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Updated by the Board of Trustees on August 13, 2026, to be ratified by membership vote during the next Annual Meeting

PINES LAKE ASSOCIATION MEMBERSHIP RULES

Any violation of these Rules may result in suspension or revocation of membership privileges as provided in Article I (E) of the Bylaws of the Pines Lake Association (PLA).

Use of the term "Member" refers to a Member in Good Standing throughout these rules.

GENERAL RULES

A. DUTY TO REIMBURSE PLA

Members are responsible for themselves, their families and guests while on PLA property, using the lake, or participating in activities. In the event of damage to PLA property caused by a member, their families and guests, the member shall be obligated to reimburse PLA for the costs of repairing or replacing such damage.

B. DUTY TO FOLLOW DIRECTIONS

1. Members, their families and guests shall cooperate with, and obey, the directions of the lifeguards, security staff, Property Director (herein collectively referred to as the "Waterfront Staff') and members of the PLA Board of Trustees (hereinafter the "Board") while on PLA property.
2. Beaches are under the supervision of the Waterfront Staff, who have the authority to tell unruly persons to leave PLA premises and not return for the remainder of that particular day and night, and also to recommend to the Board the revocation or suspension of beach privileges of any member who personally violates any Beach Rule and whose family or guest violates any of these Beach Rules or fails to follow Waterfront Staff instructions.

C. CARE OF CHILDREN

1. Children less than 13 years of age must be supervised by a parent or caregiver and may not be left unattended while on PLA property. Caregivers for children under the age of 13 must be at least 15 years of age as of the first day of the summer program.
2. The parent or guardian must ensure that such caregiver is mature and conscientious enough to assume this considerable responsibility.

3. Caregivers may not participate in the summer program activities during the time that they are acting in a caregiver capacity, caregivers may not bring any guests, and must abide by all beach rules. If a caregiver violates any beach or water rule, the caregiver may be denied access to PLA properties or facilities.
4. PLA employees may not perform caregiver duties while performing PLA duties.
5. Parents assume all responsibility for the supervision of their children, grandchildren, guests and caregivers while on Association property

D. ALCOHOL POLICY

There is to be no consumption of alcoholic beverages on PLA property except at functions approved by the Board.

E. SMOKING POLICY

Smoking in any form, including e-cigarettes, is not allowed on any Pines Lake Association property, including the beaches, the pavilion, The Glen and the lake.

F. ANIMAL POLICY

1. Animals are not allowed on any Pines Lake Association property.
2. Animals are not allowed in the water at any beach, on the beaches, on the docks, on the lawns, in the parking lots, on the tennis court, on the lower courts or in the pavilion.
3. For the purposes of this policy, animals include but are not limited to pets of any kind including dogs, cats, birds, and emotional support animals of any kind.

G. RULES OF ADMISSION TO ASSOCIATION PROPERTY

1. Beach tags must be worn by everyone six years old or older at all times while on any PLA property. This rule shall be in effect at all times of the year, whether or not lifeguards are on duty. It covers all activities, including, but not limited to, ice skating, ice fishing, swimming, regattas, games and social gatherings of PLA or any club. Beach tags for the current year are required on and after May 15. The use of beach tags is limited to members in good standing and their families and guests.
2. The Board will deny use of PLA facilities to any member, their families and guests whose dues are in arrears, as provided by the PLA Bylaws.
3. Lost or stolen beach tags must be reported to the PLA Administrator (973 839-6211) or by email to admin@pineslake.com as soon as possible. Replacements may be issued for an administrative charge to be set by the Board from time to time.
4. A total of the greater of six, or the number of permanent residents in an eligible household six years or older, beach tags shall be issued or authorized each year to each eligible membership household in the community.

H. GUEST AND CLUB RULES

1. A "guest" is a person being entertained personally and accompanied by a member. No resident within the confines of the Pines Lake community (as defined in Article I of the Bylaws) may be the guest of another member. Beach tags lent to any such person may be confiscated.
2. Each household is allowed six (6) guests on PLA property at any one time.

