



Lake Lackawanna Investment Company, Inc.
Post Office Box 89
Stanhope, New Jersey 07874

Rules and Regulations for the Use of the Facilities of Lake Lackawanna Investment Company, Inc.

1) INTRODUCTION

- a) The rules, regulations and definitions listed in this document are designed to provide the membership with proper expectations for conduct that should enhance the living quality of the Lake Lackawanna Community. The Lake Lackawanna Investment Company, Inc. (LLIC) reviews all rules and regulations for continued relevance each year. Your full cooperation in observing these rules is expected. Violation of these rules could result in forfeiture of membership privileges. Fully paid members are able to enjoy all that LLIC has to offer, including use of all LLIC facilities including the Lake, Beach, Club House, and over 250 wooded acres, the ability to rent a boat slip, and the ability to rent the LLIC Clubhouse at a discounted rate.
- b) Please note that any time any member is on any LLIC property (including but not limited to the lake, beach, boat launch, islands, and wooded property) for any reason whatsoever, as a member you are required to have upon your person a membership badge and be able to display it upon demand.

2) MEMBERSHIP PERIOD

- a) The membership period runs from April 1st through March 31st annually.

3) MEMBERSHIP DEFINITIONS

- a) **RESIDENT** – principal occupant(s) of the residence (year-round or seasonal). The Lake Lackawanna area consists of: Bank Street, Lake Drive West, Pine Point, Brown Drive, Carpenter Road, Partridge Lane, Orchard Street, Heminover Road, 81 – 223 Lackawanna Drive, Reis Avenue, Lake Drive, Richmond Road, Lubbers Trail, and 1 – 12 Roseville Road.
- b) **MEMBERS**
 - i) **RESIDENT MEMBER** – principal occupant(s) of the residence (year-round or seasonal) who is a full dues paying member. Members are prohibited from lending their badges to resident non-members.
 - ii) **OUTSIDE (NON-RESIDENT) MEMBERS** – There may be limited memberships available for families residing outside of the LLIC area. Each applicant for outside membership must be reviewed and

approved by the LLIC Board of Directors. Boating rights for outside members will be determined by the LLIC Board of Directors. The Board reserves the right to limit the number of outside memberships, and this limitation is currently set at twenty-five memberships. The Outside Membership fee will be established on an annual basis by the LLIC Board of Directors.

- iii) COMMERCIAL MEMBERSHIPS – Commercial memberships are available at the discretion of the LLIC Board of Directors, each applicant must be reviewed and approved by the LLIC Board of Directors.
 - c) RESIDENT NON-MEMBER – principal occupant(s) of the residence (year-round or seasonal) who has chosen not to join and pay for a membership. Any resident non-member is prohibited from using any LLIC operated facilities; may only rent the LLIC Club House at full fee; may not have a dock if the property is lakefront; and if found to be on LLIC property will be subject to prosecution for trespassing.
 - d) GUEST – any person residing outside of the LLIC membership area and is not a member.
 - i) Guests of Resident Members are defined as any person residing outside of the LLIC membership area who are invited by LLIC members to use our facilities on an infrequent, sporadic, temporary, or short-term basis.
 - (1) Infrequent or sporadic use is defined as no more than one use per week each week (with a maximum of 10 uses within one season) regardless of which member the guest is with.
 - (2) Guests of members invited to utilize our facilities must arrive and depart with a member.
 - (3) All guests of members must have a badge with them. Guests of Members are not customers, renters or any party that pays compensation to a resident member for occupancy, except that a long-term renter (renting 12 months or more consecutively) shall be permitted to file an application for membership as a resident member.
 - ii) LLIC reserves the right to curtail excessive visits by non-relative guests. All members and guests are expected to register with the lifeguard when arriving at the beach during periods when a lifeguard is on duty.
 - iii) Outside Memberships, as defined above, are not allowed to bring guests to LLIC facilities. The membership is limited in usage to immediate family members only.
- 4) BEACH - All activities pertaining to the beach area fall within the control of the Beach Committee of the LLIC Board of Directors. Specific regulations include the following:
- a) A certified lifeguard may be on duty at the beach as posted. The beach is closed for swimming when a lifeguard is not on duty. The rules for swimming are legislated by the government as part of the New Jersey State Recreational Bathing Code.
 - b) Beach area is off limits after dusk. Unless otherwise previously authorized, persons found in this area are trespassing.
 - c) LLIC badges must be in your possession at all times.
 - d) Non-resident guests must arrive and depart with a member. (Refer to guest restrictions listed above). Members with non-resident guests may contact a member of the Beach Committee to obtain approval for unaccompanied visits.

