

# Rainberry Lake Dock Construction

The attached drawings apply to Rainberry Villas, Rainberry Homes and The Pines of Delray.

The Rules and Regulations herein apply to Rainberry Villas only. Please consult all applicable HOA documents before starting construction.

## Rules and Regulations

**{The Villas of Rainberry Homeowners Association Rules and Regulations – updated January 2005}**

### ARTICLE XV: LAKE USAGE

Section 1: Rainberry Lake is jointly owned by The Pines of Delray North, a condominium (25%), The Rainberry Lake Homeowners Association – The Homes (25%), and The Villas of Rainberry Homeowners Association – The Villas (50%). It is controlled by the Rainberry Lake Governing Board consisting of four (4) members, one from The Pines, one from The Homes, and two from The Villas.

Section 2: The following rules for use of the lake shall apply until amended or supplemented by a 75% vote of the Lake Governing Board.

- (a) Use of the lake is permitted only from 6AM until midnight, seven (7) days per week.
- (b) Children under the age of sixteen (16) shall not operate a motorized boat (or other device such as a jet ski) on the lake unless accompanied by a person at least sixteen (16) years of age.
- (c) All persons using the lake do so at their own risk.
- (d) The control lock at the north end of the lake may be operated by a remote transmitter issued by the associations. The operator of the control lock is subject to the regulations of the South Florida Water Management District. One remote transmitter may be issued or sold to each member having rights to use the lake, and same is not to be duplicated.
- (e) No boat is to be left in a stationary position for more than fifteen (15) minutes in an area customarily used for cruising. No boat shall be docked anywhere other than at a permanent dock authorized hereby.
- (f) No refuse of any kind is to be discharged in the lake.
- (g) Size of boat is not to exceed nineteen (19) feet in length.
- (h) The speed limit on the lake shall be five (5) miles per hour, and the speed limit in a canal shall be the maximum speed which does not cause a wake.
- (i) No boat shall cause or permit any oil or gas spills.
- (j) No water skiing (or jet skiing) shall be permitted anywhere on the lake.
- (k) Each association shall be responsible for the actions of its members.
- (l) Any user of the lake shall report any unusual activity or object in the lake, to the Lake Board.
- (m) Abandoned boats will be removed at the owner's expense.

## **ARTICLE XVII: DOCKS**

**Section 1:** All docks constructed on the western shoreline of Rainberry Lake are in the Common Area and are therefore, or will be upon completion, the property of the association.

**Section 2:** Any (home) owner wishing to build a dock shall submit a (written) request to the Architectural Control Committee for permission; permission shall be automatic for owners fronting the lake. (Upon approval) the owner will be assigned a location for his dock. In the case a lake-fronting owner, the location will be midway between the points where extensions of his lot lines intersect the edge of the lake (shoreline). Non-lake front owners will be assigned locations within one of the six (common-area) greenway areas (Tracts F, I, J, L, H & G) as near to their lots as is reasonable at the time.

**Section 3:** With permission, the homeowner will build a dock of approved design, at his own expense, and assumes full responsibility of its maintenance. A City (of Delray Beach) building permit will be required unless a blanket building permit (covering the dock construction) is in force. Upon completion, the dock will become the property of the association (Villas of Rainberry HOA).

**Section 4:** The homeowner shall have exclusive use of that (his or her assigned) dock. A lake-fronting owner will be able to pass the right to his permit to the new owner with the sale of his property. A non-lake-front property owner will be able to do the same only as long as there is an available dock site in one of the greenway areas. If there is none, he will first have to offer the right to his permit to a dock waiting list if one exists

**Section 5:** The transfer value of a dock permit shall be considered to be the depreciated construction cost of the dock, assuming a dock life of ten (10) years.

**Section 6:** No owners shall post any "Private Property" signs on, or attempt to exert any "Private Property" rights over any portion of the common area.

**Section 7:** Docks not used for one year in the common areas, will become the property of the (HOA) board and available for resale (to another eligible member).

**Section 8:** Insurance will (be) carried by the association (Villas of Rainberry HOA).

**Section 9:** This ARTICLE (ARTICLE XVII) may be amended only at an annual or special meeting of the members (of the Villas of Rainberry HOA), by a vote of seventy-five percent (75%) of the members present in person or by proxy when a quorum is present. A quorum for this purpose shall be fifty percent (50%) of the entire membership.

