

**SUBLEASE  
EXHIBIT B**

## Docks on Willett Pond: Goals and Guidelines

### Goals

1. To minimize environmental impacts on the pond and the wetland environment
2. To minimize sources of conflict between people who use boats and people who enjoy using the pond from shore
3. To ensure that docks are not an obstacle to appropriate maintenance of our property in and around the pond.

These goals have resulted in some general principles. Docks can be installed which are perpendicular to the shore, but not parallel to the shore. The parallel docks destroy too much shoreline and increase erosion. Secondly, dock sections need to be small enough to be moved by two people without machinery. In the past, larger dock sections have remained on our property, prohibiting maintenance. Machinery brought in to move them further damaged our property.

Finally, materials should not be hazardous to the environment. **None** of the following materials can be used in the water: **poured concrete footings, tires filled with concrete, Styrofoam or other friable floatation, pressure treated wood in contact with the water.**

Abutters are strongly encouraged to share docks to minimize disruption to the pond and to take advantage of natural pond depth. Exceptions to the guidelines below may be necessary to accommodate either the natural contours of the pond bottom or more than one family.

1. Docks must be oriented perpendicular to the shore. "T" shaped docks are not allowed.
2. Docks may be fixed or floating.
3. Docks must be less than or equal to 4 ft wide and 16 feet long. Each section must be small enough to be carried by 2 people without machinery, approximately 8 feet long.
4. Docks shall be removed in winter unless they are properly secured against being torn away by storms or ice.
5. Every dock section must have the license number on it so that it can be returned if it drifts away.
6. No storage structures or seating are allowed on docks.
7. No electricity is allowed on docks.

### Fixed Docks:

- a. Footings to which the legs fasten must have easily removable.
- b. Legs may simply rest on the bottom.
- c. Height must be adjustable because the water level varies.
- d. Fixed docks may be anchored by two metal pipes or by two 4x4 posts.

### Floating Docks

- a. Ramp and float sections may be attached to a fixed platform on shore no larger than 4 feet by 4 feet. The fixed platform may be anchored by metal posts or by wood 4"x4" posts; the latter may be pressure treated as long as they are not in contact with the water
- b. Floating dock sections must not include pressure treated wood or friable floatation, e.g. Styrofoam.
- c. Floating sections, including any ramps and floats, can be no larger than 4 feet wide by 16 feet long. As noted above, each individual section must be small enough to be carried by two people.
- d. Floating docks are usually anchored with two mushroom anchors.