LAKE TROY DOUGLAS
~~~RULES and REGULATIONS~~~

INTRODUCTION

The following rules and regulations have been established to ensure a safe, enjoyable environment for everyone using Lake Troy Douglas and for those home owners residing along its shores. The lake and designated beach sites are considered common areas within the development and are available for the exclusive use by McLendon Hills property owners, their families and their guests, under specified conditions.

While taking full advantage of the lake privileges, please act in a safe, responsible manner and help to preserve the natural beauty, wildlife and the tranquil environment for all to enjoy.

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WHO MAY USE THE LAKE?

Limitations: The use of Lake Troy Douglas is restricted to property owners, members of their family and guests of the property owner. Guests, however, are prohibited from boating on the lake unless accompanied by a property owner. If a property owner leases or rents the residence to another individual or group, he/she relinquishes all lake use privileges to the tenant.

Lake use privileges may not be extended to more than 6 guests per visit without the knowledge and consent of the Developer or the Regulatory Committee Chair. The purpose of this regulation is to avoid overcrowding (primarily in the beach and picnic areas) and lessen the possibility of confliction with other planned activities.

Responsibilities: The property owner or resident tenant is responsible for informing his/her guests of all applicable rules and regulations and for the conduct of those guests. Guests must be accompanied by a property owner or resident tenant while using the lake recreational amenities. A mature, resident teenage family member of the property owner or resident tenant, may fulfill this requirement; however, the adult property owner or resident tenant of record is responsible for the actions and behavior of the guests without regard to his/her prior knowledge or approval of the guest's usage of the recreational amenities.

WHAT ABOUT BOATING ON THE LAKE?

Registration: Before launching any watercraft on Lake Troy Douglas, the property owner or resident tenant must obtain a permit and registration sticker for the boat. Two boats may be registered for personal use by a property owner or resident tenant. A fee of $10.00 will be charged for each initial registration. Requests for additional registrations must be approved by the Developer or the Regulatory Committee Chair.

Restrictions:

► The maximum length of any boat on the lake shall not exceed seventeen (17) feet and the maximum beam shall not exceed 65 inches.

► Boats powered other than by paddle, oar, sail or quiet electric motor are not permitted on the lake.

► Single or multi-hulled large-deck boats, commonly referred to as "cocktail cruisers," and all such party-type boats, are prohibited.

Acceptable Watercraft: Kayaks, canoes, small fishing boats and similar watercraft—within the restrictions stated above—will be allowed on Lake Troy

Douglas and may be purchased without prior approval by the Regulatory Committee. If a watercraft other than as described in this section is being considered for use on the lake, it is recommended that approval by the Regulatory Committee be sought prior to purchase or transport.

An 8-passenger pontoon boat is maintained by the Developer and is available for renting by McLendon Hills property owners for a nominal hourly fee.

Boat Safety:

► In accordance with North Carolina statutes, no person under the influence of alcohol or drugs shall operate a boat

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► All watercraft on Lake Troy Douglas must meet USCG and North Carolina safety and equipment requirements. Operators must abide by USCG and North Carolina regulations and applicable rules established by the Developer or the Property Owner's Association.

► Non-power watercraft **always** have the right-of-way

► Boats are not permitted in designated swimming areas at any time, except during the performance of a rescue effort.

► Any Board member of the McLendon Hills Property Owner's Association, or individual(s) designated by the Board of Directors, shall have the authority to take appropriate action to enforce the boating rules and regulations when, in his/her judgment, a boat is being operated in an unsafe manner.

Boat Storage:

Property owners and resident tenants are allowed to store their boats and boat trailers on their property in nonconspicuous areas. Boats may also be stored at their approved dock.

WHAT ABOUT SWIMMING IN THE LAKE?

Swimming in Lake Troy Douglas, like the other recreational activities, is intended for the enjoyment of property owners, members of their family and guests of the property owners (see **WHO MAY USE THE LAKE?** for specific limitations and conditions). Following are some "common sense" rules and advisories that should be heeded for everyone's safety.

► Swimming in designated areas or elsewhere in the lake, is at the swimmer's own risk

► Lifeguards are not on duty. Personal safety is the swimmer's responsibility.

► Do not swim or dive in the lake while alone; always use the "buddy" system.

► Children under the age of 16 years should swim only in designated swimming areas and should be accompanied by a responsible person, 18 years of age or older.

► Appropriate swimwear must be worn.

► Glass objects or containers of any type are not permitted on the beach area or on the lake.

► All trash must be placed in appropriate onshore receptacles or taken with you when you leave.

► Well-socialized pets on leash and under the owner's control are allowed in the beach and picnic areas. Owners are required to clean up after their pets.

WHAT ABOUT FISHING?

Fishing in Lake Troy Douglas, like the other recreational activities, also is intended for the enjoyment of property owners, members of their family and guests of the property owner (see **WHO MAY USE THE LAKE?** for specific limitations and conditions). Below are a few rules to guide your fishing experience.

► Some fish species may be harvested from Lake Troy Douglas and others must be released if caught. The fish placed in the "catch and release" category will be determined periodically by the Lake Committee, based on the abundance of fish in the lake and ecological factors. Check with a member of the Lake Committee or at the Property Owners Association office for the current fishing restrictions.

► Fish will be taken only by hook, line and pole. The use of nets, fish traps, blasting and trotlines or other methods of fishing is strictly prohibited.

► Minnows, alive or dead, **will not** be used as bait.

► The actions and behavior of guest fishermen are the responsibility of the host property owner or resident tenant. Guests may not fish from nor enter onto private property other than the host's, without the consent of the other property owner or resident tenant.

WHAT ABOUT LAKESIDE CONSTRUCTION?

Plans for all lakeside structures must be approved by the Architectural Review Board prior to the onset of construction.

Docks and Piers:

► The total length of the dock, pier or floating dock shall not exceed 30 feet maximum extension from the high water mark or 20 per cent of the total width of the available water, measured high water mark to high water mark. These limitations are subject to individual variances.

► The total area of the dock, pier or floating dock is not to exceed 400 square feet.

Other Structures:

► Bulkheads are permitted.

► Gazebo-like structures are permitted on the piers as long as they do not have solid walls.

WHAT ARE THE PERKS & RESPONSIBILITIES OF LAKE FRONT PROPERTY OWNERS?

Irrigation: Only the lake front property owners (100 series lots) are permitted to draw water from Lake Troy Douglas for the purpose of irrigation.

Runoff: All lake front property owners must be aware of water runoff and its potential effect on the quality of lake water. Runoff from new construction or renovation of any kind must be controlled by a silt screen barrier as a minium preventive measure.

The silt screen should be checked weekly to ensure its continued effectiveness. The silt screen shall remain in place and functional until all construction is completed and landscape plantings are well established.

If a lawn or grassy area extends to the lake edge, it is suggested that the last several feet adjoining the lake be left longer than the rest when mowed to trap residual fertilizer or chemicals applied to the lawn. Only fertilizers and pesticides that are not harmful to lake's environment should be used on properties that would drain into the lake.

HOW DO WE KEEP OUR LAKE CLEAN?

Despite its legalistic tone, the following statement cites specific prohibitions that will help the community maintain a clean and healthy lake.

> No person shall place, throw, deposit or discharge or cause to be placed, thrown, deposited or discharged on the waters of Lake Troy Douglas, any litter, raw sewage, bottles, cans, papers or liquid or solid materials which render the waters unsightly, noxious or otherwise unwholesome so as to be detrimental to the public health or welfare or to the enjoyment and safety of the water for recreational purposes.