

**GUIDELINES FOR APPROVAL OF DOCKS AT WHITE MEADOW LAKE**

WHEREAS White Meadow Lake & Country Club, Inc. owns all the land beneath said White Meadow Lake, pursuant to the law of the State of New Jersey and

WHEREAS by virtue of agreements pertaining to the common properties owned by White Meadow Lake & Country Club, Inc., the White Meadow Lake Property Owners Association manages said common facilities including White Meadow Lake and

WHEREAS the individual property owner's rights on water-front property terminate at the normal waterline of White Meadow Lake and

WHEREAS it is to the best interest of the Association to set standards for extending privileges to permit a lakefront owner to construct a dock into the Lake contiguous to his property

NOW THEREFORE it is resolved that the Association may grant or reject such privilege based upon the following conditions:

1. The owner must be a fully paid up member of the Association.
2. Appropriate safety standards.
3. Ascertainning whether or not such construction would interfere with the use of the Lake as to any other property owner.
4. Ascertainning whether of not such dock construction would improperly affect the aesthetics of the area.
5. In addition, the following limits shall apply:
  - a. Maximum length into the Lake shall not exceed 25 feet.
  - b. Maximum width shall not exceed 18 feet.
  - c. A dock shall not be located closer than 15 feet from a line which is the extension of the property line into the Lake. (see 8a)
  - d. Further, the dock must be a minimum of 50 feet from any Association swimming area and must be a minimum of 30 feet from any Association dock area.
  - e. Further, expanded Polystyrene cannot be used as a floatation material for docks.

6. Further, it is a condition of the granting of the privilege by the Association that such privilege include the requirements:

- a. Each section of the dock for which the privilege is given must be permanently marked to identify the owner of the property. This requirement should also include existing docks belonging to the property owner.
- b. The dock must be maintained in such a manner as to remain aesthetically attractive.
- c. The property owner shall be fully responsible for the maintenance of the dock and by accepting the privileges relieves the White Meadow Lake & Country Club, Inc., as well as any of its committees, agents or employees from any responsibility for the dock or any other liabilities.

7. The privilege that may be granted pursuant to these rules may be withdrawn by the Association in the following circumstances:

- a. The docks deteriorate into a state of disrepair and create a hazard to the community.
- b. There is a change of design that is in conflict with the guidelines established by the resolution.

8. In making an application, the property owner must have same accompanied by a clear sketch showing:

- a. The property owner's property line as well as the dock in relation to such property line reflecting all necessary measurements.
- b. The design of the dock detailing the contemplated structure, the materials to be used, dimensions of the structure, and all other necessary information that would of necessity be implicit in the guidelines established by the Motion.

9. It is specifically understood that no structure, dock, barrier float or similar encumbrance of any kind may be placed in the Lake without appropriate application and approval of the Association.
10. In granting privileges as herein required and by virtue of varying conditions of the shoreline, the depth of the Lake and other similar considerations, the White Meadow Lake Property Owners Association may grant privileges at variance with the guidelines on appropriate proof.
11. It is understood that the Lake Committee of the Association shall grant or reject the privilege applied for at a regular or special meeting of the Committee. If the privilege is denied then the applicant may have the right to present same to the Association upon 10 days notice prior to any regular meeting of the Association.
12. Notwithstanding the guidelines in connection with mandatory removal of a dock, such removal shall require a recommendation and report as to the reasons for such removal to be served upon the property owner. Such notice must provide for a reasonable time for the removal of the dock. In the event the property owner objects to the requirement to remove the dock, he may request a hearing before the Board of Directors of the Association upon giving at least ten (10) days notice prior to the regular meeting of the Association. At such hearing, the members of the Lake Committee, as well as the property owner, may be heard.

as of 4/1/92