

MISTY LAKE FLOATING DOCK RESTRICTIONS

The purpose of this document is to govern the type, materials of construction, dock accessories, and placement of docks on Convict Pond (known as Misty Lake) located in Block 5 of Northcrest Ranch, Section III filing.

Prior to construction, all dock construction proposals shall be submitted to the NRACC (Northcrest Ranch Architectural Control Committee) for review and approval.

All docks are to meet the following requirements:

Dock Type:

1. Only floating docks are allowed. No Piers or Pilings allowed.
2. Roofs or covers are not permitted.
3. No attached benches or attached chairs allowed.
4. No side railings allowed.
5. For safety reasons, aluminum or stainless steel access ladders are required.

Size & Color:

1. The main floating platform may not be larger than 120 square feet in total.
2. Maximum walkway length will be 10 feet unless the water depth at the end of the dock is less than 6 feet. If the water depth at the end of the dock is less than 6 feet, the walkway may extend up to an additional 10 feet or to the point at which the water depth at the end of the dock is 6 feet, whichever comes first. At no point will the dock extend more than a total of 25 feet into the pond. (See Drawing 1)
3. Only single walkways with a minimum width of 4 feet and a maximum of 6 feet are allowed.
4. Docks are to be of natural colors in shades of brown.

Materials of Construction:

1. Only pressure-treated wood manufactured for service condition. i.e., Ground Contact UC4A is allowed. Reference table 3-1 for acceptable preservatives and minimum retentions required for floating dock platform end use.
2. Aluminum frames and composite decking is allowed.
3. Only hot dipped galvanized or stainless steel fasteners shall be used.
4. Dock hardware shall be aluminum, hot dipped galvanized, or stainless steel.
5. No Creosote, pentachlorophenol or other hazardous materials shall be allowed.
6. Boat cleats and bumpers in either P-shape or flat profile in black or neutral colors are allowed.
7. Dock floats shall meet or exceed Corps.of Engineers Regulation #36 CFR Part 327.
8. Only DC voltage will be allowed on the dock.

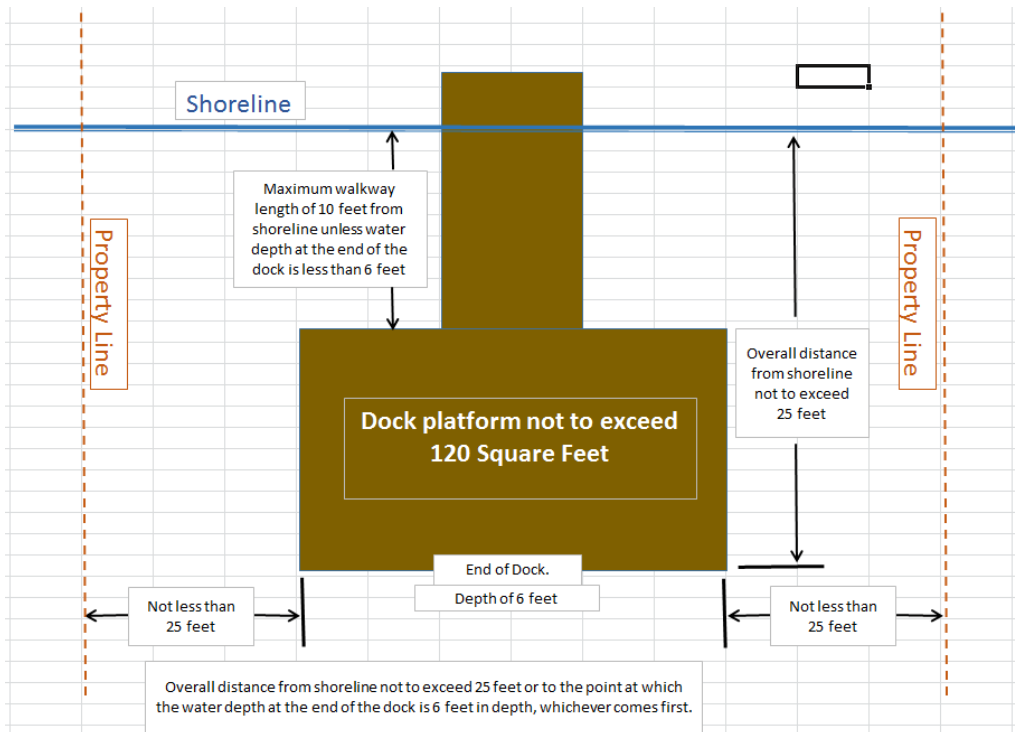
Dock Placement:

1. The floating dock must be built not less than 25 feet from the property-owners extended property line which extends linearly into the lake. If the extended property lines converge and do not allow for the 25' set back, the owners dock shall be centered on the extended property center line. (See Drawings 2a and 2b)

