BEACH, DOCK, AND BOAT LAUNCH AREAS RULES AND INFORMATION

I. Beach / Dock Areas General Information / Rules:

A) Access: Gates to beaches are locked with combination locks. The combination is printed in the lower right corner of your Beach Pass ***Please advise you MUST press 'C' prior to 4-digit code every time. Beach passes are sent with the tax bills in July. The combinations are changed 1st week of July.
B) All docks are privately owned and are for the use of the dock owners only. Docks are not PPC/PPA property.
C) Diving off docks in the boating areas is prohibited. For safety purposes, swimming in these areas is prohibited.
D) Fishing from docks is prohibited. It may cause damage to other boats and may hinder boat navigation.
E) Personal watercraft stored on PPC property (i.e., canoes, kayaks) are subject to the rules in Section V.
F) All PPA/PPC rules posted at beaches and boat launches are to be observed.
G) Boat ramp access must never be blocked, do not leave any vehicle blocking access unattended.

II. Dock, and launch Locations:

A) North Launch is no longer a launch site for trailered boats.
B) South Launch – Bottom of South Wangonk Trail – Shallow water, but easy access.
C) Access: Gates to boat launches are locked with combination locks. The combination is printed in the lower right corner of the Beach pass. The combination is changed the 1st week of July. Beach passes are sent with the tax bills in July.
D) Boats and trailers must be cleaned and or dried per Connecticut boating regulations if they have been in other bodies of water in the past 4 weeks, for the protection of the lake.

III. Dock General Information:

New boat dock inquires start with Section VI, but you should read all to understand all rules and costs.
A) That the use of my dock, which extends off common property of the Princess Pocotopaug Corporation/Association, is a privilege and not a given right.
B) Moorings are prohibited at PPC property.
C) Dock space cannot be sold or transferred when selling or renting a home. Residency does not guarantee a dock space.
D) Only the dock location is leased seasonally from the PPC. Boat owners provide their own docks, and all dock costs are the responsibility of the dock owners. Splitting of associated costs with dock mates may occur.
E) PPC/PPA docking space is limited; therefore, it is necessary to establish Eligibility Requirements, which consist of the following for members in good standing:

1) Current with their PPC/PPA property taxes

a) Docking privilege will be revoked immediately if then PPC/PPA property tax is not paid by August 31st and received by the US Mail.

2) Has complied with the waiting list requirements.
3) Who comply with PPC/PPA by-laws.
4) Has submitted a complete and approved dock/boat owner's responsibility agreement, On the Owner's Responsibility Agreement, the Boat Insurance Policy Company's name, phone number and Email address
5) Homeowners Insurance for the dock
6) Current with their annual dock fee
7) If a home is rented, only one of two can have a dock, either the renter, or the homeowner. One boat space per address allowed. One Boat per Dockside, exceptions would for end side docks, and given by Dock-Master/ committee.
8) Who attend dock meetings, as called
– Note: failure to attend may result in forfeiture of docking space.
In all cases, there will be no forfeiture of a dock space without the Boards approval, and the owner being notified.
9) Who comply with Town of East Hampton ~~Legal Notice #11, Navigation Act~~ Town Code and Charter Chapter 173 (available at the Town Hall)
10) Have no right to transfer my dock privileges - temporary or permanent. Only the boat listed on the PPC dock agreement may use the boat docks.
11) Once a dock is granted the lease is renewed each season with continuous compliance with all rules, fees, taxes and remain a resident or homeowner.

F) Boat and Dock Requirements

1) Must own a boat: Currently registered in the resident's name.
2) 16' minimum in length – with an 8' beam maximum; Pontoon boats can be up to 9' in width and only permitted if space does not encroach on other slips area. A slip that is available at times may not have adequate space to permit an over-sized boat. In these situations, with the available space the Dock Master will not be able to permit the oversized boat for that slip.
3) Equipped with an automatic bilge pump in good operating condition.
4) Equipped with a working motor
5) Properly maintained to not damage:
a. PPC/PPA community property,
b. Property of other boat owners, and
c. The lake (environmental or otherwise)
6) Properly attached to an approved dock with appropriate strength boating line (see Chapman's Guide or consult a marina).