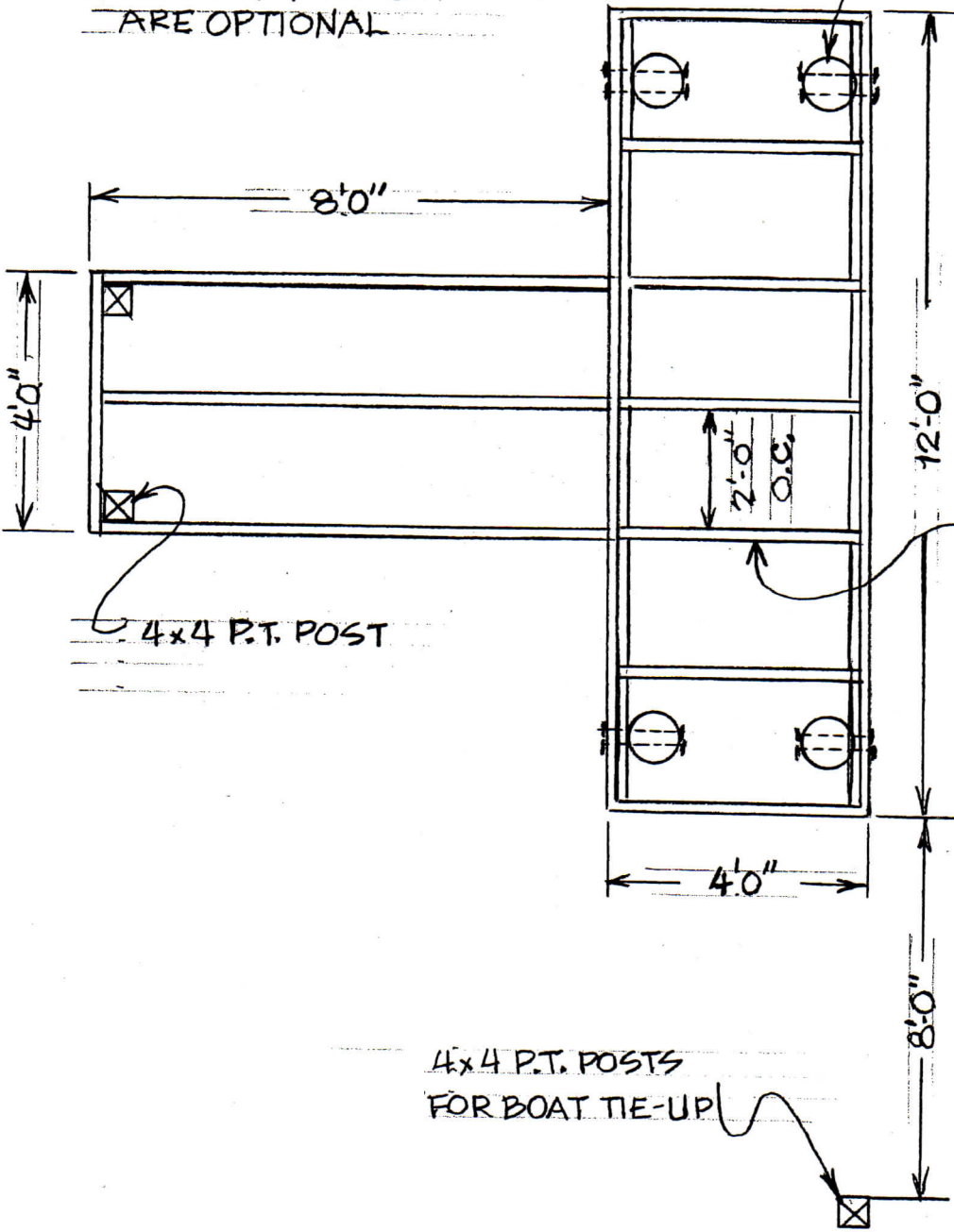
## Additional Rules and Frequently Asked Questions

