

LAGOON BOTTOM BARRIERS
(Reference: ACB, Section 19.04)

PROJECT ADDRESS: _____

TKPOA STAFF COMPLETE:

DATE RECEIVED: _____

- 1. PROPERTY CODE: _____/_____
- 2. Application is Complete/signed _____
- 3. Owner's Account is Current _____
- 4. Refundable Deposit (\$50) _____

OWNER COMPLETE: (Print)

Owners Name: _____ Phone # _____ - _____ - _____
 Representative: _____ Phone # _____ - _____ - _____
 (If applicable)

Required Project Information:

- 1. Provide a detailed description, including square feet measurements (size of barrier) and approved synthetic material of the proposed bottom barrier.

- 2. Attach a site plan showing where the bottom barrier will be installed. Approval of proposed location is required. Site plan must show all measurements, such as distance from side property lines.
- 3. Describe method of securing the barrier(s) to the lagoon bottom.
- 4. Provide end-of-season reports (see attached best management practices list).
- 5. Proof of liability insurance may be required and will be determined during ACC review.

Contractor Name: _____
 Contr. Address: _____
 Contact Name/Phone: _____/_____-_____-_____

NOTE: Contact the Architectural Control Department to witness the installation and removal.

Required Attachments

Signed Owner's (and Representative's, if applicable) Agreement _____

Owner Signature

Date

INSTALLATION REQUIREMENTS: Duration of Season - * May 1 through October 4**Best Management Practices for Bottom Barrier Installation for Invasive Weed Control**

The following best management practices are required when installing bottom barriers for purposes of controlling invasive or nuisance aquatic weeds.

Installation & Monitoring:

- 1) The barrier should be weighted to the lagoon bottom with inert material such as heavy chain. The use of sandbags to secure the barrier is not allowed. This prevents the potential of inadvertently discharging sediment and its associated nutrients to the water column. Metal rebar or chain may be used for weight when secured to the barrier (zip ties). Driving of rebar into the lagoon bottom is not allowed.
- 2) Placement of the bottom barrier must not impede safe harbor and navigation.
- 3) If a motorized boat or other equipment is used for transporting, deploying, and/or retrieving the bottom barrier, the project proponent must monitor for chemical or fuel leaks, and have an emergency spill kit on hand to use if a leak is detected.
- 4) Location should be no further lagoon-ward than the edge of the dock because of weed harvesters. Barriers may cover any or all underwater areas of the property shore-ward of the outer extent of the dock (see posting).
- 5) During the installation process it is common for weed fragments to be dislodged from the plants. These fragments must be captured by netting or other effective method. Weed fragments can travel and start new plants in other locations.
- 6) The barrier installation must be checked weekly to assure the materials have not shifted or moved. Any movement of the barriers must be reported to TKPOA immediately. Barriers must be repositioned and secured as soon as possible.
- 7) Larger scale projects will be evaluated on a case by case basis.
- 8) Prior to any subsurface disturbance, confirm the area to be disturbed has been verified to be clear of underground utilities and submit the documentation to the TKPOA. This must include prior notification and review by Underground Service Alert, or similar utility locating entity.
- 9) Installation of the bottom barrier must occur prior to May 31, with removal no later than October 4 each year. It is recommended a minimum of eight (8) consecutive weeks for the barriers to remain in place before removal.

*NOTE: The TKPOA WDR does not restrict installation to commencing May 1; the TKPOA has the option of changing the start date to the Beginning of Growing Season or May 1, whichever occurs first.

Posting:

The barrier installation must be posted from all sides, warning boaters and swimmers of the bottom barriers. All barrier installations must be identified with standardized signage on the dock, and ACC specifically approved floats identifying the underwater location of the barriers.

Removal:

Removal and Storage. Barrier must be taken out and cleaned at the end of the season and storage must be out of sight, preferably in the garage. If installed by contract, the barriers must also be removed and cleaned by the contractor.