3. Members must accompany their guests at all times while on PLA property or while using PLA facilities. There are two exceptions to this rule: Member's children and grandchildren may use the beach facilities without the member being present; persons who reside in a member's household may also use the facilities without the member being present. These children, grandchildren and residents may not bring guests of their own.
4. Members must make their guests familiar with these PLA Membership Rules and are responsible for the behavior of their guests.
5. Guests may not participate in any ongoing summer programs. This includes those activities that have a progression of advancement in the learning process, such as swim team, swim lessons, tennis lessons, sailing lessons, and the like. Guests may participate in those activities that operate on an ad hoc basis such as athletics, arts and crafts, etc.
6. To accommodate members who may have relatives from out of the confines of Pines Lake (as defined in Article I of the Bylaws) staying with them for the entire summer (July 4th through Labor Day), such relatives are considered guests whose beach and water activities shall be consistent with that of their hosts.
7. Clubs and other formally constituted groups wishing to use PLA facilities must apply in writing to the Board Secretary through the PLA Administrator on a form supplied by the PLA Administrator stating the number of people expected (which may include guests), the facility to be used, the date and hours of the event and the nature or purpose of the planned activity. Such applications should be made at least four (4) weeks in advance. Such clubs or group must consist either entirely or predominantly of PLA members, must be permanently constituted with a formal structure of officers or leaders and must hold regular meetings. The nature and purpose of the club or group must be consistent with the PLA's social, recreational, and educational objectives as cited in the Certificate of Incorporation. Alcohol is strictly prohibited and may not be consumed, served nor brought onto premises for any club or group use of PLA property and/or its facilities, except at the Pines Lake Fishing and Conservation Club (PLFCC) Annual Beefsteak Dinner/Dance which is held the 1st Saturday in August each year. If any other club or group wants to serve alcohol they would need to make this request to the PLA Board of Trustees.
8. The Board Secretary, subject to approval by the Board, shall grant or deny the request, provided the proposed use does not interfere with the use of the facilities by other members.
9. The PLA prohibits political, religious, or sales solicitation gatherings of any kind at the pavilion, or on any PLA property. The PLA prohibits use of any PLA facility for non-PLA business purposes, including offering or arranging of private lessons of any type.
10. All facilities and services of PLA that are available to members will be available to the club invitees but only at the approved time and place. Any costs directly incurred through such use of the facilities and services, and any damage thereto, shall be borne by the member signing the application or the club or group hosting the event.
11. Educational groups may be granted permission to engage in botanical, biological or ecological research studies in the lake and "The Glen" in the same manner and subject to the same terms and conditions as provided above.
12. As an exception to H7 above, the Pines Lake swim team may invite outsiders to join them in competitive or reciprocal activities and need not undergo the application process.

I. BEACH AND WATER RULES

Please observe the following rules and restrictions:

1. Non-swimmers and beginners are not permitted on rafts or docks unless supervised by a qualified adult swimmer.
2. Swimming is not permitted under rafts, water features or docks. Swimming outside roped and supervised areas or when lifeguards are off duty is at your own risk.
3. No one is permitted to enter or leave the swimming area boundaries from under the ropes.
4. Members are asked not to distract lifeguards from their responsibilities by engaging them in social conversation.
5. Small snacks are permitted on the beaches. Please use the pavilion for picnics or meals that are likely to leave crumbs.
6. Children who are not toilet trained must wear swim diapers when in the water.
7. When South Beach restrooms are available, diaper changing must be performed in the rest rooms.
8. Appropriate clothing or swim attire is required at all times. Changing clothing or swimwear in a manner that results in public exposure is not permitted.
9. Fishing and boating are not permitted in the swimming areas. Fishing is not allowed from any dock during the hours that the beach is under the supervision of the waterfront staff.
10. Roller-blading and skate boarding are not permitted on the lower courts, in the pavilion nor on the tennis courts as these activities are detrimental to the surfaces.
11. Do not litter. Use the refuse and recycling containers.
12. Please be courteous when using cell phones for the sake of those around you.
13. North Island is not a beach and swimming is not permitted there.
14. Diving from any bridge and swimming in any adjacent area is not allowed.
15. The use of the slides and water features is permitted only when lifeguards are on duty and are off limits when the beaches are closed.
16. Participants must pass the PLA deep water swim test to be allowed to use the water features (slide and Wibit).
17. The maximum number of participants on the water feature is ten (10) where a participant is someone who is actually on the Wibit inflatable water feature including supervising adults. A person next to or hanging onto the water feature in the water does not count as a participant.
18. No one under the age of nine (9) is allowed on the water feature without an adult. The adult does not have to be a parent and does not have to be on the water feature with the child, only in close proximity either in the water or on the dock.
19. Life jackets are required to use the water feature.

