



Lake Parsippany Property Owners Association

P. O. Box 62
Lake Parsippany, New Jersey 07054

Dear Neighbors:

This letter is to inform you that after an 18-month investigation the Lake Parsippany Property Owners Association membership voted to implement an easement assessment on all properties within the original purchase tract of Lake Parsippany. This letter indicates that you are within those borders. An easement is generally the right in the land of another; it does not give the holder a right of possession of the land subject to the easement, but gives a right to the burdened property.

As an owner of property that falls within the Original purchase tract of Lake Parsippany dating back to 1933, you hold an easement on Lake Parsippany as shown in the original deeds.

The Lake Parsippany Property Owners Association (LPPOA) was formed in 1933 and has managed the lake and property funded solely on the dues of voluntary membership. The LPPOA is the organization that manages Lake Parsippany and the associated property. The management of the lake includes paying township property taxes, dam and dike maintenance, lawn and tree care, property and liability insurance, water quality management, property maintenance, staffing of the beaches, and management of activities.

The easement assessment on all property owners will cover specific expenses related to maintenance of the common areas of Lake Parsippany. The following language found in deeds in the 1933 title searches: "together with the right to use, in common with others, the waters of Lake Parsippany for bathing, boating and fishing." This language gives property owners an "easement" over the LPPOA property.

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We will be hosting 2 public meetings in which you will be able to come and ask questions of the lake board as well as the attorney representing us. The meeting location/s and date/s will be:

Location	Lake Parsippany School	Location	Lake Parsippany School
Date	January 10, 2017	Date	January 13, 2017
Time	7:30pm-9:30pm	Time	7:30pm-9:30pm

The Lake Parsippany Property Owners Association wishes to welcome all property owners to share in the use and care of Lake Parsippany. This new access to the lake includes boating and fishing, and use of all the common areas around the lake among other privileges. These privileges now extend to the 2,204 property owners of the original purchase tract of Lake Parsippany whose deeds provide for such access. You may also consider becoming a full recreational member which gives you access to all lake offerings

You will find attached an invoice for the 2017 yearly mandatory easement holder assessment fee. You will also have the option of including a full recreation membership (see attached application). The LPPOA looks forward to welcoming you, our neighbors, to enjoy this beautiful lake, strengthening our relationships, friendships and preserving and protecting this natural resource.

Respectfully
Bill Sempier
Vice President LPPOA

For additional information please see the reverse side or visit our web site at www.lake-parsippany.org



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Easement Holder Privileges

Easement holder privileges are subject to the rules and regulations of the LPPOA.

- Boating (with the purchase of a boat tag)
- Use of Drewes Beach boat ramp (no on property boat storage allowed)
- Fishing from shoreline or boats (NJ State Fishing License required)
- Access to common property areas outside of fenced in beaches (except the boathouse)
- Parking at Johnson Beach or Clubhouse
- Reduced Rental Fee for Clubhouse
- Fishing Club *
- Swim Lessons *
- Hub Lake Sports Teams for Adults & Children * (Subject to Hub Lakes boundaries and regulations)
- Beach & Clubhouse Social Events *

* There will be added fees for items so marked

Recreation Membership Privileges

In addition to the Easement Holder Privileges shown above, a full recreational membership will include the following benefits which are also subject to the rules and regulations of the LPPOA.

- Basically all benefits and rights that a membership included up until the end of 2016.
- No additional fees for swim lessons, Hub Lake sports teams (except swim team), or most beach or clubhouse activities.
- On property boat storage permitted during season
- Access to swimming and beaches
- All parking and boating rights
- Access to sailing club, kayak club and other member clubs
- Use of boathouse and boathouse property when joining the sailing club
- Voting rights on both easement and recreation budgets
- LPPOA management board positions
- Water front docks permitted only with full recreation membership