Commonland

Waterfronts

1. There are three types of docks: Common, Private and Finger:
   a. Common Docks are for occasional use only by Members, their Immediate Family and Guests; and Associate Members, their Immediate Family and Guests.
   b. Members are permitted one Private Dock space for each lot owned.
   c. Members may rent Finger Docks and Canoe Racks from the Association, if available, with rental fees paid annually, in advance.
   d. Members are encouraged to share their Private Docks with other Members.

Private Dock Spaces

2. Members requiring a Private Dock space shall submit an Application to the Board and include a diagram of the proposed dock, ramp and platform.
   a. Dock and ramp width is limited to six feet and platform size to 107 square feet. Maximum dock length will be determined by the Board based on both the dock space location and the Member's requirements, but shall not exceed government limits.
   b. Dock spaces have been located, and Members must position their docks, such that adjacent docks will be a minimum of 25 feet apart, except in exceptional circumstances approve by the Board.
   c. Platforms placed in the water shall not exceed 107 square feet and shall not extend to either side of the dock more than 12.5 feet from the centre of the dock. Non-conforming water platforms as of October 4, 2025 will only be required to conform at the time the dock space is re-allocated.
   d. Any cutting of grass, brush or trees necessary to place and access the platform should be minimized, must be approved and supervised by the Board and shall not exceed a maximum width of 15 ft.
3. The process for allocating dock spaces to Members who submit an Application will be transparent, recognize that Members' boating and personal needs may change over time, and strive to be fair for all Members. As such:
   a. Members may request a specific dock space in their Application.
   b. If the requested dock space is currently in use, the Members may choose to be put on a dated Wait List that will be maintained, in chronological order, by the Waterfronts Director.
   c. When a property is sold, the re-allocation of the dock space of the previous owner will be put on hold for 14 days following the completing of the sale to allow time for the new owner to submit an Application. Subject to the new owner: (i) submitting an Application within such 14 day period; (ii) dealing with any concerns of the Board expeditiously; (iii) undertaking to make modifications to the dock and platform if required to comply with current requirements; and (iv) the Application otherwise being satisfactory to the Board based on the then current requirements applicable to all Members, the Board shall approve the Application in priority to any Application made by another Member, including Members on the Wait List.
   d. When allocating a dock space, the Board will take into consideration the type and size of boat to be docked, the shoreline conditions and water depth at the dock location, and, except in the circumstances described in subsection 3c, the position of the Application on the Wait List, if any.
4. The placement of all docks is at the discretion of the Board and Members are required to obtain written authorization to do so from the Board.
5. Without limiting the provisions of subsection 3(c) and 3(d), Members must apply for permission to trade or take over allocated dock spaces. Existing non-conforming docks will be required to conform with current policy at the time the dock space is re-allocated.
6. No Member or Associate Member shall place on Commonland any personal property except as permitted by the Association (see also Commonland Management Article 4b):
   a. During the boating season, personal items may be placed within the allocated dock space area immediately adjacent to the platform. The dock space area will be kept neat and clean and a dock box may be used for storage.
   b. In the fall, small watercraft (eg. canoe, paddle boat) and furniture may be stored on the platform. Docks must be either left in the water or stored on the ground within the allocated dock space. Lifting the dock vertically is not allowed.
7. If a dock is neglected, abandoned or in a state of disrepair it may be removed after an attempt has been made to notify the owner.
8. Members are prohibited from charging fees for the use of their allocated dock space.
9. Docks must be removed upon the sale of a home or property, unless they are purchased by the subsequent owner (i.e. they are included in the sale listing). In such case the new owner may keep the dock in place until the re-allocation of the dock space has been decided. If the new owner does not receive the allocation of that dock space, the Board will provide the new owner with a reasonable date by which the dock must be removed.

Finger Docks

Slip Ownership

10. Finger dock slips owned by the Association are not available to Members for purchase.
11. A Member who owns a slip ("legacy owner") is permitted to sell their slip to another Member or to the Association. A Member who sells a slip to another Member must advise the Board in writing.
12. The Board is under no obligation to purchase a slip from a Member.
13. If the Board agrees to purchase a slip from a Member, it will pay a set price of i) $850 to Members that agree to rent the slip for the following year; or ii) $600 to Members that do not rent the slip the following year. These prices may be adjusted annually by the Board.

Slip Rentals

14. Slips owned by the Association are only available for rental. Any new finger docks and slips shall only be available for rental.
15. Members requiring a slip shall submit a dock application form.
16. The process for allocating slips to Members who submit an Application will be transparent, recognize that Members' boating and personal needs may change over time, and strive to be fair for all Members. As such:
    a. Members may request a specific slip in their Application. If the requested slip is currently in use, Members may choose to be put on a dated Wait List that will be maintained, in chronological order, by the Waterfronts Director.
    b. When allocating a slip, the Board will take into consideration the type and size of boat to be docked, the water depth at the slip location, and the position of the Application on the Wait List, if any.
17. In accepting a rental allocation, the Member is agreeing to use the slip for that boating season and to not rent or loan the slip to other persons.

Renewals

18. Every year, each rental slip will first be offered to the Member who rented the slip the previous boating season.
19. Each year a renter must advise the Board in writing if they do not intend to use the slip for that season. In such case:
    a. The Board will refund any fees received that year only if the Board is able to rent the slip to another Member that season;
    b. In the subsequent season the Member will again be offered first opportunity to rent that slip (despite Article 18 above);
    c. If a rented slip is not used by the renting Member for two consecutive seasons they will lose their opportunity for first offer of that slip (despite Article 19b above).

Maintenance

20. Legacy owners are responsible for the cost of repairs to their own slips, but all repairs must first be approved and supervised by the Board.
21. The Association will pay for normal maintenance of the central docks and the slips that it owns.
22. Rental fees collected will be allocated to a Finger Dock Maintenance account to support maintenance; and funding of new finger docks and new or returned slips.
23. The Board will seek the approval of the membership for any repairs, replacements, or other expenses beyond the cost of normal maintenance.
24. If at any time the Board determines that a slip is unsafe (or that the entire structure is unsafe) it may decline to have that slip or the entire structure installed in the water.

Wait List Management

25. Two separate Wait Lists are maintained: one for Dock Spaces and one for Finger Dock slips.
26. Members are permitted to submit an application for a spot while at the same time be using another allocated spot.
27. A Member can specify one or more spots on their application that they would be willing to accept, if offered:
    a. Members will only be offered allocations for spots specified on their application;
    b. If a Member turns down an allocation offered they will be moved to the bottom of the Wait List for all spots specified in their application.
28. If a Member does not specify any spots in their application and subsequently turns down any allocation offered they will be moved to the bottom of the Wait List.