Lakeland Village Homeowners Association, Inc.

Resolution No. 2019 - 2
Pond Dock Guidelines

WHEREAS, Article VII, Section 7.10 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) authorizes the Association to enforce the covenants contained in the Declaration;

WHEREAS, Article III, Section 3.3 (f)1 of the Association Bylaws establishes that the Board of Directors (Board) is responsible to enforce the provisions of the declaration, including architectural control standards of the Lakeland Village Community;

WHEREAS, the Board is now establishing a procedure to better define Pond Dock guidelines in the subdivision.

BE IT RESOLVED THAT, the following guidelines for Pond Dock installation and maintenance are hereby adopted.

The following guidelines are to support the construction, upgrade, use and maintenance of homeowner Pond Dock (a home accessory Common Area access right granted to homeowners whose property abuts one of the LVHOA common area ponds).

All plans must be pre-approved by the Lakeland Village HOA Architectural Control Committee (ACC) prior to installation or upgrade. Owner is responsible for obtaining any necessary approvals from the City of Garden City.

Applications submitted to the ACC should include the following:

1) A dock plan diagram "drawn to scale" by a licensed contractor who will perform the dock work. LVHOA prefers that any Common Area dock be constructed or improved by a licensed contractor due to safety, appropriate materials, effective anchoring techniques, etc.; however, a homeowner with such experience may choose to do all or some of this work.

2) Photos of the location where the dock will anchor to the homeowner's land

3) A description of all materials to be used in the dock project

Pond land homeowners should consider their neighbor's (both sides if applicable) use of their pond beach, wall, and or pond access when selecting the site and size of their proposed dock or improvements. No dock addition or improvements can negatively affect other homeowners, their property, or their potential to add their own pond dock.

Pond docks may be constructed using Pier and Planks (fixed and anchored to homeowner's pond access yard area); docks may be constructed using standard

floatation blocks in a frame (anchored to homeowner's pond access yard area, or anchored to a small bridge in turn anchored permanently to the homeowner's pond access yard area). Piers should not extend above the dock surface. Owners should be advised that pond water levels vary. The HOA is not responsible for damage caused by varying water levels or for any other reason. Since many docks will be installed on HOA common area property (which extends into ponds), the HOA reserves the right to remove a dock from HOA property if the structure is, at any time, considered a liability to the association.

Pond dock size should be consistent with existing docks on the specific homeowner's pond. Our largest pond can handle longer docks. Most of the smaller ponds look best with docks extending from 8 feet long to 16 feet long.

Pond dock plank surfaces can be either appropriate, wet use wood or synthetic. Surface plank color should be wood tone in a range of possible colors from brown to beige to gray (weathered wood).

All components and surfaces must be maintained in safe condition and good repair. The dock should be absent any permanent vertical poles or fences, fixed lights, etc., being primarily a flat surface for simple and safe water access/egress; however, docks that are stable enough may use deck chairs, for example, for seating. A pond dock may also be used to store personal watercraft or water devices. Pond docks should not include an electric outlet, heating device, or BBQ.

If the dock is removed for any reason, the area(s) where it was anchored must be returned to an acceptable condition in line with Lakeland Village Design Standards.

Adopted and in effect on June 26, 2019.

Subscribed and attested to by

Brent F. Flock

Brent Flock, President of the Lakeland Village Homeowners Association

Date 6/28/2019