IV Dock Rules/Regulations:

A) Diving off docks in the boating areas is prohibited. For safety purposes, swimming in these areas is prohibited.
B) Fishing from docks is prohibited. It may cause damage to other boats and may hinder boat navigation.
C) Docks can have gates with locks. Specifications available from Dock Master.
D) Placement of dock must be arranged through the dock master /committee

E) North Launch - Must be attached to the wall at a 90-degree angle, or as directed by the dock master where provided, and disconnected from said wall, to prevent damage, during specified dates, unless otherwise approved by the Dock Master.

F) Constructed Docks:

DO NOT BUILD OR BUY A DOCK WITHOUT GETTING DOCK MASTER APPROVAL.

1) The PPC is looking to eventually have all dock widths the same and basically, constructed the same so that if relocated to another slip happens, docks will match up.

2) Any NEW or REPLACEMENT Dock MUST NOT Exceed 36" in Width, and design must be pre-approved by the Dock Master /Committee.

3) All New and Rebuilt dock will conform to standards that will match each other in the area the slip is.

4) That my dock will be constructed of sound quality materials, properly installed, and maintained to prevent a safety hazard.

5) Any non-compliances identified through routine dock/boat inspections, by the dock master/committee, must be addressed immediately.

6) A Waiver to Manufactured docks' widths or construction may be approved by the Dock Master, this will be considered on certain slip locations. Some existing docks as of April 2017 are "grand fathered OK" for present time. Any current exceptions that are being grandfathered will be documented and signed by both parties and filed in the Dock Master's file.

7) Docks, which were previously assigned and approved a space, may be stored on PPC/PPA community property during the off season (Labor Day through Memorial Day); however, they must be removed by the Friday before Memorial Day and may not return to PPC/PPA community property until after Labor Day.

8) All docks are to be identified buy owner.

9) Docks are to be stored away from the shoreline and generally next to each other. At South Beach store along the property lines. At North Beach store back by the wall. Docks that are removed from the water will have the owners name painted, burned, or an assigned Number by the PPC on it to help identify it.

H) PLASTIC FLOATING DOCKS:

1) Plastic docks will also match the existing type that are presently in use by other dock owners, and must be able to be coupled properly to existing plastic docks. If not, they will not be permitted to share the common owner's plastic dock area.

2) Sufficient poles shall be installed, NO plastic dock shall have an end without a pole. All floating docks shall be secured to poles, to reduce the effect of motion of water.

I) IN SEASON VACANCIES

1) Will not leave my dock space vacant

2) Not to exceed one season. I will notify the dock master/ dock committee by July 4.

3) If there is a waiting list, I shall allow the temporary use of my dock space for the remainder of the season. Authorization will be given providing compliance of Insurance or Hold Harmless Agreement,
and Part II – Community properties – Rules and Regulations – Dock and Boat Launch Areas.
4) If my dock space is vacant at the beginning of the 2nd season, I will lose my dock space and be placed on the waiting list.
5) Any changes in boat, registration, boat removal for repair, etc. must be communicated to the Dock Master/Dock Committee within 72 hours.
6) Waivers can be given by the Dock Master for One year if there is a health situation by a dock owner. The board shall also be notified of this.

J) The PPC/PPA has the right to reorganize and/or relocate dock assignments/ Spaces, as necessary.

K) The PPC/PPA has the right to approve or deny a dock space based on compliance and adherence with the preceding requirements.

L) All of the above language is left to the interpretation of the current governing Board of the PPC/PPA and the Dock Master /Dock Committee.

Revision 4/2022. Any pre-existing condition prior to rule changes 2017 can be wavered or grandfathered clause by dock master / committee

V) Personal Watercraft: (PWC)

A) If space allows, can only be docked with a boat in the same dock space.

B) No PWC will solely occupy a dock space unless otherwise approved by the dock master/dock committee. Jet Skis were approved watercraft as of 2012 by the board.

C) Canoes, kayaks, sunfish, and paddle boats, etc. can be stored during season on PPC/PPA launch area community property; however, storage must be coordinated with the dock master.

D) Any watercraft left in common areas shall be identified with your name or address. Painted on or tagged. This is for your protection as well, and so the PPC will know who the owner is.

E) All non-motorized boats must be:

1) Properly maintained and seaworthy. The PPC/PPA does not want community property to be a dumping ground.
2) Launched off the boat ramp only. The use of docks is prohibited!
3) Courteous while launching. Do not touch and/or damage boats on the canoe racks or boats adjacent to the boat ramp.

F) Only one canoe/kayak space per property owner, if space is available, property owner may apply for additional space.

