

LAKE SAMOSET PROPERTY OWNERS' ASSOCIATION

P.O. Box 901

Rules and Regulations, Edited 11/23/18

Definitions:

- A. LAKE SAMOSET PROPERTY OWNERS' ASSOCIATION hereafter referred to as the "Association."
- B. LAKE SAMOSET PROPERTY OWNERS' ASSOCIATION BOARD OF TRUSTEES hereafter referred to as the "Board."
- C. Parkland/Association Property refers to all of the area around the dam and spillway, all of the property between the Lincoln Dr.-Lakeshore Dr. roadway and the water on the east side of the Lake; all property between Lakeview Dr. and the water on the west side of the lake.

I. General:

- A. The use of Lake Samoset and the Parkland will at all times be consistent with the Laws of the Commonwealth as well as the Rules and Regulations established by the governing agencies for the recreational vehicles, boats, conservation and environmental protection.
- B. The following rules and regulations were established by the Board of Trustees as a supplement to Item A and B for the enjoyment, safety, and protection of the rights and property of the Association and Association members and guests while using the Lake and Parkland.
- C. Enjoy your Lake and your Parkland, always keeping safety, respect for property and the rights of others in mind.
- D. All members and guests using the Lake and/or Parkland will do so at their own risk.
- E. **Repeated violations of the laws and/or rules and regulations stated in Section I: A and B, may result in revocation of rights, privileges, and membership in the Association and/or appropriate legal action.**

II. Membership:

- A. Parents/ Guardians are responsible at all times for the conducts and safety of their children while on Association property.
- B. No Person who is eligible for membership in the Association shall be allowed as a guest.
- C. Guests must be accompanied by paid up, card-carrying members on all Parkland. Members are responsible for the conduct of their guests while on Association property.
- D. Only members and their guests may use the waters or the Parkland on Lake Samoset.
- E. All members, seven (7) years or older may be asked to verify valid membership while on the Parkland or Lake. Failure to provide proper verification will be cause for dismissal from Lake Property.

ASSOCIATE MEMBERSHIP:

- F. Non-Tract memberships may be applied for and voted upon by the Board of Trustees. A limited number of memberships will be granted.
- G. Associate members must launch their recreational boats, (canoes, rowboats, etc.) at membership beaches or boat launch areas only.

II. Parkland:

- A. Other than, for purposes of maintenance or repair, NO ONE IS ALLOWED ON THE DAM AREA.**
- B. No portion of the Parkland is owned by any one member but is in full control of the Association. Members are responsible for cleanup of refuse and maintenance of all beach areas. Any member, family or group wishing to establish or develop a beach area must submit a written request outlining the area to be used and submit it to the Board. The Board may either accept or reject the request by a majority vote.
- C. Any area maintained by any member, family or group and authorized by the Board of Trustees shall be for the exclusive use of such member, family or group, until given up by such or revoked by the Board for reasonable cause.
- D. General Membership Beaches are maintained for all members
- E. General Membership Beach hours shall be from 8:00 am - 9:00 pm.
- F. No alcoholic beverage or glass bottle containers are allowed on General Membership beaches.
- G. Rubbish containers shall be provided by the Association at General Membership beaches. Rubbish shall be removed by members as necessary.
- H. All pets while on general membership beaches must be leashed at all times. Owners shall be responsible for cleanup of all droppings on beach area. Repeated violations may result in revocation of membership.**
- I. Any disputes arising out of Parkland use (e.g. - boundaries, usage, etc.) shall be taken up with the Board of Trustees, whose decision shall be final.
- J. The cleaning or disposal of fish is prohibited on the Parkland. Repeated violations may result in revocation of memberships.**
- K. Foul language, discourteous behavior, excessive drinking, littering, destruction of property or disturbance of peace is forbidden on Parkland and Lake. Repeated violations may result in revocation of membership.**
- L. Non-payment of dues will result in loss of all rights to use of the Parkland, subject to 30 days notice by the Board.
- M. Parkland property, whether assigned or not, shall not be used for storage of any vehicle.

III. Parkland Improvements:

All Parkland improvements with the exception of those outlined in Section B below, require the Lake Samoset Property Owners' Association, Inc., Board of Trustees approval.