J. TENNIS & SPORTS COURT RULES

1. Court use is limited to members, their families, and guests.
2. Players must wear appropriate attire.
3. Non-marking tennis shoes or their equivalent must be worn at all times on the courts.
4. Court hours are from 7:00 AM to 10:00 P.M.
5. Lighting will be provided as may be authorized from time to time by the Board.
6. During the summer program, the courts are reserved for the adult and children's programs Monday through Thursday during program hours. Courts may also be used for program purposes and special events as posted.

7. At other times, courts will be on a first come, first served basis. Reservations are not permitted.
8. If you leave the court area while waiting, you will delay or lose your start time. The court area is defined as the immediate surroundings, not including the pavilion, lower courts, or beach.
9. Court play will be for one hour at a time starting on the hour for one court, and starting on the half-hour for the other. The courts are marked accordingly.
10. Persons under age 14 are not permitted on the courts after 6:00 P.M. on any day unless accompanied by an adult (more than 18 years of age)

K. BOATING RULES

The entire lake is a "no wake zone." Boating is at your own risk!

In accordance with New Jersey Dept. of Motor Vehicles (NJDMV) regulations for operation of powered boats within the state of New Jersey and its waters, power boat operators on Pines Lake must comply with all NJDMV procedures relating to boat licensing, operation certification, registration and boat operation. Failure to comply with this requirement may not only jeopardize such operators' status with NJDMV but may also be cause for such member in good standing's household privilege to use power boats on Pines Lake to be revoked.

Operating Boats

1. Boats, owners and operators must comply with state laws at all times.
2. No individually owned gasoline powered motors are permitted.
3. Boats are limited to a maximum of 20 feet length over all (LOA), width to a maximum of 8 feet. Larger boats will not be permitted on the lake except those that were owned and previously approved for use on or before November 8, 2000. Replacement of any previously approved boat must conform to the limits specified herein.
4. Electric motor sizing is limited to 48 volts for pontoon boats and 24 volts for smaller and multihull boats.
5. Power driven vehicles such as snowmobiles and motorcycles as well as gasoline tools such as gasoline driven augers are not allowed on the ice.
6. Electronic or gas-powered surf-boards, wave runners and jet skis, as well as all personal watercraft, electric or gas powered are prohibited from operating on the Lake.

Dock Spaces and Mooring

1. PLA is not liable for any loss, damage or theft to water craft of any kind docked or stored on PLA property regardless of whether the water craft is in the lake.
2. Mooring or docking of any boats on PLA docks or rafts is not permitted. Temporary tie-ups are permitted along the west side of the South Beach docks. However, during swim meets, temporary tie-ups are not permitted to the walkout, swim or fishing docks. You may float or anchor your boat at least the recommended safe distance of 4 feet from the docks.
3. There are no overnight or permanent mooring spaces for private boats in the lake or on PLA property
4. Inflatable floats, rafts, water features or other kinds of inflatable structures or devices may not be moored overnight nor permanently.