1. Docks must be built by a professional Dock Building company that is insured and licensed. A Building Permit must be obtained from the City of Delray.
2. A non-lakefront homeowner holding a dock permit may not loan or rent the dock to *any* other party.
3. A lakefront homeowner may not loan his or her dock to a non Rainberry Villas resident, nor may they rent their dock to anyone.
4. Only one dock permitted per Villas of Rainberry property.
5. Only one boat is allowed per dock. NO rafting.
6. Boat owner should be aware that water level in the lake might raise 3 feet or more during heavy rains. Boat owner is responsible for managing dock lines to prevent damage to dock or boat.
7. In the event of hurricane or other severe storm prediction, boat owners must take appropriate action to protect boat and dock, as well as securing all items to assure they do not inflict damage to other property or people.
8. No gear or storage containers may be mounted to or stored on the dock.
9. Owner must get written permission from the Architectural Control Committee, to install a boat lift.
10. Boat lifts must be installed in a manner whereby the boat is parallel to the shore line.
11. Only docks located at lake front properties may have an electrical connection. All electrical work on dock or lift must be performed by a licensed electrician and a City of Delray permit must be obtained.
12. No roofs may be erected over the dock, boat or lift. No boathouses are permitted.
13. Boats should be launched at the public boat ramp in Lake Ida Park. There are no launching facilities on Rainberry Lake. Launching a boat from the shore of Rainberry Lake is not permitted as this will damage the delicate shoreline.
14. Boat owners may purchase a remote control device to operate the Lake Gate at the north end of the lake. Residents with a boat can obtain a Remote Control from Bob Smulik by calling (561) 266-0042.
15. The Lake Gate provides access to the canal that passes under Congress Ave and Rt. 95 to access Lake Ida and Lake Eden.
16. Rainberry Lake is entirely *NO WAKE!*
17. Rainberry Lake is entirely *CATCH AND RELEASE!*

