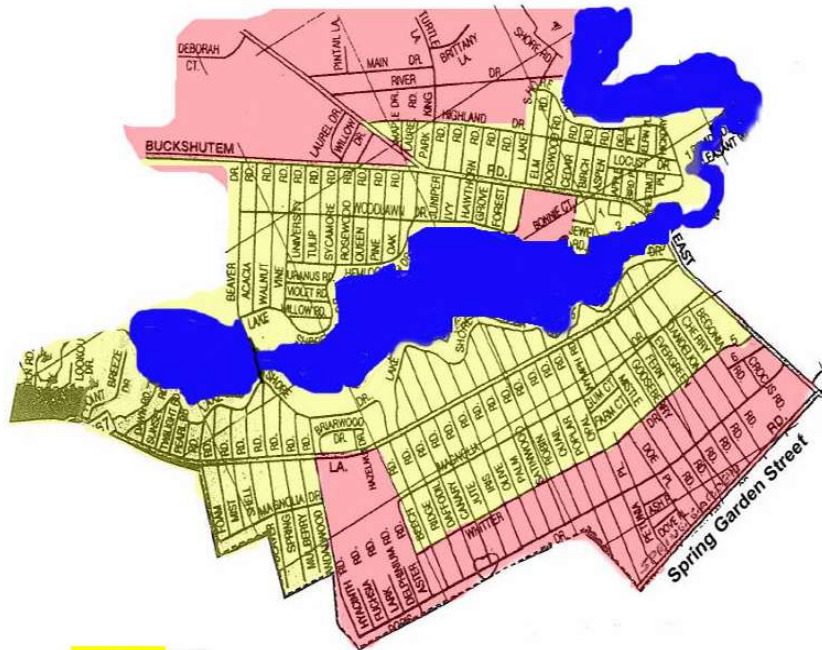




Visit www.LaurelLakeNJ.com for more information

Membership Guide

Information for members, and for those seeking membership in the LLPOA



Becoming a member

Any person wishing to become a member of the LLPOA Inc. can contact the LLPOA for information at LaurelLakenj.com/membership. They do not have to be present at a Board Meeting to be considered.

Those seeking to join as a **Property Owner Members** must own property located within the area bound by Beaver Road to Buckshutem Road (including existing homes on both sides of Buckshutem up to # 1230) – down Buckshutem and up Laurel and Silver Run to Deborah Drive – both sides of Deborah Drive and east to include Main Drive, River Drive and all existing homes to the river at Shore Drive –south along the river (including N.E. Lake Shore Drive) to the lagoon at Buckshutem Road – south along the east side of Buckshutem Road to Spring Garden Road in Commercial Township – and west to the existing homes west of the Fire House on Battle Lane. The maps of the Laurel Lake Tract are available at the Clubhouse (see map for approximation of tract boundaries)

Property owners must list lot numbers and locations, and submit a photocopy of the original deed or tax bill as proof of ownership.

All others wishing to join the Laurel Lake Property Owners Association may join as **Social Members**.

Both Property Members and Social Members are eligible to have a pier site, as long as they acquire proper

liability insurance for said pier site and pay all applicable dues and fees.

The annual membership runs from May 1st thru April 30th of each year. Current dues and fees are available at laurellakenj.com

Regulations governing use of lake, grounds and facilities

These rules and regulations are for the protection and benefit of all members. They have been adopted to secure safe and sanitary operation of the Lake, Beaches, Community Center and Grounds. Members, their families and guests are to observe all rules and to obey instructions by Lifeguards, Club Officers and Directors.

Beach tags and cards shall be issued with each membership. .

Members using beaches or Clubhouse grounds must carry membership cards or beach tags at all times. Guest visiting in a member's home are permitted to use LLPOA facilities but must be accompanied by a Member while using LLPOA facilities, including private piers.

- Beach Tags are required for use at private piers.
- Pets (under control) are permitted at pier sites but are not allowed within the Clubhouse Grounds or on any of the beaches.

Pets must not be permitted to disturb neighbors.

- Washing of pets or persons, or use of soap or shampoo is prohibited in the lake.
- The Association is not responsible for lost or damage to personal property.
- The cost of any damage caused to Association property shall be charged to the responsible member.
- Alcoholic beverages are not permitted on beaches or within Clubhouse grounds, exclusive of Association activities, unless the person or group renting the Clubhouse obtains permits and insurance which specifically permit use of alcoholic beverages within the Clubhouse during that activity and shows evidence of such prior to the event. Violators will be subject to termination of their membership.
- Abusive, offensive or profane language, or disturbance of the peace shall not be permitted. Misconduct by a member shall be grounds for expulsion from the premises and/or termination of membership.
- Care should be taken by all members to avoid trespassing on property adjacent to the Clubhouse grounds and otherwise to be considerate of their neighbors.
- No person shall throw, place, deposit or leave any bottles, cans, glass, trash, debris, garbage or litter of any kind except in proper receptacles provided by the Association.
- No person shall throw or discharge any substance, liquid or solid in either the Lake or any stream adjacent to the Lake.

