

## **TO LOCA MEMBERS WHO MAY RENT THEIR HOMES AT THE LAKE:**

The LOCA Constitution and Bylaws have for decades set the rules for members who choose to rent out their homes on the lake. These rules have been established by our lake's "founding fathers" to preserve and strengthen a single-family residential community where homeowners share in the quiet enjoyment of the lake, and where residents respect their neighbors and are personally invested in the rules that protect the health, safety and property values of the lake.

At this time, when the number of rental properties on the lake has increased, the Board has been asked to remind our members who rent their homes of the LOCA Bylaw provisions that govern rental properties. The Board asks that all LOCA members renting their homes to carefully comply with these longstanding Bylaw provisions – whether fully aware of them in the past or not. Failure to do so may lead to the suspension, revocation or forfeiture of lake privileges and membership rights. If you have any questions, please do not hesitate to contact the Board of Governors.

**LOCA members cannot use their home as a hotel, apartment house, motel, boarding house, rooming house or any similar use by whatever name it may be designated.**

**LOCA members cannot rent a room, an apartment or a portion of their home through Airbnb or by any other means.**

**LOCA members who have more than one dwelling or living quarter on the membership property cannot use ANY part of the property for rental or any other commercial purpose.**

**LOCA members who rent their property cannot have a tent, cottage, shack, bungalow, trailer, camper, RV or any other type of additional habitation on the property.**

**LOCA members cannot use the lake if they rent their property unless the lease specifically prohibits the tenant from using the lake. Such a lease must be in writing, signed by the member and the lessee. A copy of the lease or a statement affirming the restriction, signed by the member and lessee before a notary public must be submitted to the LOCA Secretary.**

Attached to this Memo is an Owners/Renters Guide which the Board recommends be shared with your renters so that they understand the rules of the Lake.

*\*\*These restrictions do not necessarily apply to the two preexisting commercial memberships still in effect. No additional commercial memberships can be issued.*

## OWNERS AND RENTERS GUIDE

- The owner is responsible to explain and display LOCA Rules Sheet for renters and guests.
- Only boats and paddleboards registered to the LOCA Member may be placed in the lake. Renters and guests are not permitted to bring their own watercraft – including kayaks, inflatable watercraft or paddleboards. Sanctions will be issued to the owner if the renter or guest places a non-LOCA watercraft in the lake.
- Owners providing motorboats to renters or guests must provide a copy of the renter's boating license along with the boating safety certificate to the patrolman prior to the renter or guest using the boat. Renters and guests from out-of-state must comply with their home state boating rules regarding licensure and safety.
- A competent observer in addition to the driver must be in the boat while towing a skier, tuber or wake boarder.
- The orange ski flag is to be up ONLY while towing a skier, tuber, or wake boarder. It remains down at all other times.
- Children 12 and under must **wear** a life jacket while in any boat!
- Swimming shall generally be confined to the area between shoreline and floats and the immediate vicinity of floats. Long distance swimmers with or without swimming aids must be accompanied by a boat and must remain in close proximity to it.
- A valid NJ Fishing License is required for anyone – including a renter or guest who even fishes from shore. A short term license may be purchased at any sporting goods store or purchased on line at [www.njfishandwildlife.com](http://www.njfishandwildlife.com). All Large Mouth Bass caught shall be released back into the lake and all other species are subject to the NJ State catch limits.
- No detergents, insecticides, petroleum products or other pollutants of any kind can be placed in the lake.
- Owners allowing open camp fires must obtain the proper Fire Permit. Contact the NJ Forest Fire Service, 240 Main Street (Rt. 206), Andover, NJ 07821 (973-786-6350). A monthly permit is issued.
- NO FIRE WORKS are permitted at any time!
- Owners are not permitted to provide or allow the use of tents, bungalows, trailers, campers, RVs or any other additional habitation for or by their renters.
- Emergency numbers: Fire and Rescue -- call 911  
Police -- 973-383-1514  
Hospital-Newton Memorial -- 973-383-2121  
LOCA Patrolman - (Ted Roman) -- 973-570-3786

Owners must remember that they are responsible for their renters and guests. Any violation of LOCA rules by renters or guests will be the responsibility of the owner. The safety of our members and the health of our lake are of paramount importance and ignorance of the rules can be no excuse.