



McLendon Hills

Property Owners' Association

953 Broken Ridge Trail, West End, NC 27376
www.mclendonhillspoa.com

Lake and Wildlife Committee

RULES FOR LAKE TROY DOUGLAS

Revised September 2020

1. INTRODUCTION

The following rules and regulations have been established to foster a safe, enjoyable environment for everyone using Lake Troy Douglas and for those residing along its shores. The lake and designated beach sites are common areas within the development. Please act in a safe, responsible manner, and help to preserve the natural beauty, wildlife, and the tranquil environment for all to enjoy.



2. USE OF THE LAKE

a. Limitations: The use of Lake Troy Douglas is restricted to property owners, their families, residents, and visiting guests of the property owner. It is not necessary for the property owner to accompany their guest(s) when on or near the lake as long as the lake rules are followed. When property owners lease or rent their residence, they relinquishes all their lake use privileges to the tenant.

b. Responsibilities: Property owners or resident tenants is are responsible for informing their guests of all applicable rules and regulations and for the conduct of those guests.

3. **BOATING ON THE LAKE**

a. Registration: Watercraft should be registered as soon as possible. Registration applications are available on-line in the MHPOA website or through the Lake & Wildlife Committee (LWC) Chairperson.



(1) Once registration is approved, two identical numbered stickers will be issued per watercraft, one must be placed fore and one aft on opposite sides of the watercraft. Registration stickers are provided at no charge. Watercraft that can be boarded by an individual will receive stickers (i.e. kayaks, canoes, and larger). Watercraft that an individual stands or sits on (e.g., paddle boards and surf boards) do not require stickers.

(2) If registration is denied, the watercraft shall not be launched or otherwise moored in Lake Troy Douglas. The POA Board will be informed by the LWC of any denials for registration prior to replying to the requester.

(3) Visiting guests who have their own watercraft are not required to obtain registration stickers. Property owners shall inform their guest of the rules & regulations governing use of Lake Troy Douglas. Guests' actions, including damages they may cause, are the responsibility of the property owner.

(4) Contact any member of the committee for additional information. A list of current members may be found on the MHPOA website, www.mclendnhillspoa.com under Committees, Lake and Wildlife.

b. Restrictions:

(1) The maximum length of any watercraft, as per manufacturer's specifications, on the lake that uses a sail. or an electric motor shall not exceed nineteen (19) feet. The maximum length of any human-propelled watercraft shall not exceed twenty-four (24) feet.

(2) Watercraft powered other than by paddle, oar, sail, or quiet electric motor are not permitted on the lake.

c. Acceptable Watercraft: Paddle boards, kayaks, canoes, Jon boats, fishing boats, and similar watercraft—within the restrictions stated above—will be allowed on Lake Troy Douglas and may be acquired without prior approval by the LWC.

d. Wash Downs. All watercraft and trailers that have been used in other areas need to be thoroughly washed down with fresh water before putting them on Lake Troy Douglas. This will preclude introducing foreign substances (like algae) into our lake.

e. Storage:

(1) Only one watercraft of a size that would require a trailer for transport, whether on that trailer or not, may be either moored at a dock, or otherwise kept unenclosed on any lot. Additional watercraft as described above, working, or non-working, or not authorized for use on Lake Troy Douglas, should be stored enclosed in a garage or other approved accessory structure, or outside of the Development.

(2) All human-propelled watercraft kept on the dock or unenclosed on a lot should be registered and stored in an orderly fashion.

(3) No watercraft should be moored so as to impede passage of other watercraft-through an inlet.

(4) Kayak and canoe storage racks are provided free of charge in the amenities areas. Watercraft may be stored there at the owner's risk.

(5) The purpose of these rules is to maintain a pleasing uncluttered view of the shoreline from the lake and lakeside residences and to maintain open access and free movement in all areas of the lake

f. Maintenance: Docked watercraft shall be maintained in a tidy and serviceable manner.

g. Access: Watercraft may be launched from the amenities area. Launching of watercraft is not permitted from unimproved lakefront lots without the permission of the property owner.

h. Safety:

(1) In accordance with North Carolina statutes, no person under the influence of alcohol or drugs shall operate watercraft.

(2) Speed Limit on the lake will be 5 mph. It is recommended that motorized watercraft use reduced power when not in the main body of the lake to reduce the potential of a wake and shore erosion in the inlets.

(3) 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 Property Owner's Association. All watercraft must have sufficient flotation devices for all passengers.

(4) Non-powered watercraft **always** have the right-of-way.

(5) Watercraft are not permitted in designated swimming areas at any time except during the performance of a rescue effort.