All work performed on any land under or abutting the lake to at least a distance of 100' from the water's edge is regulated under the Massachusetts Wetlands Protection Act General Law Chapter 131, Section 40.

We welcome all improvements to the lake and surrounding land, but we also have

a responsibility to make sure that sound environmental and construction practices are followed. The Board is fully prepared to assist you.

Requests must be submitted **BEFORE** May 15th of the year approval is desired.

- A. Requests must include a description of work, including landscaping, a sketch with estimated distances indicated, and natural or temporary markings to delineate area of work. The Board will then contact the City Environmental Inspector, and if he finds that a Request for Determination of Applicability must be filed, the following rules also apply:
 1. Applicant, upon notification, must schedule one day with a Board member(s) at the site, to finalize paper work necessary for DOA (Determination of Applicability).
 2. Any appropriate and necessary filing fee must be paid to the Board before the request can be forwarded to the Conservation Commission.
 3. Applicant will provide the Board with a list of proposed contractors.
 4. The applicant will be fully responsible for all expenses. In no case will the Association be liable for any expenses incurred (including fines) by the individual Association members.
 5. The Board will coordinate scheduling with applicant.
 6. Board will monitor all work.
 7. Applicants will require that contractors will be responsible for all damages.
 8. A copy of these rules and regulations, an approval letter from the Board, all appropriate local and state permits, and a site sketch must be in contractor's possession at all times on site.
- B. Normal beach maintenance is considered to include the following and does not require Board Approval:
 1. Dock and float maintenance (not including new installation.)
 2. Raking.
 3. Trash and rubbish removal.
- C. The Board urges all residents to be aware of and concerned about the conservation of the Lake and surrounding areas. If any work within 100' of the lake, including areas on the lake not considered Parkland, is performed without first contacting the Board or Leominster Conservation Commission we will:
 1. Notify the City Environmental Inspector, which may lead to fines and/or legal action by the City or State.
 2. Stop the work immediately, if the violation is on Parkland. Any violation may lead to loss of Beach Assignment and/or termination of Association membership.

IV. Docks:

- A. No member shall install a new dock, launch, wharf or raft without prior permission of the Board.
- B. Docks shall be maintained in a safe and reliable condition.
- C. **At the direction of any Board member, any dock, launch, raft, etc., must be repaired or removed within 30 days after written notice is received. Exclusive beach areas may be revoked and docks, etc. removed for non-compliance by a 2/3 vote of the Board.**

V. Roads:

- A. There will be NO OVERNIGHT parking on any Parkland**
- B. Parking is prohibited at the curve on Lakeview Dr at general membership Beach**
- C. There shall be no parking on dam or surrounding Parkland.**
- D. Violators of parking restrictions will have their cars towed at owners' expense.**

VI. Use of Lake:

- A. Care shall be taken by fishermen and ice skaters to avoid thin ice areas.
- B. Motor vehicles are prohibited from using the Lake in winter.
- C. Fishing is not permitted where swimming is in progress.
- D. No child under seven years old will be permitted to swim without being accompanied by an adult.

VII. Boats:

- A. Boat operators will exercise extreme caution and vigilance with regard to swimmers, particularly in areas such as that off the point of the Peninsula where swimmers venture into the center of the Lake.
- B. Any boats, canoes or rafts using the lake after dusk are encouraged, for safety sake, to carry light or horn.
- C. New boats are allowed on Lake Samoset, but cannot have gasoline powered motors.

VIII. Recreational Vehicles:

- A. All recreational vehicles must be registered by the State, and be listed with the Association before they are allowed on the Parkland/Lake.
- B. Any recreational vehicle placed on the Parkland or Lake Properties must be registered in a member's name.
- C. Recreational vehicles are to exercise extreme caution and vigilance in regard to fishermen and pedestrians; every attempt should be made to observe the 300 ft. residence restriction.
- D. State Curfew laws are in effect (11:00 pm to 6:00 am.)

IX. Pollution:

- A. The discharge of oil, sewerage, garbage, rubbish or debris is strictly prohibited on the Lake or Parkland.
- B. Bathing in the Lake with any type of soap is prohibited.

Note: Any type of soap discharge into the lake is prohibited, as it is the major accelerator of weed growth.