

Lake Ashuelot Estates Rules and Regulations

Updated July 7, 2018

The Board of Directors has compiled existing regulations and restrictions that apply to all members and has recommended guidelines to maintain a good community.

There are existing documents, which have been promulgated by Federal, State, County, Town and LAE, Inc. These should be reviewed by you in order that you further familiarize yourself to maintain your investment. If you have guests or rent your property, please post these Rules and Regulations.

The sources of these regulations include:

1. **Property Deed Restrictions** require you to:
 - A. Join the Association, abide by the Articles of Association, and pay annual dues.
 - B. Abide by the Land and Building Restrictions for LAE.
2. **State of New Hampshire:**
 - A. Water Supply and Pollution Control Commission (WSPCC).
 - B. Hunting, fishing, Boating, Snow-mobiling, OHRV (off-highway and recreational vehicle), gun, lease, etc. regulations.
3. **Town of Washington:**
 1. Building Permits, issued by the Board of Selectmen
 2. Fire Permits, issued by a Fire Warden
 3. Police Regulations, Police Chief and NH Department of Safety
 4. Town of Washington stickers: must be attached to left rear window of your car to have access to the Town Recycle Center and Camp Morgan.

The Lake Ashuelot Estates Association is responsible for the conduct of its members on its property, which includes mooring area, athletic field, and beach area including bathhouse, tennis courts, and roads. The following Rules and Regulations apply to all landowners, homeowners and renters of Lake Ashuelot Estates.

General Rules

1. **Fires:** Fire Warden: Alan Dube 495-0355 or Washington Safety Services 495-3133. Cookout Fires, using charcoal in a grill or hibachi up off the ground are permitted. Do not empty charcoal on the ground afterwards. If you want a backyard fireplace, get the requirements ahead of time from the Fire Warden. After it is built, he will inspect it and can issue a season permit. Brush piles must be at least 50 feet from the road and 25 feet from property line. For burning, a written permit from the Fire Warden is required. Any questionable fires should be reported to the Warden who can check them out.
2. **Rubbish:** All rubbish should be taken to the Town Recycle Center on Rt. 31 about 1 mile

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south of Washington (towards Hillsborough). Hours are:

Saturday 9 AM to 5 PM

Sunday 11 AM to 5 PM; summer to 7 PM

Wednesday 10 AM to 6 PM;

The Town of Washington recycles. See the Center attendant for current recycling rules.

There is a fine of \$150 for leaving trash at the recycle center gate, or carrying trash into the dump when the recycle center is not open.

3. **Roads**: Speed limit - 20 mph - all motorized vehicles must be registered. No motor vehicles are to remain parked on roadway, reasonable rights for visitation excepted.
4. **Beach Area**: No dogs, boats, pets in the Beach Area. Boats must keep 150 feet from the swimming area unless proceeding at headway speed or below. Use garbage cans provided. After using grill, dispose of leftover charcoal in special container on beach. Do not dispose of household rubbish in garbage cans at beach, mooring area, or tennis court.
5. **Beach House**: Usually available from Memorial Day to Labor Day during daylight hours.
6. **Mooring Area**: Docks must be built to specifications - see Bulletin Board for person currently in charge. Motorboats should enter the water and moor only on the riverside of the mooring area. The cove side is reserved for sailboats and canoes.
7. **Motorized Vehicles**: All motorized vehicles must be licensed. See NH OHRV & Snowmobile Digest of Regulations at <http://www.eregulations.com/newhampshire/OHRV/>. (Hard copies of the NH OHRV & Snowmobile Digest of Regulations are usually available at the Washington Town Hall and General Store.) Use beach and mooring area for snowmobile access to lake - respect private property.
8. **Pets**: No pets allowed in Beach area. Pets must be kept under control at all times. There is a New Hampshire leash law.
9. **Boats, Water skis, Fishing**, etc.: See New Hampshire State regulations on Page 3 for summary of regulations.
10. **Camping**: No trailer, tent, or mobile home, or structure without a permanent foundation shall be occupied on any lot.

Good Neighbor Responsibility

Respect your neighbor's rights and property by obtaining permission before using their property, and by showing consideration for others. Everyone's help is needed to maintain the Rules and Regulations. Should a law enforcement officer be required, find a witness and call the Washington Police at 495-3233.

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New Hampshire State Regulations:

These are the most pertinent of Rules and Regulations. If you require more information, get the appropriate booklet of rules.

