

# LAKESHORE TERRACE CONDOMINIUM ASSOCIATION

## DOCK POLICY AND APPLICATION FORM

The Lakeshore Terrace (LST) Condominium Association Board of Directors recognizes that the natural beauty of Lake Catherine is one of the primary reasons that most of the Association property owners have chosen to purchase a condominium in our facility. We have implemented this Dock Policy and Application Form with the intent of finding a balance between allowing Docks to be constructed without impairing the natural view of Lake Catherine. If this request has been recommended for approval, the applicant(s) must apply to the Fairfield Glade Community Club for the next level of recommended approval. The final approval can only come from the Fairfield Glade Community Club Board of Directors. The LST Board of Directors will process this request within thirty (30) days of the properly prepared request.

### **General:**

1. The property owner(s) requesting a dock must have a unit classified as "Lakefront" property.
2. There will be a minimum of forty-five (45) feet between dock ramps at the shoreline.
3. A dock can be no wider than the lot line of the owner's unit. A boat, when parked, should not extend outside of the dock structure.
4. The Board must approve the entry point for the dock before construction begins.
5. All requests for docks must be made in writing and include a detailed architectural drawing of the dock. Application must also be made to the Fairfield Glade Community Club for final approval.
6. No construction changes may be made to a previously approved request for a dock.
7. Each dock constructed must have a minimum of five hundred thousand dollars (\$500,000) of liability insurance. A current certificate of insurance must be provided.
8. The property owner(s) building the dock and future owners of the property will be responsible for all costs of construction, upkeep, and maintenance of the dock. The property owner and future owners agree to keep the dock in a good state of repair. Any deficiency as determined by the LST Board of Directors upon inspection will be corrected within sixty (60) days.
9. Every Property Owner shall have the right to regulate the use of his or her dock subject to applicable law.
10. The owner(s) signing the document agrees to indemnify and hold harmless the LST Condominium Association Board of Directors and its members. Any and all cost incurred as a result of any dock or watercraft will be fully reimbursed by the responsible owner(s).
11. The property owner(s) agree to inform any party purchasing their unit of the requirements for the dock that corresponds to their condominium unit.
12. The LST Condominium Association retains the right to revoke the approval for the dock and require, at its discretion, the removal of the dock
13. A dock cannot exceed 220 square feet of area excluding walkways which can be up to six (6) feet wide. Docks in general shall be located essentially perpendicular to the shoreline and shall not extend beyond 24 feet into the lake.
14. Docks must be built with pressure treated lumber or the replacement lifetime replacement (plastic) deck lumber. Vertical spindles that are 2"x2" (approximately 6" apart) must be used on the outside of the dock railing.

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The undersigned owner(s), by the execution of this document, agrees to indemnify and hold harmless the Lakeshore Terrace Condominium Association, its Board of Directors, employees, officers, and members from any loss, damage, or liability, which may result from the construction, maintenance, and use of the dock contemplated by this agreement. This indemnity agreement shall be interpreted broadly and expansively to the maximum extent allowed by Tennessee law and shall specifically cover, but not be limited to, any damages, attorney fees, court costs incurred by the indemnified parties in this regard.

PROPERTY OWNER \_\_\_\_\_ UNIT \_\_\_\_\_

PROPERTY OWNER \_\_\_\_\_ UNIT \_\_\_\_\_

DATE \_\_\_\_\_

Provide sketch of proposed deck. Attach additional sheets as necessary.

LST BOARD MEMBER \_\_\_\_\_ TITLE \_\_\_\_\_

LST BOARD MEMBER \_\_\_\_\_ TITLE \_\_\_\_\_

DATE \_\_\_\_\_