

MT. KEMBLE LAKE ASSOCIATION & LAKESHORE COMPANY

POLICY REGARDING MKL ROADS RIGHT-OF-WAY

1) The road right-of-way (ROW) owned by Lakeshore Company and managed by MKL Association is 30 feet wide on all MKL roads. Residents should be aware that the ROW is wider than the visible pavement, as the paved road is generally less than 30 feet wide. Residents should consult their own property surveys to determine the location of their property lines next to the ROW.

2) Residents may not place any moveable objects such as boulders, stumps or logs in the ROW within 3 feet of the edge of the existing road pavement. Any such moveable objects currently in the ROW should be moved back at least 3 feet from the edge of the existing pavement. (Where a resident's property line is closer than 3 feet to the pavement, the resident is requested to move such moveable objects at least 3 feet back from the edge of the existing pavement for safety reasons.)

3) Many residents have previously installed within the ROW various hardscape and landscape features, including without limitation Belgian block curbs, gravel/paved parking areas, retaining walls, shrubs, plantings and lawns. Those existing features are allowed to remain at the pleasure of the MKL Association and Lakeshore Boards. The Boards may at any time, however, require the removal of those features from the ROW. If the Boards disturb those features, such as during work on the roads or water system, then the Board will not perform or pay for their restoration or repair.

4) Residents may not construct any new hardscape feature in the ROW, including without limitation Belgian block curbs, gravel/paved parking areas and retaining walls, without prior Board approval. In evaluating any request, the Board will consider safety to persons and property, as well as Lakeshore's property ownership interests.

5) Residents may place small reflector marker stakes (no higher than 36 inches) in the ROW. They should be set back from the pavement at least 12 inches.