from the LPCC Board.

# Lake Pine Colony Club Rules and Regulations

---

## **Section 4: Use of LPCC Parking Facilities**

No parking is permitted in the parking areas designated for the Clubhouse and/or at any of the Beach areas unless the Member is using the beach/attending an event. These spots should be always left open for those wishing to use them for intended recreational/event usage only.

## **Article VIII – Public Health & Safety**

### **Section 1: Beach and Property Rules**

The beach rules posted at each beach conform to the Burlington County statutes. As a private social club, LPCC has designated the following exceptions:

- LPCC Beaches are open 365 days a year.
- Only pets on leashes are allowed on the beach.
- Children under 10 must be supervised by a designated person aged 16 or older (applicable to all LPCC Property including beaches, fields, and courts)
- No person under the age of 16 can be in or on the water without supervision.

### **Section 2: Smoking**

Smoking and vaping on LPCC properties is prohibited in all areas except as specifically designated by the Board.

### **Section 3: Alcoholic Beverages**

Possession or consumption of alcoholic beverages by anyone under 21 years of age is prohibited by law.

### **Section 4: Glass Containers**

Glass containers are prohibited at all LPCC properties, including the lake, except for the interior of the Clubhouse.

### **Section 5: Burning / Open Fires**

Fires which are controlled and contained within a fire ring, fire pit or similar structure or device intended for such use are ONLY permitted with LPCC Board of Trustee approval.

### **Section 6: Firearms**

Use and/or possession of weapons and firearms is prohibited on all LPCC property.

### **Section 7: Fireworks**

The use of any fireworks, firecrackers, sparklers, fountains, or similar devices is prohibited on LPCC property. Fireworks MAY NOT be set off from docks or within or above Lake Pine itself (ie from a canoe or other watercraft)

### **Section 8: Garbage/Litter**

The Club encourages all residents to follow the “Carry In/Carry Out” practice of taking trash and litter with you when leaving our beaches and amenities. The LPCC Board of Trustees requests that members use the appropriate garbage or recycling bins.

### **Section 9: Dumping**

No brush, leaves, sticks or any other natural or man-made articles are allowed to be dumped, placed, or blown on LPCC properties including access roads and/or the lakebed itself.

# Lake Pine Colony Club Rules and Regulations

---

## **Article IX – Pets, Wildlife & the Environment**

### **Section 1: Pets & Domesticated Animals**

Pets must always be under the control of the owner. Pet owners are responsible for cleaning up after their pets and properly disposing of feces.

- a. Pets are permitted in the lake as follows:
  - Pets are permitted to swim in the lake from private docks, fire lanes, and outside the roped off swim areas at the beaches when there is no child present.
  - Pets are not permitted in roped off swim areas.
- b. Pets are permitted on LPCC property as follows:
  - Pets are allowed off leash on LPCC Fields under the control of their owner.

### **Section 2: Wildlife**

- a. **Hunting** - No hunting or trapping is permitted on LPCC property.
- b. **Fishing** – New Jersey fishing regulations apply to Lake Pine and its waters.
- c. **No Wildlife Feed Policy** – No person shall place or offer any food or other enticement on any property for wild animals or waterfowl that may:
  - (1) create a condition, or allow a condition to exist, which results in a congestion of waterfowl or wildlife
  - (2) causes an accumulation of feces, damage to flora, fauna, or private property
  - (3) create a threat or nuisance to the public health, safety, or welfare

## **Article X – Lakefront Stewardship**

Lake Pine is considered a regulated water by the State of New Jersey and falls under the jurisdiction of the New Jersey Department of Environmental Protection, the New Jersey Pinelands Commission, and the Township of Medford. The property bordering Lake Pine is considered Freshwater Wetlands, a Flood Hazard Area, or both.

The property bordering the lake, whether privately owned or owned by LPCC, is regulated by:

- New Jersey Department of Environmental Protection
- New Jersey Pinelands Commission
- Township of Medford
- Burlington County Soil Conservation District

Property surrounding the lake has a direct impact on the overall health, resistance to erosion, ability to absorb flooding and longevity of Lake Pine. Lakeside homeowners and the LPCC share a greater environmental responsibility than other properties within Lake Pine that do not border the lake.

Lakeside construction, soil disturbance and tree removal all have direct impacts on the health of our lake. The State of New Jersey recognizes this by designating Lake Pine and its surrounding property a regulated water, freshwater wetlands, and a flood hazard area. When undertaking lakeside construction of any kind, within 25 feet of the lake, the LPCC and all lakefront homeowners are expected to follow all state regulations. The LPCC is not a licensing or regulating entity. The LPCC can give advice, but it is up to lakeside homeowner to investigate and obtain all necessary permits and authorizations before undertaking a lakeside construction project.

Our lakefront construction guidelines are designed to:

- Protect the health and beauty of our lake.
- Protect the views of everyone who enjoys the lake.

# Lake Pine Colony Club Rules and Regulations

---

- Be in accordance with Township, NJ DEP, and Pinelands Commission regulations.

Any construction, new fences, and/or tree removal requires that a lakefront homeowner completes a Lakefront Construction / Project Application and will submit it, along with the \$25 application fee. **Approval must be confirmed before any work is to be completed.**

**The LPCC will endeavor to ensure that all lake front construction projects have been properly permitted. The LPCC will report any project to the proper authority that it feels has not been properly permitted and does not follow state mandated regulations. Further information can be found at: <https://lakepine.com/lakefront-homeowners/>**

## **Section 1: Tree Removal**

Trees and vegetation may be removed within 25' of the lake in accordance with Township, NJ DEP and Pinelands Commission guidelines.

- a. Lake Pines' requirement is that for every tree removed, one tree must be planted, of similar variety and adult stature, on the property.
- b. Lakefront Construction Request required.

## **Section 2: Fences**

Fences may be installed within 25' of the lake in accordance with Township regulations.

- a. Lake Pines' requirement is that any fence within 25' of the lake cannot be taller than 48" and must be at least 50% open to allow flood water to flow through.
- b. Proof of permit is required for new installations.
- c. Lakefront Construction Request required.

## **Section 3: Disturbance of Soil**

Any major disturbance of soil, within 25' of the lake, must be approved by the LPCC. A major disturbance of soil is defined as 10 cubic feet or more. Lakefront Construction Request required.

## **Section 4: Deck or Patio Installation**

- a. A deck or patio may be installed within 25' of the lake in accordance with Township, NJ DEP, and Pinelands Commission guidelines.
- b. Proof of permit is required for new installations. Lakefront Construction Request required.

## **Section 5: Bulkhead/retaining Wall Installation**

A bulkhead/retaining wall may be installed along the shoreline of Lake Pine in accordance with Township, NJ DEP, and Pinelands Commission guidelines.

- a. Homeowner is responsible to ensure that the bulkhead precisely follows the property line and is not on LPCC property.
- b. Proof of permit is required for new installations.
- c. Lakefront Construction Request required.
- d. A lakefront homeowner must make the LPCC aware of all lakefront construction projects within 25 feet of the lake. This includes any repair or replacement of existing installations.

## **Section 6: Lakebed Rules**

Per NJ DEP & LPCC regulations, no sand, soil, gravel or material of any kind may be added to the lakebed without prior consideration of the LPCC Board.