

LAKE LIMERICK COUNTRY CLUB DOCK AND FLOAT GUIDELINES

1. PURPOSE AND GOALS.

The purpose of this document is to establish guidelines for the construction, placement and maintenance of docks, floats and boat lifts on Lake Limerick and Lake Leprechaun. The primary goal of these guidelines is to assure compliance with Lake Limerick Country Club (LLCC) rules to prevent encroachment of docks into the lakes and to prevent docks from covering up the shoreline more than necessary, thereby enhancing the aesthetic value of the lakefront and to prevent nuisance conditions.

2. DEFINITION AND APPLICABILITY

- A. Dock. A dock is a structure built over or floating upon the water that abuts the shore, used to provide water access or as a landing and moorage facility for watercraft.
- B. Float. A float is a platform structure that provides landing for water dependent recreation. Unattached Floats are anchored and floating upon a water body and not connected to the shore. Note that the portions of a dock which float are also referred to as attached floats.
- C. Ramp. A ramp is the structure used to connect a dock to the shore and allows access to the dock from the shore. A ramp does not have floats beneath it.
- D. Boat Lift. An in-water structure used to berth and launch a single vessel suspended over the water's surface. A boat lift is generally a manufactured unit without a canopy or cover and may be placed in the water or attached to a dock. A boat lift is only allowed for boats.
- E. Boat Cover and Boat Canopy. A boat cover is an impervious conformal membrane which is placed over a docked boat to protect it from the weather. A boat canopy is an elevated cover with a frame support structure which also protects a docked boat.
- F. Dock/Float Identification. All member docks/floats must be identified with their division and lot numbers. The numbers are to be a minimum of 3 inches high, a CONTRASTING COLOR to the dock/float and permanently attached. The numbers are to be displayed facing the lake (parallel to the shore). The numbers are to be maintained so they are legible at all times.
- G. Lake Limerick/Lake Leprechaun Restrictions. Only LLCC members may construct docks on Lake Limerick and floats on Lake Leprechaun. No unattached floats shall be allowed in Lake Limerick, except any maintained by the Lake Limerick Country Club for the common use of all members. Only unattached floats are allowed on Lake Leprechaun.

3. APPLICATIONS AND PERMITS

- A. All new and replacement docks, floats and boat lifts must comply with applicable LLCC rules. It is the members responsibility to ensure compliance with all other regulatory requirements.
- B. All new and replacement docks, floats and boat lifts require an approved LLCC Architectural permit.
- C. Major dock, float or boat lift repair or rebuilds including, but not limited to, replacing floatation blocks, decking, side boards, ramps, etc. or changing the physical dimension of the dock, float, or boat lift require a LLCC Architectural Permit.
- D. All LLCC Architectural permit applications will be reviewed by the Architecture Committee for compliance with the requirements set forth in this document. The Lake/Dam Committee will screen all permit applications prior to action by the Architecture Committee.
- E. The dock, float or boat lift configuration is to be drawn on the permit application, stating the materials used, the type of floatation blocks and anchorage method used and the location of the dock, float or boat lift, including distance from the dock, float and/or boat lift to the projected lot side line.

4. STRUCTURAL MATERIALS FOR DOCKS AND FLOATS

- A. All materials used in new, replacement or repaired docks and floats must comply with the applicable Washington State Administrative Code: WAC 220-110-060-Construction of Freshwater Docks, Piers and Floats and the Driving or Removal of Piling.
- B. Any material that is used shall not contaminate the lake.

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- C. Flotation materials shall be enclosed and contained (such as Polyethylene covered buoyancy blocks) to permanently prevent the breakup or loss of the flotation material into the water. A copy of the manufacturer's flotation material product data sheet shall be included with the Architectural permit application.
- D. A freestanding aluminum frame system may only be used on Lake Limerick, but the base of the dock platform should not sit higher than 24 inches above the normal summer water depth.
- E. The following materials are not allowed:
 - 1. Creosote treated wood.
 - 2. Buoyancy blocks that are not permanently enclosed (white Styrofoam, blue Polystyrene).
 - 3. Buoyancy blocks wrapped in plastic film.
 - 4. Fire hose used for bumpers.