(6) Any Board member of the McLendon Hills Property Owners' Association, or individual(s) designated by the Board of Directors, shall have the authority to take appropriate action to enforce the Lake Troy Douglas Rules when, in their judgment, a watercraft is being operated in an unsafe manner.

4. SWIMMING IN THE LAKE

a. 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 section 2. USE OF THE LAKE for specific limitations and conditions). Following are some "common sense" rules and advisories that should be heeded for everyone's safety.

b. There are no lifeguards. Personal safety is the swimmer's responsibility.

c. Individuals are encouraged not to swim or dive in the lake while alone; use the "buddy" system.

d. Children under the age of 16 years should not swim alone.

e. Appropriate swimwear must be worn.

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

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

h. Well-socialized dogs on a leash are allowed in the beach and picnic areas. Owners are required to clean up after their pets.

5. FISHING

a. Fishing in Lake Troy Douglas, like the other recreational activities, is also intended for the enjoyment of property owners, their families, residents, and their visiting guests (see Section 2. for specific limitations and conditions). Below are a few rules to guide your fishing experience.

b. 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 LWC, based on the abundance of fish in the lake and ecological factors and is posted on the POA website. You may also check with a member of the LWC for the current fishing restrictions.



c. The entire lake is open for fishing and boating. There are no “off limits” areas unless determined by the POA Board.

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

e. Minnows, alive or dead, **must not** be used as bait.

f. 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.

g. Introduction of any species of fish non-native to Lake Troy Douglas is not allowed.

6. LAKESIDE CONSTRUCTION. Plans for all lakeside structures must be approved by the Architectural Review Board (ARB) prior to the onset of construction. Except for docks and piers, all dwellings and accessory structures must be set back from the platted rear lot line or ordinary high-water line as specified in Article IV of the McLendon Hills Restrictive Covenants.

a. Docks and Piers:

(1) The total length of the dock, pier, or floating dock shall not exceed 30 feet maximum extension from the high-water mark or 20 percent of the total width of the available water, whichever is less, measured high-water mark to high-water mark. These limitations are subject to individual variances. Dock and/or pier materials must be approved by the ARB.

(2) No structures, other than approved docks, piers attached to the property owners land, will be permitted. Gazebo-like structures are permitted on the piers as long as they do not have solid walls.

(3) The total area of the dock or pier is not to exceed 400 square feet.

(4) Closed loop geothermal systems placed in the lake must be located under the owner’s dock or pier and approved in advance by the ARB.

b. Other:

(1) **Temporary** personal inflatable items will be allowed on the lake for recreational use only and must be removed when not in use.

(2) Bulkheads are permitted.

(3) **Turtle Docks.** Small floating “docks” (not to exceed 54 inches in length) that can be used by turtles are permitted so long as they are anchored to the bottom or

tethered to an existing permanent dock. They must be kept within 15 feet of the shoreline, so as not to impede progress of watercraft. Only one turtle dock per lot. Prior LWC approval is not required of turtle docks that meet the above requirements.

7. PERKS & RESPONSIBILITIES OF LAKE FRONT PROPERTY OWNERS

a. Irrigation: Only the lakefront property owners (100 series lots) are permitted to draw water from Lake Troy Douglas solely for the purpose of irrigating their waterfront property. During drought conditions, all lakefront property owners should follow the Moore County water use restrictions.

b. Waterfronts: Shorelines and docks of lakefront property shall be kept neat and orderly to maintain a pleasing, uncluttered view of the shoreline and from the lake and lakeside residences. Additional unregistered watercraft and occasionally used registered watercrafts and recreational aquatic platforms, must be stored in accordance with Article IV, 9 of the McLendon Hills Unified Restrictive Covenants.

c. Runoff: All lakefront 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 minimum preventive measure. Non-lakefront property owners must be aware of runoff into wetlands or streams that feed into the lake.

(1) Silt screens should be checked periodically to ensure their continued effectiveness. Silt screens shall remain in place and functional until all construction is completed, and landscape plantings are well established.

(2) If a lawn or grassy area extends to the lake edge, a good practice is to leave the last several feet adjoining the lake longer than the rest when mowed to trap residual fertilizer or chemicals applied to the lawn. Lot owners are cautioned, however, that tall grass along the shoreline could provide habitat for snakes. Only fertilizers and pesticides that are not harmful to lake's environment should be used on properties that drain into the lake.

8. KEEPING OUR LAKE CLEAN. Despite a legalistic tone, the rule below is what helps our 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, liquid or solid materials which render the waters unsightly, noxious or otherwise unwholesome, or detrimental to the public health or welfare or to the enjoyment and safety of the water for recreational purposes.

