

Dock, Boat Lift & Other Floatables - Rules & Specifications

It is the responsibility of each LDLA member to be familiar with Lake Doster Dock, Boat Lift and Other Floatables Rules and Regulations in addition to being compliant with other requirements of Michigan and township laws and ordinances.

For everyone's safety and benefit, Lake Doster Dock, Boat Lift and Other Floatables Rules and Regulations will be enforced in accordance with the provisions of the LDLA By-Laws and Declaration of Covenants and Restrictions.

The LDLA Building Control Committee (BCC) must approve:

- Initial dock installations
- Dock Relocations
- Dock replacements or modifications
- New dock specifications
- Boat Lifts / Shore Stations: new or relocation
- Rafts
- Any other structure which is attached and intended to remain on Lake Doster's surface or lake's bottom seasonally or permanently.

LDLA Members considering any of the above must submit a description of the proposed structure using the RCA form found on the LDLA website or in Shared Documents on AppFolio. Failure to do so may cause removal of any unapproved installation at the member's expense. The RCA form requires a list of the planned materials, construction, foot print location, and any other details necessary for the BCC to make a compliance determination for the project.

The maximum number of power-driven boats allowed to be moored and/or used on Lake Doster by any member is two (2).

Regardless of space available, no LDLA member shall rent, offer or allow a slip to be utilized by any non-member (relative or not) at any time.

Each LDLA member with shoreline privileges is allowed one(1) dock and each member with back-lot privileges is allowed one(1) mooring slip.

Docks:

New and existing docks must:

1. Comply with the following safety requirements:
 - a) Docks are to be maintained with safe and stable decks, free of protruding fasteners, broken, cracked, or missing boards.
 - b) Stringers are to be sound and without cracks.
 - c) Dock decks must be level within 2" side to side.
 - d) Height - Deck surfaces shall not exceed 24" above the normal water level. Minimum stringer water clearance is 6" above normal water level.
 - e) Width – A 3' or 4' wide dock is considered standard. A 30" width may be required in parks to conserve mooring space.
 - f) Diving boards and slides are prohibited on docks

- g) Multi-level docks are prohibited
2. Comply with the following placement requirements:
- a) Docking systems must be setback a minimum of 12' from each side property line for lakefront owners.
 - b) Docking system can be a maximum of 28' wide.
 - c) May contain a single boardwalk, not to exceed 48" wide by 20' long, or the allowable dock system width described above in (a & b).
 - d) Docks can extend into the lake a maximum of 24'. (exceptions may be made by the BCC for shallow shoreline conditions)
 - e) Up to 2 fingers extending out into the lake are allowed.
 - f) A patio consisting of 2 additional 4' X 10' dock sections attached parallel to 1 finger may be allowed depending on available space. The patio is included as part of the dock system width as defined in (a & b) above.
 - g) With the exception of the patio area above, no portion of the dock can be more than one dock section (48") wide.
 - h) If installing a system that enables docking parallel to the shoreline, the parallel portion of the dock cannot be more than 14' from shore. This ensures that docked boats don't extend further than 24' into the lake.
 - i) No dock system can exceed 320 square feet. That allows for a maximum of eight 4'X10' sections in a U-configuration with a boardwalk. (exceptions may be made by the BCC for shallow shoreline conditions)
 - j) Dock configurations (like a square or rectangle) that completely close off an area for swimming, are not allowed.
 - k) Dock placement must not create a safety hazard.
 - l) Dock placement must not create a navigational hazard.
3. Comply with the following material requirements:
- a) Commercially available materials, which comply with marine industry standards, must be used.
 - b) Variances to these standards must be requested as outlined in Declaration of Covenants and Restrictions Article VIII.
 - c) Painting of wooden docks is discouraged due to continued maintenance, flaking paint, and slippery footing conditions. Staining or water proofing treatment of bare wood is preferable.
4. Comply with all EGLE requirements as they pertain to wetlands, including necessary permits.

Dock and dock locations are not to be considered permanent.

Dock Location:

LDLA member should consult the applicable Plat description (i.e., Dedication document) for their eligibility and general dock location. The references for the location of the legal documents

are described in the By-Laws, (sections 7.2, 7.3, and Exhibit A) and the Declaration of Covenants and Restrictions (Attachment A).

Eligible lots with access to a park or where lake front space is limited (for example: pie-shaped lots, places where extension of the lot lines would cross prior to providing sufficient space to place a dock) may be required to share a dock.

Existing docks may need to be moved from time to time in order to accommodate all access lot owners with dedicated use of a particular park or access area. In the event of such needed movement, the new or accommodating dock location will be determined by the BCC after complete and thorough evaluation.

Rafts, Trampolines, Other Structures:

Before placing a raft, trampoline, ski run or any other device on Lake Doster, an LDLA member must first obtain written permission from the Building Control Committee. Approval of a request by the BCC shall in no way be construed as a warranty of safety. Rafts must be no more than 30 feet from the shore to the outer edges of the raft.

Boat Lifts:

All Boat Lifts must be of such commercial grade and size to accommodate their LDLA registered vessel.

Electrical Safety:

Electrical Installations shall conform to the current Michigan Electrical Codes.

Ground fault circuit interrupting circuit breakers shall be used to feed all receptacles, lighting, and electrical equipment located or utilized adjacent to, or in the lake.

Aqua-thrusters:

- a) No electrical lake enhancement devices (list devices) shall be used after May 1, 2020 without electrical inspection and BCC approval. All new electrical lake enhancement devices require an electrical inspection and BCC approval
- b) Aqua-thrusters, lake muck blasters, aqua-purgers or any like device must be approved by BCC prior to installation.

Approval criteria include:

- a) Direction of water must be level or pointing up so as to not disturb the lake bottom.
- b) Impacted neighbor input.
- c) Installation by a licensed electrician.

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