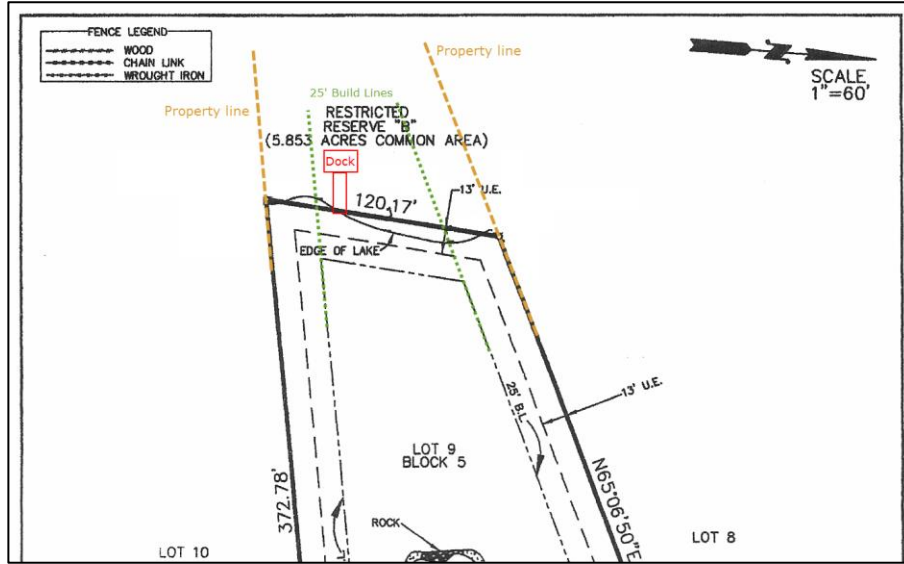
Maintenance:

1. The owner shall be responsible for all maintenance and timely repairs to the floating dock structure. If the floating dock and/or any related equipment are found in a state of neglect or disrepair, then its removal would be at the owner's expense and at the determination and request of the POA.
2. Only environmentally friendly stains, sealers and wood preservatives are to be used and the container or manufacture must state that the product is safe for use over fresh water if staining/sealing is performed on the lake.

Drawing 1. Dock size and placement with regards to Property lines and shoreline.



Drawing 2a. Example of extended property lines.



Drawing 2b. Example of converging extended property lines and placement of dock on extended property center line.

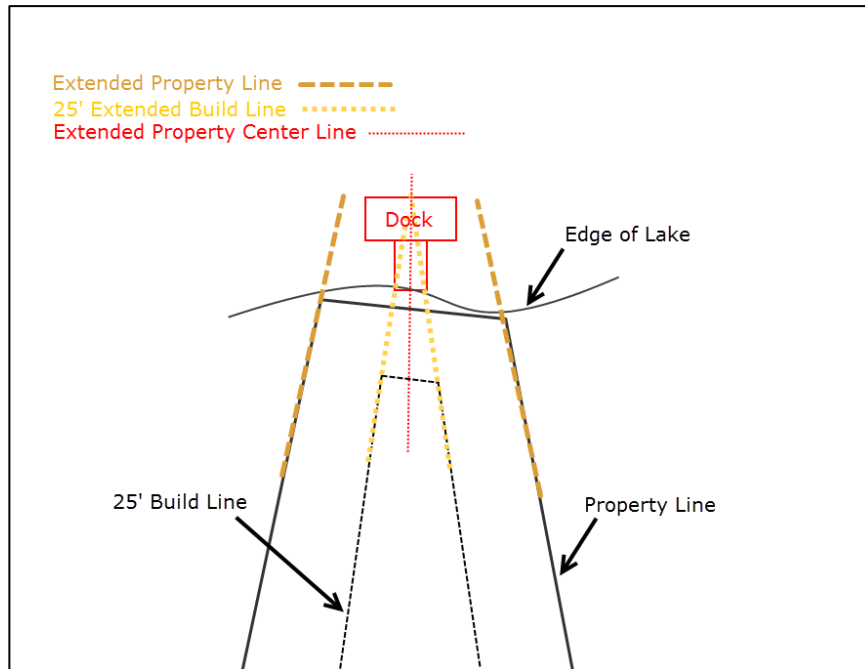


Table 3-1. Excerpt from Fortresswood.com P-T guide. See Resources for a link to the complete guide.

