

Lagoon Point Community Association

SPECIAL USE POLICY, APPLICATION and PERMIT/CONTRACT for use of LOT B and LOT C parking lots and launch ramp for PRIVATE DOCK or PILING projects.

PURPOSE:

1. Allow the use of the LPCA Community launch ramp and parking lots which belong to all owners, for the replacement of private docks and or pilings by LPCA members.
2. Limit and regulate these activities by requiring a special use permit and oversight by the LPCA Board.

GUIDING PRINCIPALS:

1. The replacement of private docks and pilings enhance Community appearance and safety and individual members should be allowed to utilize the launch ramp and parking lots for this purpose.
2. This activity should be regulated to protect LPCA Membership from unreasonable inconvenience, liability and damage to LPCA common property.

SPECIAL USE ACTIVITIES MAY INCLUDE:

1. Hauling out and launching dock units/sections and or pilings.
2. Staging completed docks, pilings and or equipment prior to installation.
3. Connecting completed dock units/sections too large to transport via truck/trailer.

PROHIBITED ACTIVITIES:

1. Commencement of a project without a permit or continuation of any project outside the approved Application/Contract dates, work hours or approved project description.
2. With the exception of connecting completed dock components together which are too large to transport, construction or demolition is prohibited. New construction or demolition must occur off site. Size reduction of old dock units/sections too large to transport must be performed off site prior to being floated to the launch ramp for haul out.
3. The use of sharp fasteners such as nails and screws is prohibited.
4. Odiferous refuse such as old docks with attached marine life must not remain overnight.
5. Activity which significantly blocks or impedes boat launching and trailer parking.
6. When possible large projects requiring multiple days or staging of material or equipment should be performed outside the busy fishing and boating season.

SPECIAL USE PERMIT IS REQUIREMENTS:

1. A **Special Use Permit must be obtained** “for utilization of Lot C and or B” by completing this Special Use Application/Contract form and delivering it to the LPCA Board. Mail to P.O. Box 123, Greenbank, WA 98253 or deliver to the LPCA mailbox at 3675 Oceanside Drive.
2. Project dates, work hours, detailed scope of work and schedule must be included in the application and complied with unless otherwise approved by the Managing LPCA Representative.
3. LPCA areas that have been affected shall be restored to original condition, including regrading of gravel areas, fence, gate and other facility repairs as needed. Any applicable restoration work needed as a result of this activity shall be included within this Permit and schedule.
4. One LPCA Board Member, hereinafter called “LPCA Managing Representative” will manage each activity. A pre-activity meeting with that LPCA Managing Representative is required unless waived by him/her and an alternate means of coordination and approval is implemented.
5. Any change to an Application/Contract must be submitted in writing and be approved by the LPCA Board or the LPCA Managing Representative.
6. LPCA members are responsible for their employees and or contractors compliance with this policy and the terms and conditions of the Application/Contract. The approved Application/Contract must be signed by the LPCA property owner and by the owner’s contractors, if any.
7. Prior to commencement of a Board approved project, the LPCA Member shall submit a Waiver and Release of Liability. If the Member employs workers, the Member must submit a Certificate of Workers’ Compensation Insurance naming LPCA as additionally insured.
8. Members’ contractors, if any, must submit a Certificate of Insurance for Workers’ Compensation Insurance naming LPCA additionally insured and a Certificate of Liability Insurance in the amount of \$2 million naming LPCA as additional insured.
9. LPCA reserves the right to impose daily monetary penalties without limit on a Member and or their authorized contractor(s) who fail to follow the terms and or conditions of the Permitted Use Permit and fail to immediately remedy any condition that is hazardous, noxious or seriously impedes Members’ use of LPCA facilities.
10. Once a permit is approved the Board reserves the right to assure compliance.
11. A final permit sign off by the LPCA Board is required for project closure out.

APPLICATION and PERMIT/CONTRACT for LOT B-C Special Use. Part-1

Instruction: Complete Part 1. Part 2 to be signed when application is approved.

Applicant Name:			
Lagoon Point Property Address:			
Mailing Address:			
Phone Number:			
Email address:			
Project Address (if different)			
Date(s) of Project: (include move on/off)			
Will you have an employee?	Yes	No	
Will you hire a contractor?	Yes	No	
Will you stage material or equipment at lot B or C?	Yes	No	
Project description. (Attach additional pages if necessary)			
Additional Requirements imposed by the Board:			
Approved Commencement Date:			
Required Completion Date:			
Your LPCA Representative is: _____			Phone _____
email _____			

APPLICATION and PERMIT/CONTRACT for LOT B-C Special Use. Part-2

PROOF OF INSURANCE

Prior to contract execution, the Contractor shall file with the Lagoon Point Community Association, with the address of, LPCA, PO Box 123, Greenbank, WA 98253. Certificates of Insurance evidencing the minimum insurance coverage required under this permit. Owner shall also provide Certificates of Workers' Compensation Insurance if he employs workers who are employees.

WAIVER

The Owner and Contractor shall defend, indemnify and hold the LPCA, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the LPCA. Owner shall be solely responsible for any and all damages to LPCA property under this permit including damages caused by its' employees, contractors and uncompensated volunteers.

It is agreed by the undersigned that this document is a binding contract.

Property owner signature: _____ Date: _____

Contractor signature: _____ Date: _____

Lagoon Point Community Association Authorized Board signature:

_____ Date: _____
signature title

Final acceptance by the LPCA Board upon project completion and inspection. The Applicant has satisfactorily fulfilled his/her obligations under this permit. This permit is hereby closed out.

Lagoon Point Community Association Authorized Board signature:

_____ Date: _____
signature title