



McLendon Hills
Property Owners' Association
953 Broken Ridge Trail, West End, NC 27376
www.mclendonhillspoa.com

Lake and Wildlife Committee

LAKE TROY DOUGLAS
~~~RULES and REGULATIONS~~~
Revised October 2019

1. INTRODUCTION

a. 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 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.



b. 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.

2. USE OF THE LAKE

a. Limitations: The use of Lake Troy Douglas is restricted to property owners, members of their family and 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. If a property owner leases or rents the residence to another individual or group, he/she relinquishes all lake use privileges to the tenant.

b. Lake use privileges may not be extended to more than 6 guests per visit without the knowledge and consent of the Lake and Wildlife Committee (LWC), and/or the Board of Directors (Board). The purpose of this regulation is to avoid overcrowding and lessen the possibility of a conflict with other planned activities.

c. 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.

3. BOATING ON THE LAKE

a. Registration: Before launching approved watercraft on Lake Troy Douglas, the property owner or resident tenant must fill out and sign an application to obtain a permit and registration stickers for the watercraft. Registration applications are available on the MCPOA website or through the Lake & Wildlife Committee 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.

(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 Lake & Wildlife Committee of any denials for registration prior to replying to the requester.

(3) Guests who have their own boat(s) are not required to obtain registration stickers. The property owner is required to provide the LWC Chairperson the guests name, watercraft description, and length of stay. Property owners shall inform their guests or the rules & regulations governing the use of Lake Troy Douglas. Guest actions, including damages caused thereby, 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.copm 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: Kayaks, canoes, Jon boats, 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 LWC.

d. Storage:

(1) Only one watercraft of a size that would require a trailer for transport, whether on that trailer or not, should 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 in an enclosed garage, other approved ancillary 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 boat should be moored so as to impede passage of other boats through an inlet.

(4) 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

e. Maintenance: Docked boats shall be maintained in a tidy and serviceable manner.

f. 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.

g. Safety:

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

(2) It is recommended that motorized watercraft use reduced power when not in the main body of the lake to reduce potential 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 boats must have sufficient flotation devices for all passengers.

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

(5) Boats 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 boating rules and regulations when, in his/her judgment, a boat 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. Swimming in designated areas or elsewhere in the lake, is at the swimmer's own risk.
- c. Lifeguards are not on duty. Personal safety is the swimmer's responsibility.
- d. Individuals are encouraged not to swim or dive in the lake while alone; use the "buddy" system.
- e. 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.
- f. Appropriate swimwear must be worn.
- g. Glass objects or containers of any type are not permitted on the beach area or on the lake.
- h. All trash must be placed in appropriate onshore receptacles or taken with you when you leave.
- i. Well-socialized dogs on a leash or under the owner's control are allowed in the beach and picnic areas. Owners are required to clean up after their pets.

5. FISHING IN THE LAKE

a. 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 Section **2. USE OF THE LAKE** 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. 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.

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

e. 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.

f. No introduction of non-native species of fish or waterfowl will be 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 ancillary structures must be set back from the plotted 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 or piers attached to the property owners land, will be permitted.

(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 Architectural Review Board.

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

7. PERKS & RESPONSIBILITIES OF LAKE FRONT PROPERTY OWNERS

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

b. Waterfronts: Shorelines and docks of lakefront property shall be kept neat and orderly in an effort to maintain a pleasing, uncluttered view of the shoreline and from the lake and lakeside residences. Additional unregistered watercraft and occasionally-used registered boats and recreational aquatic platforms, must be stored in accordance with Article IV Section 10 of the McLendon Hills Unified Restrictive Covenants.

c. 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 minimum preventive measure.

(1) The silt screen should be checked periodically 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.

(2) 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.

8. KEEP OUR LAKE CLEAN

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

b. 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 to be detrimental to the public health or welfare or to the enjoyment and safety of the water for recreational purposes.