- e) Children under 12 years of age cannot enter beach area without a member 18 years of age or older who will be responsible for the safety and supervision of those children. Children under 12 years of age must leave the beach area when their adult guardian leaves. Children 12 years of age and older who demonstrate an inability to swim competently, endangering the safety or well-being of others, or engaging in improper conduct will, at the discretion of the lifeguard, be asked to leave the beach area.
 - f) Swimming or playing from the water flow of the dam is prohibited.
 - g) Rafts and floats are allowed in the swimming areas with lifeguard approval, so long as they are not disruptive to others.
 - h) Fishing is prohibited in the beach and dam areas at all times.
 - i) All watercraft is prohibited from encroaching into the posted beach area.
 - j) Beach visitors are responsible for trash removal from the site. There is no trash pickup at the beach, the member must take it with them.
 - k) Smoking at the beach is prohibited.
 - l) Parking facilities are for resident members and their guests only. No overnight parking is permitted.
 - m) Members wishing to hold a special function must give 48-hour pre-notification to a Board Beach Committee Chair.
 - n) Members holding special functions must remove and dispose of all refuse at end of event.
 - o) Pets are not allowed on the beach or in the beach swimming area at any time.
 - p) Lifeguards and resident members have authority to police beach, swimming, and parking areas.
 - q) Lifeguards and/or LLIC Board members have the authority to remove anyone from the beach for infraction of rules.
 - r) Non-resident relatives of Members can participate in the swim lessons for an additional established fee if space is available.
- 5) ENVIRONMENTAL - All activities pertaining to environmental concerns fall within the control of the Environmental Committee of the LLIC Board of Directors. Specific regulations include the following:
- a) Dumping on any LLIC property is prohibited and violators are subject to prosecution.
 - b) DO NOT FEED THE GEESE as per New Jersey State law (Department of Environmental Protection).
 - c) Do not blow or rake leaves and grass clippings into any portion of the lake as per Byram Township ordinance.
 - d) Do not use phosphorus type detergents and lawn fertilizers as they accelerate weed growth in the lake. Information at: <https://nj.gov/dep/cleanwater/nj/>
 - e) The township of Byram has enacted septic management rules for Lake Lackawanna households. Information at: <http://ecode360.com/6656513?highlight=septic>

- f) Please pick up after your pets.
- 6) CLUBHOUSE - All activities pertaining to the clubhouse fall within the control of the Clubhouse Committee of the LLIC Board of Directors. Specific regulations include the following:
- a) The Clubhouse is available for rental. Members can rent the LLIC Clubhouse at a discounted rate.
 - b) Rental information regarding use of the Clubhouse may be obtained from the Clubhouse Committee or by emailing the LLIC at lakelackawannanj@gmail.com. A rental agreement MUST be signed before rental and a security deposit is required.
 - c) Parking is available in the rear or on the side driveways only. Overnight parking is prohibited.
 - d) Renter is responsible for trash removal from the site. There is no trash pickup at the clubhouse, the renter must take it with them.
 - e) Absolutely no smoking is allowed within the clubhouse or anywhere on property.
 - f) Renter is solely responsible for any alcohol consumption.
 - g) Renter must comply with any and all local, county, and state laws and regulations.
 - h) Under no circumstances shall alcohol be served to anyone under the age of 21.
 - i) The LLIC will not be held responsible for any damages or injuries to others resulting from the consumption of alcohol.
 - j) Renter is responsible for all damage, both personal and property.
 - k) Decorations may be placed in the main hall only. Use the hooks supplied at the top of the wall and beams. Do not use tacks, tape, or staples. No decorations may be hung from the lights, fans, or ceiling.
 - l) LLIC reserves the right to enter the premises at any time during a rental for inspection purposes.
 - m) All rental activities must be concluded by 1:00AM.
- 7) HUNTING ACTIVITIES - All activities pertaining to hunting fall within the control of the Forestry Committee of the LLIC Board of Directors. Specific regulations include the following:
- a) Members have the privilege of hunting on designated LLIC property. Under no circumstances are non-members or guests of members allowed to hunt on LLIC property. It is required that anyone who wishes to hunt on LLIC property communicate with our Forestry Committee before doing so.
 - b) Valid LLIC membership badges along with valid New Jersey hunting licenses must be worn at all times, and clearly visible when hunting on LLIC property.
 - c) Hunting will be requested by the New Jersey Fish and Game Laws, and it is each hunter's responsibility to be fully familiar with the State of NJ hunting rules and regulations.
 - d) Hunting hours are dawn to dusk only.

