

**TITLE: LPOA POLICY NO. 7 - BOAT RACKS**

**PURPOSE:**

This policy provides general guidelines to the Lake Use Committee (hereinafter referred to as "LUC") and Alterations Review Committee (hereinafter referred to as "ARC") regarding the use, placement, design, maintenance, and on-going administration of Boat Racks surrounding Lakewood lakes and ponds. This policy is to be administered in such a way as to preserve the aesthetic quality of Lakewood while encouraging the use of small pleasure craft on our lakes.

**A. USE**

1. Boat racks are to be provided to Lakewood residents only.
2. Racks will be assigned only for boats/watercraft properly registered with the General Manager.
3. A rack position shall accommodate no more than two boats, subject to the restrictions set forth in sub-paragraph 6 here-in-after. All requests for two contiguous racks to be used by one boat, or rack modifications, shall be made by petition to the General Manager and shall be subject to the approval of the LUC based on approval of the specific boat to be placed on said rack. Owners of oversize boats must pay for rack structural modifications and/or repairs. One boat may occupy only one rack position or, if available two contiguous rack positions may be rented to accommodate a boat, so long as that boat fully complies with all other requirements and restrictions of Policy No. 7. Two spaces may be leased for any boat over five feet (5') wide.
4. Boats must be secured to the rack when stored.
5. Outdoor boat storage is only allowed on LPOA provided boat racks, boat slips or LPOA storage lot.
6. No boat secured to a rack can extend beyond the rack to such a degree that it obstructs the normal walkway transversing the property upon which the rack is located, or obstructs any adjacent boat owner's use of the rack.
7. No boat(s) with a combined gross weight exceeding 350 pounds can occupy a rack, unless approved by the LUC.

**B. PLACEMENT**

1. Boat racks will be constructed by Lakewood Maintenance Department or an authorized contractor.
2. Racks will be allowed only at locations which provide rack users with contiguous unrestricted common ground access.
3. Racks must be located as close as practical to the shoreline.
4. All boat rack locations will be approved by the LPOA General Manager with recommendation from the LUC. Boat racks shall be installed in all newly

developed areas before lots are sold. Racks shall not be moved or removed due to objections by property owners (or others).

5. Only boat racks placed by the LPOA will be considered authorized and others will be removed.

### **C. DESIGN**

1. Standard boat rack designs will be recommended by the LUC to Alterations Review Committee (ARC) for their approval.
2. Standard designs will provide for securing of boats placed on the racks.
3. Boat racks will be uniquely numbered and each rack will contain one or more uniquely identified positions for assignments of boat locations.

### **D. MODIFICATIONS AND ACCESSORIES**

1. All modifications shall be approved in advance by LUC or the General Manager. Boat racks may be modified only in accordance with standard modification plans approved by the LUC except as provided in D.2a,b,c.
2. The following boat rack accessories are authorized:
  - a) A securely anchored, free standing steel or CCA treated wood post with a winch attached. The steel post is not to exceed three inches (3") across and must be similar in color to the rack it services. Wood posts (such as CCA, redwood, cedar or equivalent) with winches shall not exceed six inches by six inches (6" x 6") in dimension.
  - b) Boat ramps shall be constructed only with advance approval of the General Manager or the LUC.
  - c) Cradle on the rack with a minimum number of casters, rollers and other supporting devices that enable boats to be placed, stored and secured on the racks. To be attached by "U" bolts which do not weaken or damage the rack. Racks may not be shortened, extended or drilled by residents.
3. Residents may request installation of boat rack accessories which conform to this policy only with the advance approval of the General Manager. LPOA may provide material and labor to install boat rack accessories, at resident's expense, on a cost per job basis. Any future relocation of these devices must be approved by the General Manager and will be at the owner's expense.
4. Trailers, other rack modifications and non-conforming accessories are prohibited.
5. Non-conforming accessories must be promptly removed by the resident, at resident's expense, upon request by the LPOA General Manager.

### **E. MAINTENANCE**

1. Boat racks will be maintained in good orderly condition by LPOA Maintenance.
2. An hourly fee, billed at the current rate, will be charged for removal of all resident modifications not in conformance with these guidelines which have been developed by the LUC. If resident modifications are not removed by the resident within 30 days after removal has been requested by the LPOA General Manager, a minimum of \$25.00 will be charged for such removal.

**F. RESPONSIBILITY**

1. The LUC will be responsible for making recommendations from time to time on:
  - a) Determination of recommended annual fees.
  - b) Determination of new boat rack requirements based upon resident requests.
  - c) Development of guidelines for LPOA modifications to boat racks.
  
2. The General Manager will be responsible for:
  - a) Registration of boats associated with boat rack leases.
  - b) Collection of annual fees.
  - c) Recording of location and agreement status for each position.
  - d) Recording the registration number and resident information associated with each leased position.
  - e) Enforcement of Boat Rack Policy.
  - f) Approval of the placement of boat racks with recommendation from the LUC.
  - g) Recording location of each boat rack.
  - h) Checking for boat rack compliance at least annually prior to inception or renewal of lease.

**G. APPEAL**

1. First - Any resident who does not agree, after receiving notice from the General Manager, that the resident is not in compliance with this policy shall request an appointment, during normal business hours, with the General Manager or a person designated by the General Manager, for reconsideration and suggestions to correct the non-conforming accessory or modification.
  
2. Second - If the resident does not agree to accept the suggestions of the General Manager, the resident may request the LUC examine the boat rack and make its recommendation to the General Manager, after which the General Manager shall either affirm his previous suggestions to correct or issue revised suggestions to correct the non-conforming accessory or modification.
  
3. Third - If the resident still does not agree to accept the suggestions of the General Manager, the General Manager may at his discretion issue a citation, from which the resident may initiate an appeal pursuant to the appeal procedures as outlined in LPOA Rules & Regulations, Article X. The General Manager shall thereupon submit copies of his recommendation and the LUC recommendation to the Appeals Committee.

Revised & Adopted by Board 6/8/89  
Revised: 3/10/94  
Revised: 6/8/00  
Revised: 2/9/06