G) That failure to remove property (docks/boats), by June 15th, from the common areas, will be considered abandonment of property and the PPC/PPA may have it removed or disposed of and you will be billed accordingly.

H) Understand that failure to comply, with all the above, may result in forfeiture of dock privileges and/or fine.

I) Will submit my yearly dock fee within the required invoice date.

J) When boat, dock or abandoned property must be removed by the PPC/PPA for failure to comply with the above Rules and Regulations, the removal and legal costs will be the responsibility of the boat/dock owner.

All the above language is left to the interpretation of the current governing Board of the PPC/PPA and the Dock Master /Dock Committee.

Revision 4/2022

VI) DOCKAGE PERMIT WAITING LIST

RULES AND REGULATIONS

*** PLEASE READ THESE RULES AND REGULATIONS VERY CAREFULLY ***

The intent of these regulations is to operate the docks of the Princess Pocotopaug Corporation (PPC) in a manner which is fair and uniform to all dockage permit holders including all potential dockage permit holders whose name appears on the PPC maintained Waiting List. This list is the sole method of obtaining a dockage permit.

- The Dock Master/Committee shall assign all dock slips, which extend off common property of the Princess Pocotopaug Corporation/Association, as the space becomes available.
- The Waiting List Registration Form must be filled out completely before sending it to the Dock Master/Committee. If you do not have a boat when filling out this form, then please indicate the approximate size and type of boat you intend to purchase. Your name will not be placed on the Waiting List until all information on this form has been completed and received by the Dock Master/Committee.
- The individual name on the Waiting List shall be advanced as dock slips are vacated, provided the member is in good standing. As outlined in Section II: D: 1,2,3 Rules and Regulations. Each available dock slip shall be assigned to an individual person whose name has been on the Waiting List the longest.

  The Process== When a slip becomes available, the slip is offered in terms of seniority, those who are on the water already and have been waiting to relocate to that empty slip can take that slip and their slip becomes the vacant one. Example someone may have taken a slip at north or south just to get on the water but desire a slip closer to residence.

  If wishing to change dock locations submit a waiting list form and notate looking to transfer if available and to what location is desired.
- It will be your responsibility to notify the Dock Master/Committee in writing of any change that occurs throughout the year regarding you address, telephone number and/or boat status. Telephone calls will not be accepted. This information must be kept current in order to optimize the selection process when a dock slip becomes available. Failure to comply with this section may cause your name to be removed from the Waiting List.
- You will be notified when your name is selected as having the next available boat to qualify and match the dock slip being offered. You must complete and sign a letter accepting or denying the dock slip offered at this time within 72 hours of being notified.
- If you decline the dock slip, it will be offered to the next available person on the Waiting List. You can refuse a slip up to 3 times, then your name will be placed at the bottom of the Waiting List.
- If you accept the dock slip the Dock Master/Committee must inspect your boat, dock or dock design. You must pay the annual dock fee and return the Boat/Dock Owner’s Responsibility Application/Agreement to the Dock Master/Committee.

• If you do not have a qualified boat (as defined in Section II B. of the Dock and Boat Launch Areas Rules and Regulations) at the time the dock slip is being offered, Let the dock master know of this, and you will be given, a maximum of 30 days to purchase your boat. Make sure thru the dock master your boat will fit in the available slip. If you do not have a qualified boat as of that time, it will be counted as one of your three refusals. You will have two more refusals, then your name will be placed on the bottom of the Waiting List and the dock slip will be offered to the next available person on the Waiting List.
• It is the sole responsibility of those on the Waiting List to provide information in writing on where they can be contacted and to keep this information current. This information may only be updated via a new Waiting List Registration Form (with the “Updated Form” box checked). If the individual cannot be contacted by the Dock Master/Committee due to insufficient or wrong address, then the dock slip will be offered to the next available person and your name will be dropped from the Waiting List. If you wish to be placed back on the Waiting List, you will be required to submit a new Waiting List Registration Form. You will then be placed on the bottom of the Waiting List as a new entry. Additionally, the PPC is not responsible for the United States Postal Service failing to deliver mail in a timely fashion.
• As of 2017 the Waiting List will not require those waiting to refile an application again.
• Anyone who wishes to be added to the Waiting List may do so at any time by submitting a Waiting List Registration Form and will be added in the order received.
• The Waiting List Form and date required may be accessed via the website at *www.princesspocotopaug.com.*