

Lake Bank Bulkheads

March 16, 2021

I propose a motion, as follows:

Given that:

- PBM and the Ponds Committee require renewed direction on this matter from the Board,
- the Ponds Committee has the physical condition of bulkheads as part of its mandate,
- PBM has been asked to survey the state of pond bulkheads on individual lot & common property to identify any need for remedial action,
- the ALC has defined criteria for Lake bank retention material, and
- the Board has a long-standing policy on lot owner responsibility for pond bulkheads.

The Board now wishes to restate its policy on lake bank bulkheads as follows:

“After approval from the Association, Architecture and Landscape Committee or the property manager PBM LLC, some Lot owners have had or will have installed bulkheads at the water’s edge of the Lot to mitigate any erosion or potential pond erosion.

The cost to install and continue to maintain any such bulkhead is the sole responsibility of the Lot Owner. Furthermore, the Lot Owner is required to maintain any such bulkhead in a good, safe, healthy, neat and orderly appearance and condition, as may be determined from time to time by PBM LLC.

Failure to comply with this policy can be considered a “violation” by the Association with regard to its Compliance/Covenant Enforcement Policy. And necessary lake bank bulkhead remedial action may be undertaken by the Association at the lot owners expense.”