- e) No deer drives allowed on LLIC property.
- 8) LAKE ACTIVITIES - The LLIC Lake Committee oversees the year-round use of the lake and its supporting properties. Additionally, this committee arranges for, and monitors weed control, dam inspection, water lowering and any and all other matters regarding this subject. To assist them in this effort, the following specific rules are in effect
- a) Boating – General
 - i) Membership dues must be paid in full before any boat of any size can be placed on the lake. The LLIC Member must also be the legal/registered owner of any boat they place on the lake. LLIC boat stickers will be issued after appropriate documentation is received and fees are paid.
 - ii) Before placing any electric or gas-powered boat on Lake Lackawanna, paid members must submit the following documents:
 - (1) Copy of valid operator’s license for each person who will be operating a boat on Lake Lackawanna during current boating season.
 - (2) Copy of appropriate State Registration for boat or boats. Per NJ State law, all boats of any kind or size which are powered by gas or electric motors, must be registered, and bear the appropriate State registration numbers.
 - (3) Copy of applicable boat liability and/or homeowner’s insurance.
 - (4) NJ State law requires that all boat operators must complete an approved safety course. No person under the age of 13 years shall operate any power vessel and no person under the age of 16 years shall operate a power vessel equipped with a motor of 10 hp or more. All affected boat operators must present proof of course completion prior to using a power boat on Lake Lackawanna.
 - (5) All boats of any kind must display a LLIC boat sticker for the current season on the right side of the hull. Without a sticker displayed, you will be required to remove the boat from the water until this identification is applied.
 - (6) If a boat has been used in another body of water, please wash to remove any unwanted vegetation.
 - (7) State of New Jersey marine rules for motorboats must be observed at all times.
 - iii) The LLIC boat landing ramp, accessible only by purchase of a key, must be kept easily accessible to all members at all times. The gate is to be locked after entering and again after leaving.
 - iv) Boat trailers, with or without boats on them, may be stored, at the owner’s risk, at the landing during the summer and/or winter seasons for the published fee. License plates must be affixed to trailer or plate number must be painted on trailer. All trailers stored at the launch must have a current season’s sticker affixed by April 1 of the current year (with owner’s name) or trailer may be removed. When a boat is being stored at the boat launch, there shall not be any locks installed that would hinder the movement of the trailer (wheel locks, boots, tongue locks, etc.). Further, the LLIC has the right to move or rearrange trailers as the LLIC sees fit.
 - v) A limited number of boat slips at the boat landing are available for summer rental to dues-paying members only at the owner’s risk

- vi) A limited number of non-powered boats may be left at the boat landing at the owner's risk, for published fee. All boats must have a current seasons non-powered boat sticker affixed by April 1 of current membership year (with owner's name) or boat will be removed.
 - vii) A limited number of kayaks or canoes may be stored, at owner's risk, against the north-westerly fence at the beach or at the boat launch, on a first come, first-serve basis, at the discretion of the LLIC board, for published fee. All boats must have current year's non-powered boat sticker attached by April 1 or current year or boat will be removed.
 - viii) Kayak Rack Storage (year-round) at published rate per boat. Current season's non-powered boat sticker with name and address must be affixed to boat by April 1 of membership year or boat will be removed.
 - ix) IN ALL CASES, all boats, trailers, or any other personal items that are being stored on any LLIC property must have the owners name affixed thereto, or they will be subject to removal or disposal. FURTHER, in ALL CASES, storage of boats and items at the beach are at the owner's risk, and the LLIC will not be responsible for any loss or damage.
- b) Boating – Safety
- i) No one shall operate any boat in a reckless or negligent manner.
 - ii) Speed limit is 35 miles per hour from 8 AM until dusk.
 - iii) Speed limit is 25 miles per hour in the channel between the Bar/Restaurant and Turtle Island.
 - iv) All boat traffic in the main sections of the lake must be in a counterclockwise direction.
 - v) Overtaking boats, except in the channel, must pass on the starboard (right) side of the boat being passed.
 - vi) No boat shall stop, anchor or drift in the Turtle Island channel. Boats heading into and through the channel will pass in single file to the right of the buoys at all times.
 - vii) No wake prior to 8 AM and after sunset. All boats operated on the lake after sunset must be equipped with proper lights being operated in accordance with current State Marine Laws. Boats operated on the lake after sunset must be equipped with proper lights being operated in accordance with current State Marine Laws.
 - viii) During flood conditions, NO WAKE is permitted on any part of the lake.
- c) Fishing
- i) All summer and winter fishing will be regulated by the New Jersey Fish and Game Commission regulations, particularly those regarding size and quantity allowed.
 - ii) Members are required to adopt the "catch and release" program when fishing to help preserve fish populations. The LLIC Board reserves the right to temporarily ban fishing on the lake should they believe it necessary to save diminishing fish populations.
 - iii) Fishing licenses should be displayed in accordance with NJ State Law.