NOTES

- ① ALL WOOD WILL BE PRESSURE TREATED
- ② ALL METAL WILL BE HOT DIPPED GALVANIZED
- ③ 4x4 BOAT TIE-UP POLES ARE OPTIONAL

☒ 4x4 P.T. POST FOR BOAT TIE-UP

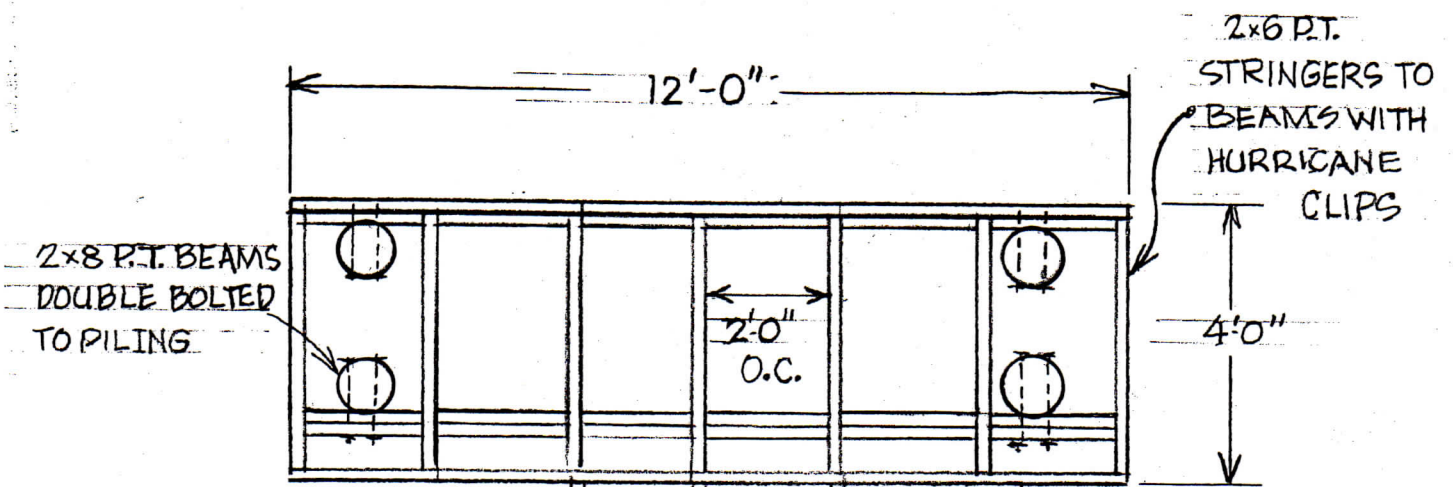
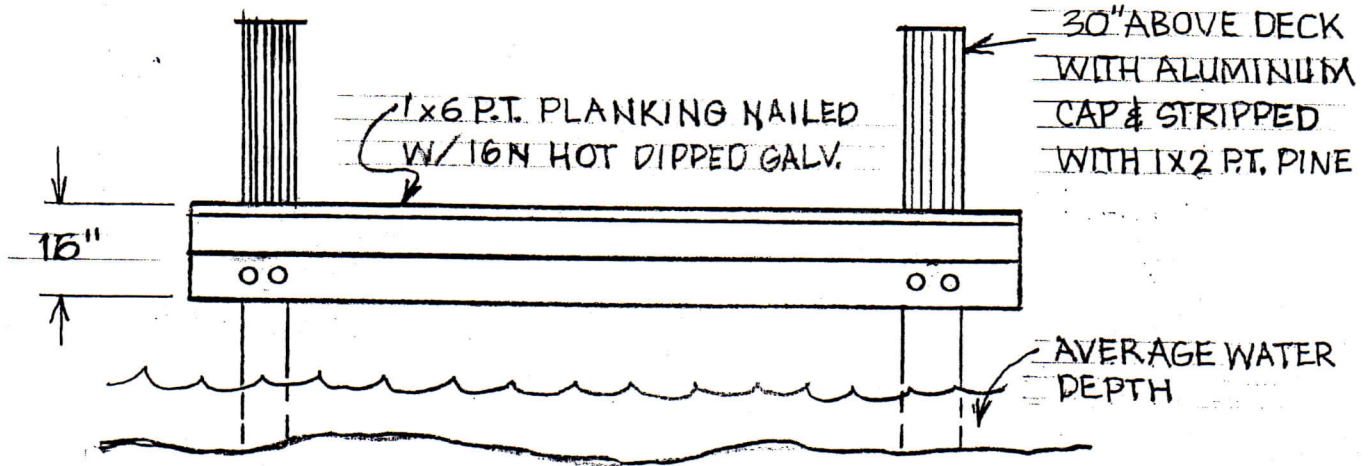


8" DIA PILING  
DOUBLE BOLTED TO  
2-2x6 P.T. W/ 1/8"  
GALVANIZED BOLTS  
\* PILING ABOVE DECK  
HEIGHT WILL BE  
STRIPED & TOPPED  
WITH METAL

