

“Code of Rules and Regulations”

Adopted on June 15, 2004

“Amendment To Code of Rules and Regulations”

Adopted on July 26, 2005
Amended November 20, 2007

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Adopted 6-19-09

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CENTENNIAL PINES CLUB

CENTENNIAL LAKE

MEDFORD, NEW JERSEY 08055

CPC Code of Rules and Regulations

BULKHEADS AND DOCKS

DOCKS

Constructing and maintaining docks are privileges afforded to members of Centennial Pines Club. If an owner of a property with an existing dock declines to pay dues or is found to be a member in poor standing, the Club may withdraw permission for the dock and have it removed. The Club will assess costs of removal to the property owner.

Property owners must properly maintain their bulkheads and docks. Any lack of maintenance affecting the safe use and appearance of the structure is sufficient cause for the Club to remove the structure upon ten [10] days written notice. The Club will assess costs of removal to the property owner where the structure was located.

BULKHEADS

The construction of new bulkheads is not permitted on Centennial Lake. Pre-existing bulkheads on Centennial Lake must be properly maintained. Any lack of maintenance affecting the safe use and appearance of the structure is sufficient cause for the Club to remove the structure upon ten (10) days written notice. The Club will assess costs of removal to the property owner where the structure was located. Pre-existing bulkheads that are repaired or rebuilt must conform to the following guidelines:

1. Bulkheads may not extend more than one [1] foot above the normal high water line.
2. Bulkheads should conform in appearance, as far as reasonably possible, with similar structures on adjoining lots.
3. It is not permitted to rebuild any existing bulkhead that substantially enlarges the land area.

DOCK GUIDELINES:

The construction of docks on Centennial Lake must conform to the following guidelines:

1. Only one dock per lakeside property is permitted.
2. The total square footage cannot exceed 144 square feet.
3. The width (distance along the shore line) cannot exceed more than 12 feet.
4. The projection into the lake cannot exceed more than 12 feet from the shoreline (determined by the meeting of the high water line and the property).
5. The floor of the dock cannot be more than 12 inches above the high water line.

*Pre-existing docks (dock built prior to 6/1/04) with larger dimensions are excluded. Repairs may be made to existing docks. However, if they are removed and rebuilt for any reason, the new dock dimensions must adhere to the new dock guidelines set forth in items 1-5 above.

6. Visible portions of the dock (sides of the dock) must be made of wood and be of natural color (earth tones).
7. Protective rails of reasonable height are permitted, but in all cases construction of any type cannot exceed 42 inches above the dock level.
8. Docks must extend continuously from the shoreline.
9. Docks cannot overlap or touch the shoreline and/or land buffer areas of Centennial Lake and must not violate requirements of the New Jersey Pinelands Commission or the New Jersey Department of Environmental Protection Agency.
10. A side property setback of 15 feet must be adhered to. Exceptions require a certified letter from the adjacent property owners stating that they do not object to the proposed location of the dock. The letter must include a description of the specific location of the proposed dock (supplied by the applicant).

11. If necessary, to protect the wetlands and to provide access* to the lake, a short walkway, out to the dock, can be approved by the RPC. The square footage of any walkway does not count toward the maximum square footage allowed of 144 square feet.

*Access is defined by having the furthest end of the dock, into the lake, reach open water (beyond grassy vegetation). When and if this access cannot be gained with a maximum 4-foot walkway from the shoreline, the request for the walkway may be denied. Access does not guarantee the ability to launch boats and swim off a dock.

DOCKS – GENERAL

Roofs, trellises, flagpoles, banners, slides and swings are not permitted on docks.

NON-CONFORMING BULKHEADS AND DOCKS

Permit requests for any changes to non-conforming bulkheads and docks will require Club members to return such structures to conforming requirements as outlined above. Repairs to existing non-conforming bulkheads and docks are permitted as long as structures remain in their present form and dimension.

PERMITS

A member wishing to construct a new bulkhead or a dock or wishing to replace, relocate or modify a bulkhead or a dock must obtain a permit from the Rules and Property Committee of the Centennial Pines Club. Permit applications must be filled out and submitted with a site plan drawing and specifications indicating the exact location, type of materials and construction, size and appearance of the proposed structure. Indicate all side yard setbacks from property lines. In the "Bluffs" the proposed "ramp" system indicating the connection to the buffer area of Centennial Lake must be illustrated.

Permits are not transferable to another party. Permits expire at the end of ninety [90] days if construction of the bulkhead or dock has not been completed. Permits may be renewed upon application to the Club. The Club issues permits without cost to its members.

SUBMISSION PROCEDURE:

Applications must be made first, in writing, to the RPC before any other local, state and federal agencies.