- iv) Only dues-paying members or their non-resident guests are permitted to fish in Lake Lackawanna. This includes Ice Fishing from 8 AM to dusk only. Ice fishermen must keep all their equipment within a radius of 25 yards and more than 75 feet from the shore and no ice fishing in the coves. Remember – Catch & Release!
 - v) No fishing is permitted in the beach and dam area at any time throughout the year.
 - vi) All fishermen must display current year LLIC membership badges vii) No fishing permitted when lake is drawn down.
- d) Water Sports (skiing, tubing, etc.)
- i) There is no swimming allowed from the boat launch property.
 - ii) All powerboats towing skiers, tubers, etc. must have at least two persons on board, which include a duly licensed driver and a “spotter” at least 13 years old.
 - iii) Any person engaging in a water sport activity must wear an approved, personal flotation device.
 - iv) Water sports involving the use of powerboats are permitted between 8:00 AM and sunset only. Towlines must not exceed 75 feet in length.
 - v) Ski flags must be prominently displayed on all powerboats when towing.
 - vi) Except when landing, boats must remain 75 to 100 feet from the shoreline.
 - vii) When traveling through the Turtle Island channel, persons being towed must stay directly behind the boat as it passes to the right of the buoys. Boat drivers must slow to a manageable speed when passing through the channel.
 - viii) Never leave fallen water sport participants unattended any longer than absolutely necessary.
 - ix) Skiers dropping one ski for slalom skiing must drop ski out of main boating traffic area.
 - x) Operation of jet skis, personal watercraft, wave runners, hydroplanes, or other similar equipment is prohibited on Lake Lackawanna at all times.
 - xi) No motorized vehicles are allowed on the ice. This includes (but is not limited to) automobiles, ATV’s, and snowmobiles. Motorized equipment for the purpose of snow removal is allowed, but only on the ice in front of member’s property, at their own risk. Use of motorized equipment for snow removal at the beach is at the discretion of the Board of Directors.
- e) Docks
- i) Property owners who are not members must remove their existing docks from the lake.
 - ii) All members wishing to install new or replacement docks must submit an application to the LLIC Board of Directors for review and approval.

- iii) LLIC approved dock application requires the owner to show proof of all Twp. of Byram permits. If Township construction permit is not required, the owner must still provide proof a permit was not required.
 - iv) Dock length not to exceed 30 feet from bulkhead or shoreline. Side yard setback for all docks must be setback 10 feet from neighboring property lines.
 - v) LLIC requires final dock application inspection. Final inspection must meet LLIC approved application. Non-conforming dock construction is subject to removal at owner's expense.
- f) Deicing Systems
- i) Members installing / operating deicing systems to prevent water from freezing around their docks are responsible for adequately warning members using ice on the lake for recreational purposes of potential open-water and/or thin-ice hazards.
 - ii) The open water area created by the deicing system should not extend out more than 5 feet from the owner's shoreline or dock area, nor should it extend to adjacent properties.
- g) Lake Lowering
- i) Every four years, on the years known as a 'leap year,' the lake will be lowered for homeowners to perform maintenance on their bulkhead and/or dock.
 - ii) Only members who are in "good standing" will be authorized to perform work on the lakeside of their bulkhead.
 - iii) Generally speaking, the lowering will begin in early November and the lake will begin to be refilled approximately the second week of December.
 - iv) When the lake is lowered, it will be lowered approximately twenty-four inches.