2x6 STRINGERS  
WILL BE ANCHORED  
TO BEAMS WITH  
HURRICANE CLIPS

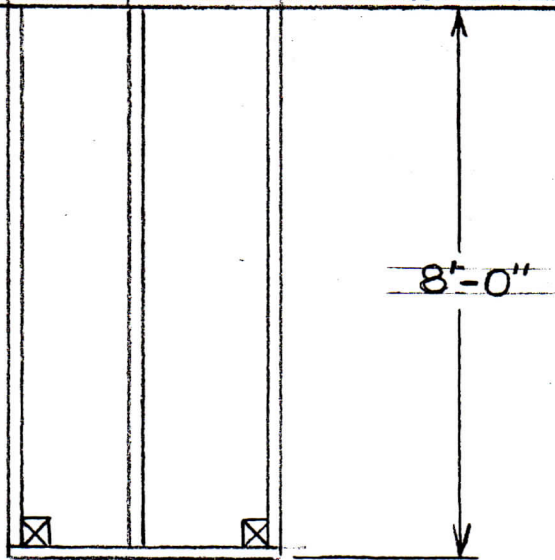
4x4 P.T. POSTS  
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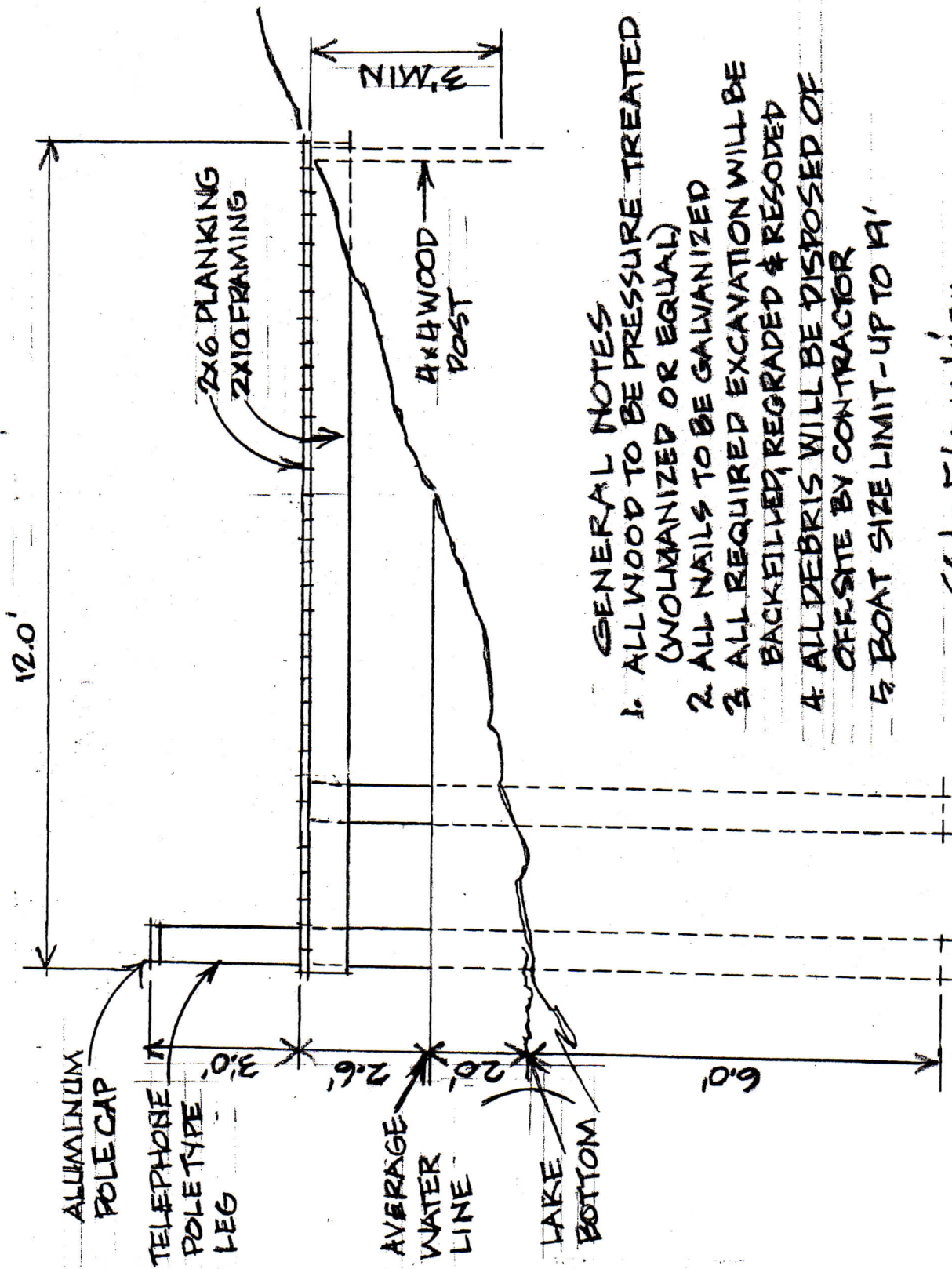
# LAKE SIDE VIEW



