

Lake Como Beach Property Owners Association (LCBPOA)
PIER RULES AND AGREEMENT

The following rules must be followed, or the member shall lose the privilege of having the right to place a pier.

1. Applicant must be a member of the Association in good standing during the application process (i.e. all dues, fines, assessments, etc. paid in full). Use of the applicant's pier by a member that is not in good standing could result in the applicant's loss of pier privileges.
2. Privilege to install a pier is for one season/year, but that privilege will be extended on an annual basis so long as applicant reapplies the following years; pays all fees and has followed all rules to remain in good standing.
3. Applicants must submit a signed application and pay a non-refundable annual pier fee. Applications must be completed & postmarked by February 28th.
4. Applicants are responsible for the cost of installing and removing said pier.
5. Pier Installation/Removal Dates: Installation: March 15th-June 15th. Failure to install during this timeframe (no later than June 15th) could result in the loss of your pier privileges. Piers are required to be removed by Midnight, October 31st.
6. Applicants shall be held legally responsible and liable for their pier and if desired, should purchase liability insurance for their pier through their homeowner's insurance and at their own expense.
7. Pier location must be initially approved by the LCBPOA Pier/Buoy Committee prior to installing your pier. There must be a minimum of 30 feet between piers. Assigned pier location cannot be changed without the Pier Committee's approval. If you change your location without approval, you may lose your pier privileges.
8. Pier length must be a minimum of 30 feet and a maximum of 50 feet over the water. Minimum of 3 feet wide with a maximum of 6 feet wide. L shaped piers are permitted with the L towards the west or to the right when facing the pier from Association Property. The maximum width of the L, including the pier is 8 feet. In lieu of an "L" a single boat lift is permitted to be installed on the west side of the pier.
9. Piers must be identified by your assigned pier number (i.e. LCBPOA tag, number tags, plaque, etc.) and placed in two (2) separate locations. One (1) should be placed on the lower right corner of the pier (shoreside) and one (1) should be attached to the front of the pier (lakeside) so it's visible from the lake. If not in compliance, your privileges can be withdrawn.
10. No personal property (piers, parts of piers, watercraft, etc.) may be stored on Association Property for over 24 hours without prior approval by the Lakefront Committee.
11. Association Property cannot be altered without prior approval by the Lakefront Committee. No planting or trimming of any type of vegetation. No excavation or any kind of landscaping is allowed. No added items (posts, ropes, benches, etc.). If you have any questions or concerns, contact LCBPOA Lakefront Committee.
12. If Association Property is damaged by the applicant when installing, using or removing the pier, the applicant must fix the damage(s) to the satisfaction of the Lakefront Committee within 10 days or reimburse LCBPOA for the cost to repairing the damage to Association Property, including, if necessary, the cost of removing unauthorized or unapproved piers.
13. Applicant's pier privilege is not transferrable.
14. I agree to follow all rules and understand that violating any one of them could result in the termination of my privilege to have a pier on LCBPOA Property. I understand and agree that the LCBPOA Board and Pier/Buoy Committee will notify me via first class mail to the address I have provided to the Association of any violations related to the pier. That notification will also state a date and time at which the LCBPOA Board shall hold a hearing as to any violation(s). Prior to this hearing, the Pier/Buoy Committee will give their recommendation to the LCBPOA Board regarding said violation. LCBPOA Board and Pier/Buoy Committee agree to allow applicant to present any relevant evidence at said hearing. LCBPOA Board shall vote on whether a rule/regulation was violated and if pier privileges will be terminated. If applicant does not attend the hearing, the LBPOA Board will notify applicant of the ruling via US Mail.
15. A Pier Holder who has lost pier privileges, may reapply the following year and be placed at the end of the Pier Waiting List, provided all other conditions for a pier privilege has been met.

NOTE: It is the sole responsibility of the pier owner to make sure the LCBPOA Association and Pier/Buoy Committee has your current contact information. Failure to do so may result in not meeting certain deadlines and could result in the loss of your pier privilege.

BY SIGNING THE PIER LEASE APPLICATION, I WILL ABIDE BY ALL THE ABOVE RULES AND AGREEMENTS.