

V. DOCK RULES

1. The Laurel Lane Development Association is the owner of all Brookfield permits for the common area docks. The LLDA also owns all of the land that provides access to the docking areas. The LLDA/Brookfield permits consider a slip to be occupied by only one watercraft, i.e. one boat, one jet ski, or one personal watercraft. **Watercraft are defined as vehicles used in water, including boats, ships, hovercraft and submarines. Watercraft usually have a propulsive capability (whether by sail, oar, paddle or engine) and hence are distinct from simple devices that merely floats.*
2. The Dock Slips are the property of the LLDA. The slips are rented for the season to the member-in-good-standing that paid the rental fee. The rental, or slip location, does not transfer to the new property owner if the property is sold or transferred in any manner.
3. The slip may only be used for a boat or watercraft that is registered to the property owner.
4. Slips may not be sub-let. This is a violation of Pike County tax assessments and could result in the LLDA losing their rights to the tax status of the dock areas. Any violator will be responsible for any fines incurred as well as any legal costs incurred in correcting the situation caused by the violation.
5. The slip renter must provide a copy of the boat registration and a phone number where they can be reached in case of an emergency. This information must be provided with submittal of the rental fee.
6. The slip locations are assigned by the Dock Committee. Relocating to another slip must be approved by the Dock Committee.
7. The Dock Committee may request the Board of Directors take disciplinary action against boat owners or users behaving in an unsafe or dangerous manner.
8. The boating season is considered to be from 1 May through 1 October of each year. These dates may be revised by the Dock Committee due to weather conditions or PPL imposed restrictions. Any boats that not removed by the posted date will be towed to a local marina at the owners' expense.
9. A one-time fee is required for the first-time rental of a slip by a property owner. This is in addition to payment of the annual rental fee. This fee is not transferable; however, once paid, it is not required that a slip be rented each year for the initial fee to remain in effect.
10. There will be no proration of the initial fee or the annual rental fee for late rentals or early departures.
11. A property owner who rented a slip/location the immediately prior year will be given first choice for renting the same slip the following year. This applies only if the member provides the current, valid registration for the watercraft, and all fees due are paid by mandated deadlines.
12. A waiting list will be established for dock slips in the event all available slips are rented.
13. The Dock Committee reserves the right to limit the length or size of the watercraft permitted to be moored in community slips. Any watercraft over the size of 26 ft. in length must be pre-approved by the committee.

14. In the event that there are surplus docks in a given year, the Dock Committee may:
 - a. Allow a property owner who has a boat slip assigned to obtain an additional slip for that year upon application, payment of the annual fee, and providing a copy of the boat registration. This is an independent action for the year in question and therefore there is no additional initial fee required. There are no obligations or guarantees that the slip will be available the following year.
 - b. Allow a lakefront property owner to obtain a slip for that year by payment of the annual fee and submittal of a copy of the boat registration. This is a single year action which provides no rights that the rental will be allowed in subsequent years. Thus, there would be no initial fee required.
15. There will be no dumping or leaving of garbage, cans or bottles of any type in the dock areas. Please bring trash bags to enable your clean up. The LLDA cannot provide trash cans due to the costs of trash pickup and the abuse by individuals using the containers to dispose of their weekly garbage.
16. No fireworks of any kind are permitted in the dock areas.
17. Any dock/boat protection, i.e. fenders, bumpers, anti-skid material, etc., that is installed by the renter must be of marine grade material that is designed for the specific application. Carpeting, fire hose, tires, etc., are not to be used. Any dock/boat mooring hardware (i.e. fenders, bumpers, cleats, lines, etc.) are to remain either inside of the slip rented or attached through the top decking to the underneath structure in order to avoid damage to the docks, tripping and other hazards. It is the slip renter's responsibility to remove all hardware before dock removal each season in cases of damage to said hardware.
18. Parking:
 - a. The PPL owned areas of the dock lots can only be used by vehicles for transitioning to launch and retrieve.
 - b. Parking at the LLDA portion of all dock lots is for cars and small trucks only
 - c. No trailers of any type are to be parked at the dock areas on weekends and holidays. Violators may be towed to a facility where the trailer can be redeemed by paying the towing fee.
 - d. No vehicles or trailers can be parked overnight in the dock areas. Violators may be towed to a facility where the trailer can be redeemed by paying the towing fee.
 - e. All parking shall be made at 90 degrees.
19. Only members in good standing are allowed to launch boats, registered to those members, at the dock areas.
20. The Board currently implements a watercraft/trailer identification program (i.e. stickers on boats) to ensure that only LLDA members are utilizing the private dock slips and launch areas. Please contact the Association to obtain information regarding boat stickers. It is the responsibility of the property owner to obtain all necessary identification markers (flags, stickers, etc.) required by the Association unless otherwise notified.
21. All initial dock and annual rental fees paid to LLDA are non-refundable.
22. Watercraft (any-sized boat, wave-runner, jet ski, etc.) using LLDA community docks must be registered in the homeowners' name and be tied up inside a rented, paid slip.

23. Limited-Lakefront Lot designation – limited-lakefront lots include properties that experience yearly drops in water depth along their shorelines which make it impossible to maintain a boat dock throughout the boating season. These owners have rights similar to non-lakefront properties regarding slip rentals.
24. Slip renters **must** include a valid boat registration by March 31st each year in order to obtain a slip assignment.