**NOTES**

- ① ALL PILING WILL BE P.T. PINE
- ② ALL METAL WILL BE HOT DIPPED GALVANIZED



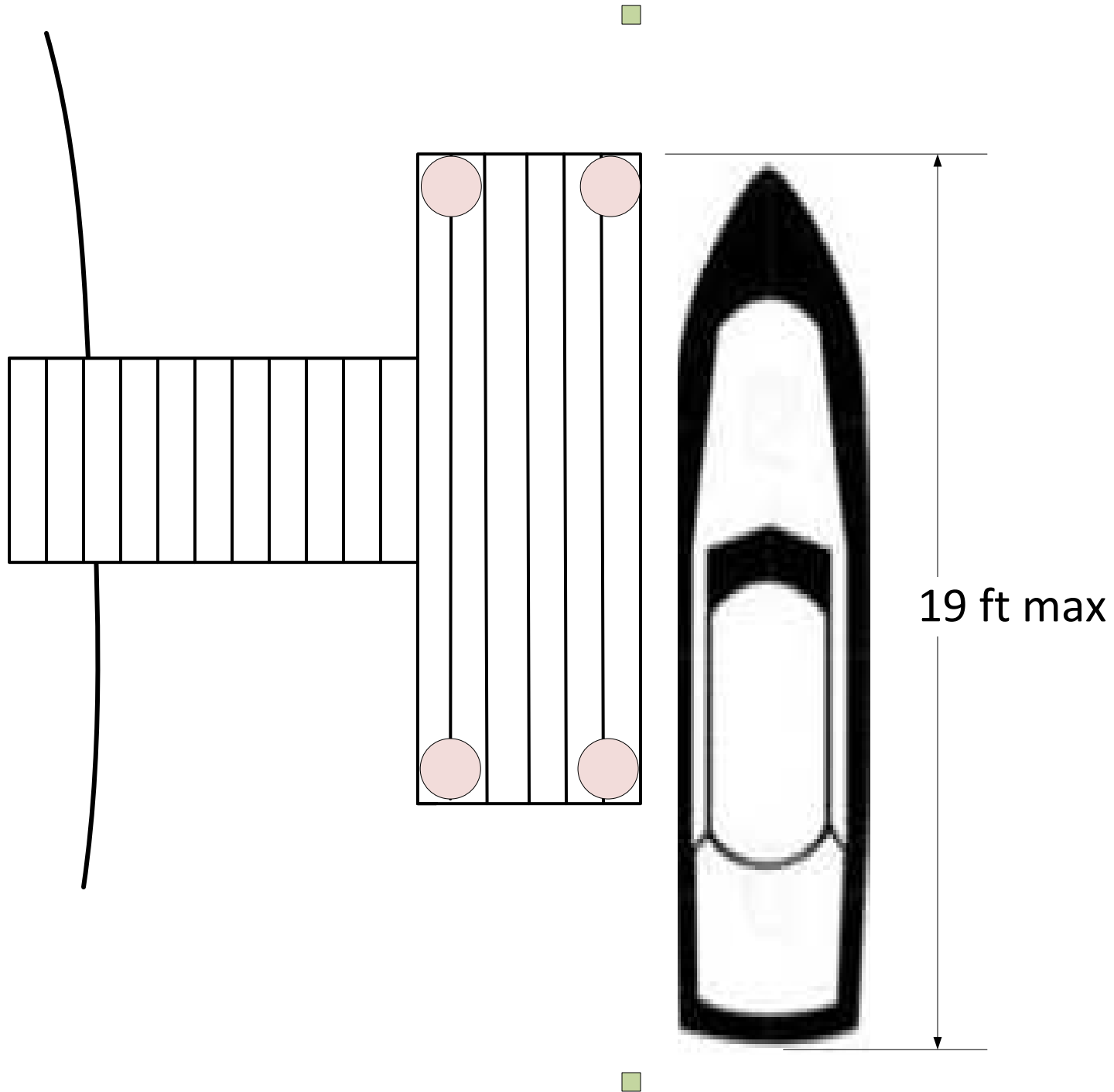


**GENERAL NOTES**

1. ALL WOOD TO BE PRESSURE TREATED (WOLMANIZED OR EQUAL)
2. ALL NAILS TO BE GALVANIZED
3. ALL REQUIRED EXCAVATION WILL BE BACKFILLED, REGRADED & RESODED
4. ALL DEBRIS WILL BE DISPOSED OF OFF-SITE BY CONTRACTOR
5. BOAT SIZE LIMIT - UP TO 14'

Side Elevation

# RAINBERRY VILLAS DOCK & BOAT MAXIMUM FOOTPRINT



## Note:

1. Boat must be berthed parallel to shore as shown above
2. No appendages or structures are permitted on or attached to the dock.
3. Only one boat allowed on each dock. No rafting.