All the deeds for building lots sold around the lake contain clauses that require Peck Family approval for building plans. Please note the sample deed clause reprinted below (individual deed language may vary slightly):

**RESTRICTIONS AND RESTRICTED USES**

 (2) Only three buildings shall be erected thereon, to consist of a single one family cottage or dwelling, a garage and one other building which may be either a bath house or a tool house or a storage building, all of which shall be erected in compliance with the rules, regulations, orders and requirements of the Department of Health of the State of New York, and all plans therefore and the location and placement thereof on said lot, shall be approved by parties of the first part, their heirs, grantees and assigns; said dwelling shall contain not less than 700 square feet of ground floor area exclusive of porches and entrance ways; and the exterior of all buildings, or additions thereto, shall be completed within one year from commencement of construction thereof, and all such buildings, or additions thereto, shall fully comply with all rules, regulations, requirements and specifications of the Federal Housing Administration relating to the construction of buildings.

The Peck Family takes seriously the responsibility of reviewing and approving plans. The local governments do not have a responsibility to enforce Peck’s Lake deed restrictions, therefore the role of enforcing the restrictions falls on the Peck family “heirs”, as stated in the deeds.

This is to reinforce the requirement for advance approval before any type of construction begins. Because of the clause regarding “location and placement thereof” plans must be approved for any construction that includes a new building or an addition that changes the footprint of a building.

In order to streamline the process for gaining approvals the following procedure should be followed.

1. Contact the designated contact person with advance word of your request.
2. Submit construction plans and a plot plan showing placement of structures on the lot, with dimensions. (Electronic transmission preferred.)
3. The plans will be reviewed at the next monthly joint board meeting of the family land-holding corporations.
4. Approvals or requests for additional information will be communicated in writing.
5. Construction can begin when, and only when, approval in writing has been received.

In order to control this process and eliminate the possibility of misunderstandings the family will designate one point of contact. The current designee is listed below. DO NOT drop off plans or speak informally with someone at the marina and expect your request to be received and reviewed/approved. Marina operations are separate and independent of the “heirs, grantees, and assigns” specified in the deeds.

The current point of contact for the approval process is:

Name: Alan Peck

Address: 9 Kimberly Drive, Brookfield, CT 06804

Phone: 203-240-1178

Email: alanhpeck@gmail.com