



DOCK POLICY

Lifts, Lockers, & Modification Policies

- **Approved Lifts** (*no exceptions*):
 - Poly Lift
 - Galva Hoist (Rebranded to DuraTek 2022 – Sold by Summerset)
 - Galva Lift
- **PWC Dock Lockers** – Model #426 (44 ½ W x 12 ½ D x 12 ½) – PWC dock lockers are allowed on shoreside finger ONLY. PWC Slip owners have the option to share a locker with shoreside finger mate or waive the right to use the PWC dock locker. A PWC locker request form must be completed to purchase and install a dock locker. Policy and request forms can be found on the AppFolio portal in the “Shared Documents” tab.
- **Boat Dock Lockers** – All Boat Dock Lockers must conform to existing lockers. The lockers must be ordered from Scott Spurling, Summer Place Director of Maintenance at 573-469-3934. They will be painted with the approved “grey” paint as required by the Association. Lockers are vented.
- **Boats MUST fit within the drip line** (*no exceptions*)
- **Dock “V” and Fill-Ins** in slip must conform to other slips and require Board approval. Please send documentation to PMP Association Management at info@pmplakeozarks.com. The Board will review for approval.
- **PWC Slips** – Front mount PWC lifts only (*side mounts are prohibited*)
- **Unapproved for Docks:**
 - Roto Lifts, Titan, and Rhino Lift
 - PWC side mounts
 - All cable lifts are prohibited
 - Stop kits or rough water kits
 - Boats and/or anchors are not to protrude over walkways – no exceptions.
 - All hanging boat covers and curtains at the ends of the slips are prohibited. Previously approved covers and curtains are “grandfathered” but the slip must be brought back to its original condition when the unit is sold and cannot be transferred to the new owner.
- **Dock Maintenance** – Slip owners are required to properly maintain their slips and lifts. Homeowners are responsible for damages incurred during the installation, use of a lift, or owner negligence. Homeowners are responsible for insuring their boats, lifts, toys, and other personal items. Please contact the Association Manager at info@pmplakeozarks.com to ground your slip as soon as it is installed.
- **Boating Guests** – Homeowner guests may tie boats down on the end of a dock using fenders and lines during daylight hours only. Homeowners are responsible for their guest’s boats, any damages to the boat, and any damages to the Association’s dock. Homeowners or their over-night guests MAY temporarily use vacant slips only with permission from the slip owner AND only after they have received approval from the Board. The Board can deny this request. If a boat is docked in a vacant slip without a lift, the boat MUST be secured with a 4-point tie-up so that it does not come into contact with the dock in any way. Boats are NOT to be secured on just one side with fenders and lines. The slip owner is responsible for any damages to the Association’s dock. Homeowners with boats in a slip full-time are, of course, required to install a permanent lift per Association guidelines.



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- **Dock Deicers** – The Association strategically places deicers in and around the dock slips in late fall or early winter. The Association Manager monitors weather conditions to determine appropriate action. Homeowners are not permitted to move or power on or off any deicer. Homeowners are not permitted to purchase and operate their own deicers. Questions about placement or operation of the deicers should be forwarded to your Association Manager at info@pmlakeozarks.com.
- **Unauthorized Use of Your Slip** – Contact the Missouri State Highway/Water Patrol by dialing *55 from your cell phone or call 800-525-5555.

For safety reasons, owners are not permitted to make changes to dock/slip configuration or electrical service without prior approval from the Summer Place Board of Directors. Send all requests to your Association Manager at info@pmlakeozarks.com for approval.

PWC Dock Locker Policy, Boat Lift Request, and Kayak and Paddle Board Bracket Request

Forms are REQUIRED: These documents can be found on the AppFolio portal on the “Shared Documents” tab. Please complete and submit documents to the Board for the review and approval process via your Association Manager at info@pmlakeozarks.com.

The Summer Place Homeowners Association owns the docks and is responsible for the maintenance, repair, insurance, and taxes. The right to use an individual slip has been leased by the owner, as long as the owner has legal title to a Summer Place unit. The individual condo owner assumes financial responsibility for any damage to leased slips caused by installation of a boat lift, or owner negligence, or abuse. Lifts will be inspected annually for maintenance issues.