All applications must contain 3 sets of the following:

1. A picture/sketch of the proposed dock, indicating the specific location on the property (include measurements from side property lines).
2. Exact dock dimensions; height off the water, width (distance along the shoreline, length (distance into the lake).
3. A description of the materials being used to construct the dock.
4. Plans for access through any protected areas (buffer zones and wetlands) to dock.
5. A projected time frame for the start and completion of work.

APPROVALS / DENIALS:

All approvals and denials will be granted, in writing, from the Chairman of the RPC. In accordance with the Centennial Pines By-laws, any requests not answered within 30 days are denied.

All approvals are contingent upon a "Final Compliance Inspection" by the RPC.

Compliance with all RPC approvals is the sole responsibility of the property owner along with any associated costs required complying with the conditions set forth in any RPC approval.

APPEAL PROCESS:

Any applicant may appeal a decision of the RPC by doing the following:

1. Contact the Chairman of the RPC and request a meeting with the RPC to appeal the decision. A minimum of 3 members of the RPC must be present at this meeting.
2. Present the basis of your appeal to the RPC.
3. The appeal may be voted on by the RPC members at this meeting, but may require an additional meeting by the RPC for a final ruling.
4. If the appeal is denied, the next step in the appeal process is to contact the President of the CPC and request that your appeal be added as an agenda item at the next monthly board meeting of the CPC.
5. Present your appeal to the general membership and the CPC Board of Directors. The appeal may be voted on by the CPC Board at the initial meeting but may require an additional meeting by the CPC Board for a final ruling. The CPC Board's decision shall be final and binding.

WATER TOYS - WATER PARKS / SLIDES / TRAMPOLINES

All water toys, i.e., water parks and slides [inflatable/floating] can not be left anchored out in the lake over night. When not in use, they must be removed from the lake.

MOORINGS/BUOYS

The use of mooring/buoys is permitted only after gaining approval from the RPC. Moorings out in open water ways for the purpose of mooring a boat, float, or any object is not permitted on Centennial Lake. Requests for such items will be considered, on a case by case basis by the Rules and Property Committee.

BOAT STORAGE AT THE BEACH

In the event the owner of a property declines to pay dues or is found to be a member in poor standing, the Club will withdraw permission for access and use of Centennial Pines Club property, including the beach on West Centennial Drive and Centennial Lake. The Club will take such action as may be required to have any boat(s) stored at the beach to be removed. Upon ten (10) days written notice by the Club said boat(s) will be sold in a public auction. Costs of handling, removal and transportation of the property will be assessed against any proceeds of the sale with any remaining moneys refunded to the owner.

For the safety of our children, all boats on the beach must be properly stored in their assigned boat rack and locked. Any boats found not stored in a rack will be locked up by the CPC. Owners will have to contact the CPC to get it unlocked. To get an assigned space in the boat rack, contact the CPC for the required registration form.

Conflict with Applicable Rules, Regulations & Requirements

Applicable rules, regulations and requirements, as set forth by Medford Township, the New Jersey Pinelands Commission of the State of New Jersey or the Department of Environmental Protection of the United States Government may supersede Rules and Regulations set forth in the By-laws of the Centennial Pines Club. Applicants for Permits indemnify and hold harmless all members of the Rules and Property Committee, the Board of Directors and the membership of the Centennial Pines Club in any conflict arising from the granting of any Permit that is determined to be in conflict and/or violation of any local, state or federal law, statute or regulation.

“Code of Rules and Regulations”

Amendment

Adopted JULY 26, 2005
Amended November 20, 2007

BUFFERS

All buffers in the Centennial Lake land tract are subject to enforcement of the Pinelands Comprehensive Management Plan and Medford Township Ordinances, by the Centennial Pines Club Rules and Property Committee. The Centennial Pines Club adopts and enforces the Pinelands Comprehensive Management Plan. Information and Guidance should be sought through Medford Township Planning and Zoning, and the Centennial Pines Club Rules and Property Committee.

POST-1979 BUFFERS (NON-LAKEFRONT)

Buffers related to homes constructed after 1979 are subject to enforcement by the Centennial Pines Club Rules and Property Committee with respect to the Pinelands Comprehensive Management Plan and Medford Township Ordinances.

PRE-1979 BUFFERS (NON-LAKEFRONT)

Buffers related to homes constructed before 1979 are subject to the criteria of the Pinelands Comprehensive Management Plan, Medford Township Ordinances, and the Centennial Pines Club Rules and Property Committee. Consultation should be sought through Medford Township Planning and Zoning, and the Centennial Pines Club Rules and Property Committee.