5. Application forms for boat registration & specifications, decals and if applicable, dock spaces, will be mailed in the spring with members' dues statement and will also be available online at www.pineslake.com. Such application forms must be returned in thirty or fewer days. When dues are paid, decals will be mailed and spaces will be allocated on a first come first served basis by the boat-docking coordinator. Boats may not be used on the lake unless they are registered per the above application form. Spaces will only be assigned to the member who personally owns the boat to be stored in that space.
6. All boats stored or docked on private property must be registered annually and at time of introduction to the lake with the PLA office for its approval before such boat is launched or used on the lake. Such registration should be submitted to the PLA office on the form provided by the PLA office and contain boat size and motor size information. All such boats must display the appropriate current year PLA decal. If the boat and/or motor are found to be not in compliance with these rules, approval will be denied or rescinded and the boat and/or motor may not be used on the lake.
7. A reasonable effort will be made to retain the same assigned space from year to year but this cannot be assured. Maximum of one pontoon boat may be berthed or docked overnight at any one lakefront property or dock.
8. Any boat on PLA property must have a current year's decal affixed on the forward starboard side by June 15. After that date, any boat without a decal for the current year may be removed by the PLA at the owner's expense, and the dock space returned to the pool for reassignment.
9. Boats, including canoes and kayaks, must be put in their assigned spaces by June 15. Failure to do so may result in having that space returned to the general pool for reassignment.
10. All boats stored on PLA property must be tied down, locked, in usable condition, and placed or covered so as to avoid the accumulation of standing water. Any boat that does not conform to this rule may be removed at the owner's expense.
11. Canoes or kayaks must be stored on their individual rack and space numbers as assigned, no more than one (1) canoe or kayak per assigned spot.
12. A second space will be assigned only after all requests for first boat spaces are fulfilled. Such a second space is subject to be revoked if needed during the current use year.
13. No household is permitted to have more than two (2) PLA boat spaces.
14. All boats used on Pines Lake must be owned and registered by members in good standing. No "guest boats" are allowed on the lake without permission of the PLA Board of Trustees.
15. Pines Lake Association does not provide boat docking spaces for pontoon boats of any size.

L. FISHING RULES

1. Fishing in the lake is under the jurisdiction of the New Jersey Fish and Game Commission. A license is required.
2. A catch and release rule is in effect for game fish. All largemouth bass, smallmouth bass, and northern pike shall be promptly returned to the Lake unless otherwise posted by the Pines Lake Association. Pan fish, (sunfish, crappies, and perch), catfish, and any other fish species caught in Pines Lake may be kept in accordance with NJ DEP Division of Fish and Wildlife regulations.
3. Fishing from the roadway across the dam is not allowed.

Note: See Paragraph N below for Ice Fishing Rules

M. PROPERTY RULES

PLA owns the lake bottom and a ten-foot strip of land surrounding most of the lake. Although PLA must approve several types of construction in the community, especially along the ten-foot strip, shoreline and over the water, PLA is not a governmental authority and does not grant government mandated permits. Property owners must contact the Wayne Building Department on all proposed construction to determine matters such as zoning, compliance with codes and permits which may include, but is not limited to, the State of New Jersey Department of Environmental Protection for bulkhead and dock construction and repairs.

