

## Park Lawn Beach Association Dock Policy *(updated August 30, 2022)*



### Reasons for Park Lawn Beach Association (PLBA) dock policy:

There are several reasons for implementing a dock policy:

1. We currently have enough community dock space for only 27 docks. Many of those docks have only one usable side. This limits our slip space to approximately 45 slips. A dock policy helps us assign the boat slips we have in a fair and equitable way and may deter the township from applying the keyhole ordinance to our homeowners.
2. Due to the limited slip space, only watercraft registered to active PLBA members (as defined by the PLBA bylaws) may use the boat slips. There have been recent incidents where non-members and PLBA members not in good standing have used the slips. This type of use could jeopardize our legally non-conforming status regarding Dexter Township's keyholing ordinance. The revocation of our current status would mean the loss of docks and a decrease in our home values.

### Park Lawn Beach Association Dock Policy:

1. Dock slips are community property and may only be used by active PLBA members (as defined by the PLBA bylaws). As evidenced by their signature below, they will abide to all policy provisions subsequently listed.
2. The Dock Committee will be comprised of three (3) PLBA members, one of which shall be a PLBA Board member appointed as Dockmaster. The Dock Committee will:
  - Maintain a list of who is using each boat slip.
  - Keep copies of watercraft registrations to verify ownership.
  - Assign new members a slip to dock their watercraft.
  - Assist existing members seeking to change their dock location.
3. The physical docks are the property of the individual PLBA resident members. The sharing of docks is mandatory because of the limited availability of docks and boat slips. Those members who share a dock are responsible for developing an agreement to share costs associated with the maintenance and upkeep of the dock in addition to coordinating the installation and removal of that dock each year. If an agreement cannot be reached, the Dock Committee, and if necessary, the PLBA board, will be the final arbiter of an agreement.
4. The Dock Committee and if necessary, the PLBA board shall arbitrate all disputes regarding the use of docks and the surrounding community property. Their decision is binding on the parties involved.
5. Non-payment of dues, fees, assessments and unsigned/submitted PLBA Dock Policy will forfeit that member's privileges regarding dock and slip use.
6. PLBA members who have lake frontage property shall **not** be permitted to use community dock space instead of, or in addition to, their private dock area.

7. PLBA members are responsible for maintaining their docks.
8. In the event that all boat slips are utilized, a waiting list shall be maintained by the Dockmaster. The list will be maintained in chronological order and the oldest request shall be granted a slip first as the openings occur.
9. If you are using a boat slip when you sell your house your buyer will have the right of first refusal to take over your share of the dock. If the buyer declines, that boat slip may be assigned to another member.
10. If a boat slip is left unused for **30 days** or longer without just cause, the Dock Committee shall have the right to reassign that boat slip to someone else. The presence of the member's watercraft in the slip shall indicate usage for the purpose of this policy.
11. If a PLBA member rents/leases their home, only the renter/lessee **or** the homeowner may have a dock/slip and gate key issued to them.
12. Because individual docks are the property of the PLBA member, other members and their guests shall refrain from using someone else's dock without permission. Fishing is **not permitted** on the island including the community dock/swim area.
13. A second watercraft may be added to your slip space providing that all the following apply:
  - a. Due to the length and spacing of docks, a second watercraft will only be allowed for the East side docks on the lake. The East side docks are designated as the docks on the lake extending East from the island bridge. The West side docks and lagoon docks shall only have one registered watercraft per designated boat slip.
  - b. Members who currently have a West side dock or lagoon dock who wish to move to the East side docks to accommodate a second watercraft must provide a written, dated request to the Dock committee. The Dock committee will make every effort to accommodate these requests.
  - c. Vessel length must be 16 feet or less.
  - d. Vessel must be registered with the Dock Committee (name, registration, and/or hull identification number)
  - e. The use of the vessel must not interfere with the adjacent dock(s) and their respective slip use.
  - f. The intent of this section is to allow PLBA members to add their personal wave runner, jet ski, small fishing boat, paddle boat, or sailboat to their slip.

I understand the provisions of the policy listed above and agree to abide by the rules stated above. I understand that a violation of said rules may result in the loss of dock privileges. This agreement shall continue in perpetuity or until either party dissolves the agreement in writing.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_  
PLBA Member \_\_\_\_\_ Street Address \_\_\_\_\_