The Shoreline Management Act applies to lakes and reservoirs greater than 20 acres in area. This determination is defined by a continuous ordinary high water mark and may include vegetated areas and open water areas. The position of the Ordinary High Water Mark (OHWM) in relation to extreme high and extreme low water varies from site to site. The OHWM will vary over time and according to factors such as wind, waves, erosion, accretion, soils, substrates, vegetation, land use changes, runoff, groundwater, presence of peat, constancy of pool elevations, and the activities of beavers and other organisms.