Table 3-1: SAWN PRODUCTS Used in Outdoor Construction Projects¹ Residential/Business, Exterior							
End Uses⁴	Service Condition – Use Category or ESR^{4,5}	Southern Pine Waterborne Preservatives² & Minimum Retentions³ (pcf) by End Use⁴					
		PTP	EL2	µCA-C⁷	MCA⁷	CA-C	ACQ-A,D⁶
Decks, Residential							
Decking	3B	0.018	0.019	0.050	0.060	0.060	0.15
Decking, subject to wetting – see TIP on page 8	4A			0.14	0.15	0.15	0.40
Decking & Specialties	ESR ^{4,5}	0.013+	0.019	0.050	0.060	0.060	0.15
Joists, Beams, above ground	3B	0.018	0.019	0.050	0.060	0.060	0.15
Joists, Beams, close ground proximity – see TIP	4A			0.14	0.15	0.15	0.40
Joists, Beams, ground contact	4A			0.14	0.15	0.15	0.40
Posts, ground contact	4A			0.14	0.15	0.15	0.40
Railing Components, above ground	3B	0.018	0.019	0.050	0.060	0.060	0.15
Stair Stepping, above ground	3B	0.018	0.019	0.050	0.060	0.060	0.15
Stair Stringers, ground contact – see TIP	4A			0.14	0.15	0.15	0.40
Fences							
Pickets, Rail, Slats, Trim, coated	3A	0.013	0.019	0.050	0.060	0.060	0.15
Pickets, Rail, Slats, Trim, uncoated	3B	0.018	0.019	0.050	0.060	0.060	0.15
Fence Boards & Pickets	ESR ^{4,5}	0.013	0.019	0.050	0.060	0.060	0.15
Fencing	ESR ^{4,5}	0.013	0.019	0.050	0.060	0.060	0.15
Posts, ground contact	4A			0.14	0.15	0.15	0.40
Freshwater, see Piers & Docks, Walkways & Boardwalks							
Furniture, outdoor							
Above ground	3B	0.018	0.019	0.050	0.060	0.060	0.15
Ground contact	4A			0.14	0.15	0.15	0.40
Gazebos							
Above ground, painted/coated	3A	0.013	0.019	0.050	0.060	0.060	0.15
Above ground, unpainted	3B	0.018	0.019	0.050	0.060	0.060	0.15
Ground contact	4A			0.14	0.15	0.15	0.40
Landscape Timbers, S4S, ground contact							
	4A			0.14	0.15	0.15	0.40
Latice, above ground, exterior							
	3B	0.018	0.019	0.050	0.060	0.060	0.15
Lumber, Boards, Timbers, general use, exterior							
Above ground, painted/coated	3A	0.013	0.019	0.050	0.060	0.060	0.15
Above ground, unpainted	3B	0.018	0.019	0.050	0.060	0.060	0.15
Above ground, general use	ESR ^{4,5}	0.013+	0.019	0.050	0.060	0.060	0.20
Ground contact or freshwater, not critical	4A			0.14	0.15	0.15	0.40
Compost, Plant and Mushroom Boxes, Bender Board, Edging, Frames, Retaining Walls, not critical							
Ground contact, general use	ESR ^{4,5}			0.14	0.15	0.15	0.40
Pergolas							
	4A			0.14	0.15	0.15	0.40
Piers & Docks, freshwater							
Decking, Joists, Beams	3B	0.018	0.019	0.050	0.060	0.060	0.15
Decking, Joists, Beams, frequent wetting – see TIP	4A			0.14	0.15	0.15	0.40
Floating dock platforms – see TIP	4A			0.14	0.15	0.15	0.40
Pier cross bracing – see TIP	4A			0.14	0.15	0.15	0.40
Supports	4A			0.14	0.15	0.15	0.40
Playground Equipment, ground contact							
	4A			0.14	0.15	0.15	0.40
Posts, Sawn, ground contact or freshwater							
Deck, Fence, General and Playground Equip. Posts	4A			0.14	0.15	0.15	0.40
Pier, Deck, Walkway and Boardwalk Posts	4A			0.14	0.15	0.15	0.40
Walkways & Boardwalks, freshwater							
Decking, Joists, Beams	3B	0.018	0.019	0.050	0.060	0.060	0.15
Decking, Joists, Beams, frequent wetting – see TIP	4A			0.14	0.15	0.15	0.40
Posts	4A			0.14	0.15	0.15	0.40

Resources:

Example of floating dock How-To

http://www.mercoboatdocks.com/image/data/pdfs/Wood_How_To.pdf

Example of aluminum floating docks

<http://www.pondking.com/product-category/floating-docks>

Pressure-treated lumber guide (See page 8 TIP & 10 for Table 3-1)

<http://fortresswood.com/pdfs/sfpa-pressure-treated-2014-guide.pdf>

Example of eco-friendly wood sealers

http://www.seal-once.com/pdfs/Seal-Once_Marine_Technical_Data_Sheet.pdf