1. Lake front property owners are not permitted to fill in any part of the lake nor to alter the shoreline.
2. Before constructing, altering or erecting any retaining wall, patio, deck or other structure, such as, but not limited to, a gazebo, pergola, or removal of trees, shrubs or bushes on or over the ten-foot strip, an owner must obtain written permission from the Board. Retaining walls may be constructed only of stone or concrete materials. Wood, steel and other materials are not permitted.
3. Any new plantings in the ten-foot strip or along the shoreline must be generally consistent with species indigenous to the Pines Lake community or present along existing lakefront properties and is subject to Board approval.
4. Construction and/or installation of new moorings, docks, decks, or wharves; or alterations to existing ones must be approved in advance in writing by the Properties Trustee after Board approval. A written application specifying size, shape, construction materials and accompanied by a sketch must be submitted 15 days prior to a regularly scheduled Board meeting to the PLA Properties Trustee. Maximum size of docks and wharves is 12 feet by 16 feet. Only one dock or wharf is allowed per property, whether fixed or floating. Hereafter no offshore floating docks shall be allowed. Any offshore floating dock existing as of 12/9/2010 may remain but may not be replaced.
5. No dock shall extend more than 16 feet into the water as measured from the shoreline and all docks must be level with or below the level of the adjacent land, i.e., no elevated docks. Offshore (i.e. not contiguous with the shoreline) docks, whether fixed or floating, are prohibited.
6. When replacing, repairing or reconstructing existing docks, wharves or floats larger than currently permitted, the new ones shall conform to these rules including the limitation to one unit per property.
7. Upon written application and written approval by the Board, lawn sprinkler systems may use the lake as an irrigation source. PLA is not responsible for any adverse effects of the water even after water treatments. Approval will be granted only upon such terms and conditions as approved and only if the sprinkler inlet line is a maximum of 10 feet from the shoreline, a maximum of 3 feet high, and the pipe is plastic material not more than 2 inches in diameter.
8. Under no condition shall any electrical connections be made to a lawn sprinkler inlet pipe in or over the water or to any other apparatus or lights on or over a dock.
9. Fires are not permitted at any PLA property.
10. Unlicensed power-driven vehicles, including but not limited to, mini-bike, motorized scooters, golf carts, quads, go-carts etc., are not permitted on PLA parking lots or other PLA property including the ice.
11. Storm drains and ditches along the sides of the roads, particularly by driveways, shall not be obstructed.
12. Established waterways running through private property shall be kept free-running, clear and clean of debris.

13. Waterfowl and Waterfowl Barriers
    - Feeding of the waterfowl is harmful to both the waterfowl and the community. Do not feed the waterfowl.
    - Waterfowl barriers may be erected only with the prior written approval of the Board.
    - At a minimum, waterfowl barriers shall be constructed or erected in accordance with the following standards: Barriers shall consist of metal posts with a maximum dimension of 3/4 inch in diameter spaced no closer than 4 feet on center; and be no closer than 2 feet from the water's edge. The posts shall support a single wire or light gauge wire mesh to a maximum height of 18 inches. The posts and wire shall be inconspicuous in color.
    - Any waterfowl barrier constructed without prior approval or found to be not in compliance with these standards shall be removed at the owner's expense.
14. Lakefront property owners undertaking any earthmoving or excavation projects on their property must erect a silt fence barrier along the lakefront for the duration of their project.
15. Lake front property owners are not permitted to place rope barriers, ice bubblers, fencing or any other objects in the lake that might create a hazard or impediment to the safe use of the lake.
16. Applications for PLA homeowners' approvals on any dock or bulkhead or other construction or other matter requiring PLA Board approval as set forth in these Membership Rules must be made by the property owner and not by an agent such as a contractor, architect, lawyer, etc.
17. No camping overnight on PLA property other than official PLA sponsored/sanctioned activities.

N. ICE SAFETY

All ice-related recreational activities are inherently dangerous! The ice is particularly hazardous in the area west of North Island where ice fishing occurs and fishing holes create both thin ice and openings in the ice. People who go out onto the ice do so at their own risk! The PLA makes no warranty of any type concerning the thickness, adequacy or safety of any ice.

1. Ice fishing is under the jurisdiction of the New Jersey Fish and Game Commission. A license is required.
2. Ice ladders are located at South Beach, West Beach North Island, the dam area, and at various private properties around the lake perimeter.
3. Power driven vehicles such as snowmobiles and motorcycles as well as gasoline tools such as gasoline driven augers are not allowed on the ice.
4. Any materials carried onto the Lake in support of ice activity must be removed at the end of each day.

O. GATE KEY RULES

1. Members In Good Standing may obtain keys for access to the gate at South Beach, West Beach, and North Island for a deposit to be set from time to time by the Board.
2. Duplication of keys is strictly prohibited.
3. Members and their family members are not allowed to lend or borrow a key which opens any PLA gate or facility. Violation of this rule may result in revocation of your key and loss of your deposit.
4. Unless PLA has opened the gate for the day, lock the gate behind you going in and coming out each time.

P. COORDINATION WITH BYLAWS

These rules shall be interpreted so as to be consistent with the PLA Bylaws. In the event of any conflict between these two documents, the Bylaws provisions shall prevail.