(a) Pre-1979 disturbances between a dwelling and any rear or side yard buffer are allowed to remain. Any disturbances between a dwelling and maximum pre-1979 buffer disturbance closest to the property line, must be approved by the Centennial Pines Club Rules and Property Committee and in accordance with the Pinelands Comprehensive Management Plan and Medford Township Ordinances.

(a) No clearing or alteration of vegetation / trees is permitted, unless it is with respect to replacement of existing in like kind, and/or maintenance with respect to like kind pre-1979 disturbances or structures.

POST-1979 LAKEFRONT BUFFERS

(a) Lakefront buffers related to homes constructed after 1979 are subject to enforcement by the Centennial Pines Club Rules and Property Committee with respect to the Pinelands Comprehensive Management Plan and Medford Township Ordinances.

(b) No clearing or alteration of vegetation / trees in lakefront buffer areas or altering of shoreline elevations is permitted.

(c) Approved docks are to be secured to the lake bed and are not allowed to touch or meet any shoreline and/or buffer.

(d) No moveable docks or structures in the lake are permitted.

PRE-1979 LAKEFRONT BUFFERS

(a) The area between a pre-1979 constructed dwelling and the lake is considered a wetlands buffer. Any disturbance between a dwelling and maximum pre-1979 buffer disturbance closest to the lake, must be approved by the Centennial Pines Club Rules and Property Committee and in accordance with the Pinelands Comprehensive Management Plan and Medford Township Ordinances.

(b) No clearing or alteration of vegetation / trees in the lakefront buffer areas or altering of shoreline elevations is permitted, unless it is with respect to replacement of existing in like kind, and/or maintenance with respect to like kind pre-1979 disturbances or structures.

THINNING AND PRUNING

Thinning and pruning in designated buffer areas is permitted by the Pinelands Comprehensive Management Plan and Medford Township only under the direction and auspices of the Centennial Pines Club Rules and Property Committee with regards to the following criteria:

- (1) Fire Safety
- (2) General Safety
- (3) Maintenance around approved areas designated by the Pinelands Comprehensive Management Plan, Centennial Pines Club, and Medford Township.

Rules and Property Committee approval must be obtained to remove any trees or vegetation, from a buffer, dead or alive.

TREE AND VEGETATION CLEARING

Trees greater than four inches (4") in diameter are not to be cut per Centennial Pines Club By-laws, dead or alive. Per the Pinelands Comprehensive Management Plan, clearing of any vegetation or trees in any capacity around a dwelling is prohibited unless for active / functional use of the property. The Centennial Pines Club Rules and Property Committee may grant relief as needed for safety or construction purposes.

SOLICITATION SIGN-AGE

No sign-age bearing a solicitation or advertisement of any kind is permitted within the Centennial Lake Land Tract, including open space and/or community property. Centennial Pines Club Rules and Property Committee approval is required for sign-age of any kind.

OUTDOOR LIGHTING

GENERAL PROPERTY LIGHTING

All lighting of any kind used in a repetitive and continuous manner which illuminates the property of any member or community area with excess or nuisance light, is prohibited. All spotlighting must face downward and utilize "cut off luminaries" as needed. All non-active use lighting is to terminate by 11pm.

LAKEFRONT PROPERTY LIGHTING

Lighting which reflects off the lake in a manner that illuminates the property of any member or community area with continuous light is prohibited. All non-active use lighting is prohibited, except for non-permanent displays during the Christmas/Hanukkah season.

FENCES

Fencing is permitted only upon approval by the Rules and Property Committee. Split Rail fencing is permitted only and with heights not to exceed the limit of four feet (4"), or otherwise permitted by the Rules and Property Committee. Fence colors must be natural in color. Vinyl is prohibited. Permitting is required by Medford Township.

ACCESSORY VEHICLE STORAGE / PARKING

All accessory vehicles stored or parked within a member's property, including but not limited to boats, trailers, utility trailers, campers, R.V.'s, motor homes, etc. should be garaged. When not garaged, it is the responsibility of a member to provide a buffer and proper screening with respect to neighbors and/or Centennial Pines Club community property.

Amendment To Code of Rules and Regulations

Adopted 6-19-09

WETLAND BUFFER LIGHTING STANDARDS

1. For active, functional use only. Decorative lighting is prohibited except for non-permanent displays during the December holiday season.
2. Light shielded from horizontal light spillage.
3. Directional to 3' wide path only. Areas outside of path must not be directly illuminated.
4. Maximum of 1 foot candle measured at ground level directly beneath fixture.
5. Maximum fixture height of 22".
6. Spacing to be maximum distance between fixtures that creates continuous illumination of the path.
7. Lighting on docks or any structure connected to dock – is prohibited.
8. Fixtures must have a flat finish and be dark in color (black, brown, gray, dark green are examples of acceptable colors).

BOARD APPROVED 6-19-09

6-19-09

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