Fishing: (See N.H. Fishing Guide) Any person over 16 must have a N.H. license before fishing or assisting taking of fish. The same applies to ice fishing.

Gun Law: A firearm cannot be discharged within 300 feet of a dwelling.

Boating: (See N.H. Dept. of Safety New Hampshire Boater's Guide)

1. A personal floatation device for each person must be on board. Every motorboat shall carry a fire extinguisher in condition for immediate use. See booklet for sizes and types required. All powerboats shall have a whistle or other approved noise- making device. All boats 12 feet and over require registrations.
2. For motorboats 25 HP and over, the minimum age to operate is 13 unless accompanied by a responsible adult.
3. All motor boats must be kept at least 150 feet distance from other canoes, rafts, floats, a line of floats outlining swimming area, or the shore, except when prevented by a narrow channel, or when approaching or leaving in which case the speed must be reduced to headway speed (slowest speed possible to operate and maintain steerage way) and leaving no wake.
4. Canoes, rowboats, kayaks, and sailboats have the right of way over motorboats.
5. Water-skiing: In addition to an operator, an observer 13 years old or older must be present. The skier must wear a life jacket or ski belt. Not more than 2 skiers at once (two observers are then required). Both boat and person being towed shall comply with navigation rules.
6. Lights are required at night
7. Scuba Diving: A diver's flag extending at least 3 feet above the water surface must be displayed while scuba diving. No boat may approach a diver's flag within 75 feet.

Off-Highway Recreational Vehicles - N.H. Department of Safety

Any mechanically propelled vehicles used for pleasure or recreational purposes running on rubber tires, belts, cleats, tracks, skis, or cushion of air and dependent on the ground or surface for travel, or other unimproved terrain whether covered by ice or snow or not, where the operator sits in or on the vehicles. All legally registered motorized vehicles when used for off-highway recreational purposes shall fall within the meaning of this regulation.

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1. Operator must be at least 12 years of age, unless on land owned or leased by parent, or unless accompanied by a person 18 years of age or older, who assumes liability.
2. Yield right of way to any person on foot, skis or snowshoes.
3. No person shall operate an OHRV on the land of another without the owner's permission.
4. Any person operating an OHRV on the land of another shall stop and identify himself upon the request of the landowner; and if requested, shall promptly remove said OHRV from the premises.
5. State of New Hampshire Registration required.
6. No person shall operate any OHRV upon any lake or pond being used by ice fishermen closer than 150 feet to any occupied bob house, shanty, or fishing hole, unless done at speed equal to a walk
7. It is unlawful to operate any OHRV so as to endanger any person or damage any property.

Lakefront and Shoreline

A permit from the State of New Hampshire is required for building or changing anything in the waters of New Hampshire. This would include dredging or filling the shoreline below high water line, installing docks, floats, etc. The Shoreline Protection Act establishes minimum setback requirements including (but not limited to):

1. 50 Feet - Primary building setback line. Water dependent structures within the setback line only if approved by the Wetlands Board.
2. 75 to 125 Feet - New septic system leach field setbacks, dependent on soil types.
3. 150 Feet - Natural Woodland Buffer - Existing natural woodland buffers must be maintained. Tree cutting is limited and stumps must be left intact in the ground.
4. 250 Feet - Prohibited use of fertilizer on lawn areas, establishment of solid waste facilities or auto junkyards.

Building Rules

1. Comply with the Land and Building Restrictions for LAE.
2. Check N.H. sewage and water pollution control commission requirements.
3. Town building permits are required before you build anything. See town website. (www.washingtonnh.org)
4. Approval of sewage disposal plans required before construction may commence, or before a building permit will be issued.

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5. Sewage system must be installed in strict accordance with approved plans, inspected and approved for operation before being covered and used.
6. Wells are least 75 feet from disposal system.
7. Water line 25 feet from leaching field, 100 feet from septic tank.
8. Well and or water line installed before septic system approval.
9. No lot can be subdivided.
10. Only one family dwelling per lot.
11. At least 600 square feet on main floor of dwelling.
12. Six months allowed for completion of exterior, once building has begun.
13. Tents, trailers and mobile homes are not permitted to be occupied. No unregistered motor vehicle on lot.
14. No business or trade in LAE properties.
15. No fences are to interfere with the view from other lots

Find out the regulations before you start to construct anything. Be sure your planned construction is far enough from lake, lot lines, road, etc. Make sure you have the proper building permits, etc.