

Montclair Property Owners Association



Dock Permit Application

Dock permits will be renewed annually to owners in good standing between October 1 and 31 upon receipt of an MPOA Dock Permit Application. Renewal fee is \$5 when renewed by October 31. There will be a \$200 late fee unless there is proof by November 10 that insurance was in effect since November 1 of that year.

All dock owners are required to sign up for FSRConnect and provide a current phone number and email address below for emergency notifications concerning Lake Montclair.

All dock owners, including sub-associations that request community docks, will be required to provide MPOA with proof of valid general liability insurance coverage of no less than one million dollars (\$1,000,000) and must list the MPOA as a certificate holder or as additional insured when available through the insurance carrier. Owners with insurance carriers providing the necessary coverage but unable to have MPOA listed as a certificate holder or additional insured will be required to provide MPOA a copy of a letter signed by the insurance provider addressed to the owner indicating that coverage is in place for a current annual period and that the carrier will not provide the requested services (certificate holder or additional insured), and that the insurance provider will provide MPOA with notice of any change to or cancellation or renewal of the policy. Property owners will obtain all applicable county permits and will accept liability for any damages that may occur to sewer lines, other utilities, or other MPOA property. The dock owner has the sole responsibility for obtaining a survey of the property abutting the lake before submitting plans to the Covenants Committee for approval. The owner is solely responsible for the safety and structural integrity of the dock. Any repairs to a dock that constitute 30 percent or more of the dock requires the submission of a PIR.

Name _____
Date

Address

_____ Check one: Home Cell Work
Daytime Phone _____
Email Address (Required)

Dock Information

Application Type (Check one): Initial Renewal _____
Dock Size _____
Dock Plaque Number

_____ _____
Insurance Carrier Policy Number Effective Date

The owner (or applicant or other appropriate designation) hereby waives, releases, acquits, and discharges the Association of and from any and all liability for any claim, cause of action or dispute arising out of or relating to the dock, including but not limited to the raising or lowering of water level in Lake Montclair, and further agrees to indemnify and hold the Association harmless for all losses or damages, incurred by the Association in connection with any such claim, cause of action dispute, whether brought or asserted by the owner or by any other individual or entity.

_____ _____
Signature Date

For Office Use Only	
_____	_____
Date Received	Signature, General Manager

Important Information for Dock & Lakefront Owners

The owner is responsible for displaying an annual MPOA Dock Permit, clearly visible on the dock from waterside approach.

If you plan to make any modification, changes, or alterations to your property, consult the restrictions in the Chesapeake Bay Resource Protection Act of 1988 RPA (Act) and MPOA Community Guidelines. A protected 100-foot buffer has been established for Lake Montclair. All waterfront homes must present approval of the Prince William County Public Works Department for any construction within 100 feet of Lake Montclair.

Removal of any plant life, trees, or shrubs from the protected area or the water, even if dead, unless it creates a danger to the dwelling or its occupants needs approval by the MPOA board of directors.

No plant material may be removed from the lake bottom.

Items such as sheds, gazebos, boat-landing covers, electronic insect traps, tires used as bumpers, and speaker systems are not permitted on docks.

Replacing worn boards, resurfacing, refurbishing, and refinishing existing docks does not require county permits. However, any change, replacement, or repair of greater than 30 percent of an existing dock requires submittal of a Property Improvement Request (PIR).

Docks may have low rails and toolboxes in the form of a solid bench. A single shaded pole light, which shines solely within the perimeter of the dock itself, is permitted.