Dock Requirements & Procedures

- Wet Steps have been added to each dock, replacing the existing aluminum ladders. These steps require little care, but they must be pulled out of the water when not in use. Leaving the Wet Steps in the lake will damage them beyond repair. A pulley and cantilever system has been added to make it easier to raise the Wet Steps. Please do not leave the steps in the water. If you need help pulling them up, ask others to help.
- All hanging items must not encroach more than six inches onto the dock fingers. Hanging Paddle Boards, Kayaks, and other water toys are not allowed (on or over the finger) on the front or lake side finger of the slip.
- All hanging items (over a finger) must be attached to the shore side dock finger of the slip. Boards are required to be hung from the dock finger floor up and no more than (2) two Boards stacked higher than 72 inches from shore side finger will be allowed, provided that the bracket is no deeper than six inches into the dock finger.
- All Paddle Board mounting requests must have Board approval prior to installing.
- All Kayak mounting requests must have Board approval prior to installing. By virtue of their size, Kayaks are to be hung on the inside of a slip only. Kayaks can be hung on either side of a slip, as long as they are hung inside the slip.
- All Paddle Board & Kayak fins must face inward toward the owner’s slip.
- Items may be hung on either side of the inside of a slip (Boards and Kayaks) and must adhere to the 72-inch height requirement.



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- All anchors must not exceed the drip line of the slip nor extend into the main walkway. Fish baskets or hoses that fit at the end of a shore side finger or non-encroaching on dock walkways will be allowed so long as traffic is not impeded.
- Fishing, swimming, or floating equipment should not be left unattended on walkways.
- Fish cleaning should be done on cleaning benches; the bench should be washed and cleaned after use.
- Radio volume should be kept at a reasonable level.
- Swim at your own risk from the boat docks. There is heavy boat and personal watercraft traffic around the docks making it unsafe to swim in this area. As noted on dock signs, underwater bracing is under every boat slip. For safety, jumping, swimming, or diving is strongly discouraged in these areas.
- Storage of fuel on docks is strictly prohibited.
- Wet Steps attached to the docks MUST be raised and secured after each use. Leaving these in the water will greatly decrease their useful life and is not permitted.

Written Authorization Process

- The Association requires a written request be submitted for any changes, storage, or alterations to the dock. Requests must be submitted in writing to the Summer Place Board of Directors via the Association Manager for review at info@pmlakeozarks.com. No changes, storage, or alterations of any kind can be done prior to written authorization from the Board of Directors.
- Any changes, additions, modifications, or construction done to a homeowner's slip or dock finger must be submitted in writing with detailed plans, measurements, and materials to the PMP Association Manager for Board approval.
- Written support from slip neighbors is strongly encouraged and recommended to be sent with the written project proposal.
- No modifications can be made until homeowner receives an approval letter from the Board.

Helpful Hints (and Other Policies) for Safe Summer Place Dock Enjoyment

- Be sure to secure watercraft with a four-point rope system, even when on a lift, as lifts may fail.
- Keep dock fingers free of clutter.
- Make sure all covers are securely fastened due to potential wind damage.
- Double check all lift hoses and clamps each spring and fall for leaks, tears, or loose fittings.
- When leaving for the season, secure or remove all paddle Boards, kayaks, fishing gear and hoses from the dock and store in your dock locker, garage, or unit.
- Remove all inflatables, toys, and swim mats from the fingers before leaving the dock for an extended period. Inflatables and swim mats can be left on the fingers of the docks, secured tightly to a post, during your stay at the lake but must be removed when you leave. When leaving after a weekend (or visit), remove all inflatables and swim mats and store in the crawl space under your building or in your garage or unit. If items are left of the docks, management may remove these and store in the nearest crawl space. Full-timers should also store inflatables and swim mats when not being used. For safety reasons and to reduce theft, these items are not to be left on dock fingers. Help keep our docks safe and orderly and remove these items when not in use.

Community living can be challenging at times; Homeowners are encouraged to first discuss concerns with their neighbors for a mutual resolution.