When removing the barrier, the project proponent must take measures to prevent the introduction or spread of noxious/invasive weeds. After removal from the lake, the barrier should be relocated to an area where the barrier can be washed down over a vegetated area (such as lawn turf) that will capture and contain any runoff.

Reporting:

The applicant and staff must file a report (attached) with the TKPOA general manager by no later than November 1, which includes the following information:

- 1) Describe the density of the plants during initial installation, including average height of the plants being covered by barriers.
- 2) Date barriers were installed and removed for the season.
- 3) Duration of installation (# of days)
- 4) Effectiveness of the installation: are any live weeds observed after removal, are any accumulations of dead/decaying plant material observed, were any odors of decaying plant material detected during the deployment, did gasses build up beneath the barrier at any time (if gasses built up, what corrective actions did you take), were the barriers cost effective in the permittee's opinion, etc.
- 5) Were any incidents reported during deployment, such as: loose barriers, watercraft or swimmer entanglements, chemical spills, etc? Provide details.

Should you need to contact Lahontan directly we have provided the following information.



South Lake Tahoe Office (Eric Shay)
2501 Lake Tahoe Blvd.
South Lake Tahoe, CA 96150
Phone: (530) 542-5428
Fax: (530) 544-2271
email: eric.shay@waterboards.ca.gov

In consideration of the Architectural Control Committee (ACC) granting Owner the right to construct in accordance with the CC&Rs and applicable TKPOA rules and regulations, the parties agree and acknowledge as follows:

A. Owner and legal Representative (if applicable) of the owner of the property identified below acknowledges receipt of and has reviewed the "New Construction/Major Remodel Instructions," the TKPOA rules and regulations, the Architectural Brochure for design and landscaping, the subdivision CC&Rs and the City and Agency requirements applicable to this project with respect to improvements and/or remodeling within Tahoe Keys and hereby agrees to fully comply therewith.

B. Owner and legal Representative (if applicable) further acknowledges that it/he/she will construct in accordance with the approved plans and specifications submitted to the ACC, and further that it/he/she will not make any changes or modifications to the structure without first seeking and obtaining City, Agency and ACC approval to include, but not be limited to, architectural design, chimneys, outside pipes, sheet metal, fences, decks, paint colors, railings, bulkheads, docks and landscaping.

C. Owner and legal Representative (if applicable) further acknowledges and agrees that its/his/her failure to comply with any of the criteria described above would cause irreparable injury to TKPOA and cause damages to neighboring properties which would be difficult to ascertain or quantify. Accordingly, without limiting any remedies that may be available with respect to any violation by the owner or legal representative of the criteria described above. Owner or legal representative hereby consents to the issuance of a temporary restraining order, preliminary injunction and permanent injunction, without bond, by TKPOA to restrain any violation of the CC&Rs and/or rules and regulations. Owner agrees that the deposit posted by him/her may be used to defray any and all costs incurred by TKPOA in enforcing said rules and regulations, including, but not limited to, attorney's fees and costs of suit.

Owner's Signature (required)

Date

Legal Representative's Signature
(if applicable)

Date

Property Address _____, South Lake Tahoe, CA

Release & Hold Harmless

As stated in Article VII, Section 7 of the First Restated Declaration of Covenants, Conditions and Restriction of Tahoe Keys recorded June 11, 1991 relating to the ACC approval of plans:

Review and approval by the Architectural Control Committee of any proposals, plans or other submittals shall in no way be deemed to constitute satisfaction of, or compliance with, any building permit process or any other governmental requirements, **THE RESPONSIBILITY WHICH SHALL LIE SOLELY WITH THE RESPECTIVE LOT OWNER**

I grant the Tahoe Keys Property Owners Association the authority to physically remove the structure/project that has been constructed on my behalf, if the structure/project was not built in accordance with the attached approved set of plans. I agree to fully reimburse the TKPOA for all expenses incurred due to the removal of the structure/project if it has not been completed according to the approved set of plans/submitted application.

Owner Signature: _____

Date: _____

Printed Name: _____

Address: _____

Phone: _____

Contractor Signature: _____

Date: _____

Printed name: _____

Address: _____

Phone: _____