LaPlaya Subdivision Park - Lake Lot Facilities
Rules and Regulations

GENERAL

The Common Lake Shore area is provided solely for LaPlaya Subdivision residents and their guests and shall be used exclusively for the purpose of bathing and personal individual recreation including kayaking, canoeing, paddle boarding and the like. No boat launching, mooring or docking is permitted.

LaPlaya provides these facilities as a benefit for its residents and is not liable for personal injury, theft, loss or other damage to personal property. The Subdivision Board of Directors will oversee dock maintenance, seasonal installation and removal, as well as off-season storage.

Guests must be accompanied by a resident. Residents are responsible for assuring that guests conform to the rules and regulations for the use of the lake lot, dock and storage facilities.

Residents and guests are expected to comply with all county, city, police, fire, safety and environmental authority regulations at all times.

No commercial activity is permitted on the lake lot or dock.

Please follow a "Leave No Trace" policy by removing all of your trash.

Failure by any resident or guest to adhere to these requirements, rules, and regulations may result in suspension or forfeiture of the resident's right to use the lake lot, common areas and their facilities.

When using the lake lot facilities, please do not leave your vehicle parked on subdivision streets.

SPECIFIC RULES FOR THE LANDING AREA AND DOCK

1. Swim at your own risk. There is no lifeguard provided.
2. Residents are responsible to learn and apply safe watercraft operation.
3. No running on the dock and no diving off the dock (water is quite shallow around the dock).
4. No children under the age of 13 permitted in the landing area unless accompanied by an individual responsible for the child's (children's) safety who is at least 18 years old.
5. No more than four (4) individuals are permitted on each 4ft x 10ft dock section at any one time.
6. No camping or overnighting permitted at the lake lot.

SPECIFIC RULES FOR WATERCRAFT STORAGE

1. The only storage permitted on the lake lot will be that provided by the Subdivision. Storage space rentals must be made through the individual assigned by the LaPlaya Board of Directors to manage the storage.
2. Storage spaces will be rented for an entire season, April through March of the following year. The annual rental fee will be determined by the LaPlaya Subdivision Civic Association Board of Directors.
3. Spaces will be assigned on a first-come, first-serve basis and will not be confirmed until payment for the ensuing season is received by the LaPlaya resident who is managing the storage area. Limit two (2) spaces per home owner. If demand for rack space exceeds the available spaces, a waiting list will be maintained.
4. There will be a 3 year reservation option on each rental space (beach and rack), i.e., when a home owner rents for one year, they will be guaranteed to have the option to rent for at least another two years as

long as they rent for consecutive years. This will help protect their investment in the watercraft. Note: The 3 year guarantee does not apply to the rental fees which will be set each year by the LaPlaya Board.

5. To be fair to all residents, any open spaces on the storage racks that are not rented cannot be poached. If space poaching occurs, violating water craft will be locked up or removed. If multiple offenses occur, the offending resident will forfeit his or her right to use the lake lot, all common areas and their facilities.

6. In addition to the storage rack that is suitable for kayaks, paddle boards, and small canoes, we will be able to accommodate a few paddle boats properly stored on the beach area.   The LaPlaya Covenants and Restrictions that are on file with Oakland County prohibit mooring or docking watercraft at our lake shore, therefore all watercrafts need to be removed from the water when they are not in use. In the case of paddle boats, they must be stored directly adjacent to the retaining wall so they don't interfere with the launching of kayaks, paddle boards, canoes etc., or the ease of movement on our narrow beach.

7. Paddle boats must be no longer than 96"

8. Paddle boats must be stored perpendicular to the retaining wall, i.e., with the bow or stern adjacent to the wall.

9. Providing there is enough space, large canoes can be stored parallel and adjacent to the retaining wall.

10. A specific storage location will be designated by the rental manager for each paddle boat and large canoe so they don't interfere with the movement of other watercraft between the stairs, water, and the storage rack.

11. Owners who chose to lock (recommended) their paddle boats and/or canoes will need to provide their own lock and anchor point, for example a rod driven into the ground. We can't accommodate locking to the retaining wall, steps, dock, rack, etc.

12. Storage spaces on the beach will be reserved similar to rack storage space (first-come, first-serve) based upon when payment is received by the resident who is managing the spaces.

13. Storage rental fees for rack storage and beach storage will be set by the LaPlaya board each year.

14. Rentals for the season

   a. The storage fee for kayaks, stand up paddle boards, and canoes will be $50/space/season (season April through March of following year). These water craft must be stored in the storage rack only. Limit of two spaces per home owner.

   b. The storage fee for canoes and paddle boats on the beach will be $110/space/season

   c. Tom Chubb has agreed to manage the rental spaces; to reserve a space contact him with your payment to assure that you have a space for the season. Storage spaces are limited and will not be reserved until payment is received. Please make your checks out to LaPlaya Subdivision Civic Association. Tom's contact information is:
   tomchubb1@aol.com, cell: 248 765-8898, 5925 Seville Circle

LaPlaya Subdivision Civic Association Board of Directors