5. LAKE LIMERICK DOCK SIZE

- A. Docks shall be no more than 294 square feet in total size on Lake Limerick including any ramp.
- B. Acceptable configurations for all new docks and rebuilt docks will be "L", "T", or "Straight".
- C. When the "L" or "T" configuration is used, the overall portion parallel to the shore shall not exceed 16 feet.
- D. When using the "L" or "T" configuration, the maximum dock structure dimension at the end of the "L" or "T" will be a rectangle 10 feet X 16 feet and/or no larger than 160 square feet. The portion of the dock between the "L" or "T" and the shore shall not be more than 8 feet nor less than 4 feet wide.
- E. The surface of the floating structure shall be a minimum of 8 inches above the surface of the water.
- F. No dock component is to exceed 20 feet in length or 10 feet in width, nor be less than 4 feet in length or width.
- G. The overall dock is not to exceed 20 feet in length into Lake Limerick, measuring from the shoreline and to the dock's farthest extension into the lake. The length measurement includes the portion of a ramp (if used) that is over water.
- H. Exceptions of dock length:
 - 1. Docks that because of their length or location would obstruct boat traffic and recreational use.
 - 2. Only in cases where shallow water exists, a dock may extend up to a maximum of 40 feet or until 36 inches of normal summer water depth is reached, whichever comes first.
 - 3. Pre-existing docks which do not conform to the size standards stated herein may be replaced in-kind as long as the following conditions are met:
 - a. The current dimensions and placement must be confirmed prior to Architectural permit approval and removal of the structure.
 - b. The existing dock must not constitute a nuisance condition due to its size and placement nor have any complaints of the same on record.
 - c. The replacement dock must not exceed the size restrictions of Mason County.
 - d. The replacement dock (including ramp) must not exceed the overall LLCC square footage restriction of 294 square feet.
 - e. The required 10 foot lot line set back must be met.
 - f. All other requirements for material usage must be met.

6. LAKE LIMERICK DOCK LOCATION AND ATTACHMENT

- A. All docks must be at least 10 feet from the side (or the projected side) lot line into the lake.
- B. All docks shall be attached to the shore with a ramp.
- C. No ramp will be more than 8 feet wide or less than 4 feet wide.
- D. Suitable anchorage is required such as:
 - 1. A foundation or footing on the shore, with suitable reinforcement and setback to prevent slippage or undercutting the shore.

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2. Anchors may be placed in the lake.
3. Galvanized pipe, not to exceed 3.5 inches in diameter, which is not to be higher than 36 inches above the dock deck when measured at normal summer water depth. Poly pipe may be used over the galvanized pipe, but shall not exceed the height limits for galvanized pipe.

7. LAKE LEPRECHAUN FLOAT SIZE AND LOCATION

- A. Only unattached floats are allowed in Lake Leprechaun. Docks are prohibited by Declaration of Restrictions (Covenants). Floats shall be a maximum of 100 square feet, with no dimension larger than 10 feet or less than 4 feet in length or width.
- B. The surface of the floating structure shall be a minimum of 8" above the surface of the water.
- C. All floats must be at least 10 feet from the side (or the projected side) lot line into the lake.
- D. Floats shall not be attached to the shore.
- E. Anchors may be placed in the lake as suitable anchorage. Use of posts driven into the lakebed is strictly forbidden.
- F. Floats shall extend no further into the lake than 18 feet from the summer water line (except that a float may be placed out to a maximum of 30 feet or until reaching 24 inches of normal summer water depth, whichever comes first).
- G. Access to the float via a gangway is allowed provided such gangway is not permanently attached to the float or the shore, is no larger than 40 square feet, and is not narrower than 30 inches or wider than 4 feet

8. OTHER STRUCTURES

- A. No permanent structure(s) are allowed on a dock or float that obstructs the view. Temporary railings are allowed with an approved Architectural permit.
- B. Boathouses and elevated canopies are not allowed. Previously approved boat canopies grandfathered per county regulations may remain provided they are maintained.
- C. Boat lifts are allowed on Lake Limerick with an approved Architectural permit and the following restrictions:
 1. Shall not obstruct neighborhood views. Canopies attached to boat lifts are not allowed.
 2. Must be positioned to maintain a 5 foot setback from the projected side lot line into the lake
 3. Shall not extend further out from the shoreline than what is allowed for a dock.
 4. The boats raised elevation shall be no more than 6 inches above the average summer lake surface height.

9. MAINTENANCE

- A. All dock and float owners will perform routine maintenance in such a manner that dock materials or components are not introduced into the lake, including:
 1. Ensuring no vegetation growth, no visible deterioration, no loose boards, or rotted components and no loose or hanging material.
 2. Ensuring sufficient flotation to maintain horizontal stability.
 3. Safe anchorage without the need for ropes.