- Open fires are prohibited. Fire pits are subject to inspection and require a permit. Information is available upon request. A copy of the permit must be submitted to the board prior to use.
- The Island is strictly **OFF LIMITS** to everyone.
- No person shall drive any motorized vehicle on any public area except upon designated roadways or parking areas.
- Member host shall be responsible for their guest's behavior at all times.
- Pier site lessees must comply with all requirements of their pier lease.
- Maximum allowable pier dimensions are 8' wide by 25' long.
- Removing vegetation and trees from pier sites require approval from the Board of Directors prior to any work being done. This is a riparian zone (bank to water) under N.J. law. Routine maintenance such as pruning and removal of dead vegetation by hand is acceptable.
- The bank cannot be excavated or any change made to topography. There can be no fill added such as concrete, dirt, wood, structures and platforms/buildings. Where structures have previously existed, you can maintain, patch, mend, replace, rebuild, and restore in which less than 50% of structure is replaced. Structure material, size and shape or location must remain the same. This includes bulkheads.
- Where no bulkheads existed previously you will not be required to install new ones. If you choose to install a new bulkhead, permits may be required.

- Approval from the Board of Directors is required before beginning any alterations of the pier site or construction of new piers. To be considered, one must submit a written pier site plan listing materials to be used, dimensions, shapes, etc. before doing anything. The Board will review the plan and advise. Permits may be required and are the responsibility of the member.
- No more than 15 non-members at a time at pier sites. Special approval for larger parties may be obtained from the Board of Directors in advance by coming to a regularly scheduled Board meeting. Beach Tags will not be required for the larger party if permission for the party has been granted by the Board of Directors.
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Swimming Regulations

All persons, including members' children and guests, use the lake at their own risk.

- LLPOA beaches are legally defined as "Specially Exempt Facilities" by the State of New Jersey. Rules and regulations are posted at each beach. Lifeguards may or may not be on duty, at the discretion of the Board of Directors. Beach tags are required for everyone using the beaches, and must be shown if requested by a lifeguard or other authorized representative of LLPOA.
- The lifeguard will blow a ten-minute warning whistle before the closing hour. Unless accompanied by a parent or adult, all children under 16 years of age must leave the lake area at that time.
- At no time shall anyone swim in the lake alone.
- Children under 16 must be accompanied by a parent or responsible adult at all times. The lifeguard is not a babysitter.
- Swimmers must remain within the area marked by buoys, and swim only in areas designated by the Association. Swimmers at private piers are restricted to within 40 feet from the end of the pier, in no instance more than 65 feet from shore.
- Dunking, excessive splashing, throwing objects in the lake, roughhouse wrestling or destruction of property will not be tolerated.
- Limited beach ball playing is permitted under lifeguard supervision. Frisbees are not permitted
- The Lifeguard, clubhouse employees, Club Officers, and Directors shall have authority to discipline all persons and to eject anyone from the lake area who does not adhere to the rules as set forth.
- Infractions of these rules may result in suspension of privileges or expulsion from the Association.
- Lifeguards are present for protection talking or distracting their attention is not permitted. When conditions dictate the swimming areas may be closed in the interest of safety.
- NO fishing permitted within swimming areas.

Boating Regulations

All boats shall be operated in accordance with the rules adopted by the association and New Jersey State Boating Rules. No LLPOA regulation is to be construed as superseding any governmental regulations.

- Boating Safety Certifications is required for anyone operating a motorized vessel.
- Members operating power boats must have Coast Guard approved Personal Floatation Devices on their boats for each person on board the vessel. If pulling skiers or tubers, they must wear approved PFD's. Persons operating non-powered vessels, to include paddleboards must also wear a PFD. All boaters, operating either power or non- power vessels, must have a safety warning device on board their vessel, i.e. Horn or whistle.
- All boats must have LLPOA Decal obtainable from the Association upon payment of dues and fees. It must be clearly visible for identification.
- Motor boats will be restricted to the use of the Lake between sunrise and sunset.
- All sail and motor boats must be launched from the boat ramp west of the Clubhouse. The area must be used in launching all authorized boats. Launching from a swimming area is not permitted.
- Any members who have met their financial obligation and who do not have a pier site are to secure boats to the dock provided at point B (pier

on clubhouse point). Their boats must be removed from the Lake by sunset.

- Cabin Cruisers and boats with sanitary facilities will not be permitted on the Lake.
- All motorized boats will travel counter clockwise around the Lake on the prescribed course. (Attached)
- Water skiers shall abide by all rules and regulations set forth by the State of New Jersey for inland waters. Vessels towing skiers shall have two occupants, licensed operator, and a qualified observer, 13 years of age or older.
- No more than two skiers may be behind any boat. Skiers are not permitted to be dropped off at pier sites.
- Boats must remain at least 100 feet from piers. Skiers should be dropped off at least 40 feet from pier, and swim to shore.
- Inflatable rafts, inner tubes and other floatation devices are permitted only in designated swimming areas and pier sites.
- Racing motor boats are not permitted on the Lake except during specified times at sanctioned regattas. Use of excessive speed, which may be considered a danger to lives or property, is prohibited at all times.
- There shall be no kite flying, para-sail, or ski jumping, except for specified exhibitions granted by special permit.
- Powerboats shall be operated by a licensed LLPOA Member or immediate family member (husband, wife, child, parents, grandparents).
- Horsepower limit shall be:

Outboard: 115 H.P. max.

I/O: 160 H.P. max

- Jet skis and other types of personal watercraft are prohibited.

These rules and regulations may be revised or additional rules established at any time after posting on the bulletin board in the Clubhouse

