

LAKE RULES AND REGULATIONS - 2020

The Lake Rules and Regulations (“Rules”) are binding on property owners, residents and guests entering and utilizing Lake Laceola, including the use of the boat ramp and docking facilities (“Lake”). The Rules governing the use of the Lake shall be enforced by the Laceola Community Association, Inc. (“LCA”) through its Board of Directors.

1.0 General Rules

1.1 Litter

Trash and litter must be disposed of in the proper containers. No materials of any kind (solid or liquid) may be disposed of in storm drains or the Lake. All material shall be disposed of in a legal manner.

1.2 Children

A responsible adult Member/Owner must accompany children under twelve (12) years of age when using the Lake and Common Area.

1.3 Play

Boisterous, disruptive or rough play within the Lake or any Lake related amenity area is prohibited.

1.4 Swimming

The Member/Owner and their guests shall swim in the Lake at their own risk.

1.5 Signs and Markers

All signs and markers in the Lake shall be prohibited except those installed and maintained by the LCA.

1.6 No feeding the fish

All feeding of the fish will be done by the LCA only. However, owners shall have the right to install on their lot, a fish feeding device and dispense the type of feed that has been approved by the Lake Committee. Members/Owners must obtain the prior written approval of the ARB with respect to its location and installation.

1.7 Noise

Lake Laceola is a family-friendly Lake. Courtesy, respect and common sense should be used regarding noise. Fireworks may be permitted during an LCA-sponsored event or an approved function.

1.8 Lake Closure

For the safety of all members and guests, the Lake may be closed or restricted to limited usage due to inclement weather conditions (strong winds, rain, storms, etc.), environmental studies or during special events.

1.9 Guests & Rentals

All Members/Owners who lease, rent, or lend their homes or boats to non-owners should provide a copy of the Lake Rules to those non-owners before using the Lake. Such owners, including any tenant of owners, are responsible to see that all respective lessees, renters, invitees, guests, and other visitors comply with these Rules, and are liable under these Rules for such non-compliance.

1.10 Fallen Trees

Members/Owners are responsible for any trees that may fall into the lake at their shoreline. If the tree is exposed above the water surface further than 15 feet off the shoreline or creates a navigation hazard or restriction, the owner is responsible to remove the tree. In areas of deeper water, fallen trees can be submerged provided they are properly anchored. In order to ensure navigational safety, each member/owner must obtain prior written approval from the Lake Committee as to the size of the tree being submerged, the location and the method being used to ensure that the tree is properly anchored.

2.0 Fishing

2.1 Permitted

Fishing is permitted for Members/Owners and their guests only.

2.2 Non-Approved Methods

Snagging, spear fishing, bow fishing, taking by hand, netting, explosives, chumming or using firearms is prohibited for all game species.

2.3 Artificial Lures

Any device with a hook or hooks attached that is made partly or entirely of rubber, wood, metal, glass, plastic or feathers is acceptable.

2.4 Live Bait

Live aquatic baits such as crickets, worms, salmon eggs are acceptable. The use of minnows is permitted so long as they were captured in Lake Lacey. No imported live bait fish are permitted, nor can any species of fish be introduced in the Lake without prior written approval of the Lake Committee.

2.5 Commercial Fishing

No commercial fishing operation such as "guiding for hire", lessons/instruction for fee or boat rental is permitted.

2.6 Bag Limits

Lake Lacey is a 'catch and release' lake. All fish caught should be returned to the lake. The exception is bass that are less than 12" in length, which should be removed from the lake. The Lake Committee may amend these guidelines annually.

2.7 Use of Ramp

Only those Members/Owners who are registered in accordance with Section 3.0 below shall have access to the boat ramp. Currently, the use of the ramp is restricted by a chain and lock system. All members/owners must refasten the chain and lock system when entering and leaving the Lake. The Lake Committee reserves the right to periodically change the combination and provide only those members/owners properly registered with the current combination. Any member/owner disclosing the combination to a non-owner shall be deemed in violation of these Rules and Regulations.

3.0 Watercraft

3.1 Watercraft Registration

The term powerboat shall include any watercraft powered by a gasoline or electric engine. The Lake Committee and the Board reserves the right to require Members/Owners to register their powerboat with the LCA prior to the initial launching. Registered boats may be issued decals to identify those that are properly registered.

3.2 Insurance Requirements

Insurance for powerboats is not required. However, a policy of \$100,000 or more for each boat is suggested. All watercraft must be equipped with permanent U.S. Coast Guard approved navigational lighting if the watercraft is being operated after dusk.

3.3 Permissible Watercraft

Watercraft may not exceed twenty-two (22) feet in length. Personal watercraft (Jet Skis and Waverunners) are not permitted. All flashing lights are prohibited.

All watercraft operations and safety requirements will comply with the Georgia Boat Act, revised 1999 and United States Coast Guard regulations for the operation of vessels on inland waterways. Compliance with federal and state regulations is intended to ensure safety and discipline.

3.4 Passenger Capacities

Watercraft may not carry more passengers than the maximum number of passengers specified by the manufacturer of the craft.

3.5 Age Restrictions

Operators of powerboats on the lake must be 16 years or older.

3.6 Speed Limits

Lake Lanoka is a "No Wake Lake". A maximum "no wake speed" shall be observed at all times. All powerboats must operate under five (5) miles per hour. Under no circumstances shall a powerboat generate white water while under operation.

3.7 Personal Flotation Devices (PFD) and Fire Extinguishers

PFD's must be carried for each person on the watercraft. At a minimum there will be one (1) wearable PFD for each person onboard and one (1) throwable flotation device for each watercraft. If there are children, an appropriate size must be carried. Children 12 and under are required to wear an appropriate PFD while on a moving boat. All powerboats using gas, must carry a fire extinguisher that is approved by the United States Coast Guard (USCG).

3.8 Boathouses

Boathouse and dock facilities must be approved through the Architectural Review Board (ARB). Boathouses will be treated as detached outbuildings and subject to the following guideline excerpted from Exhibit A.: Outbuildings must be constructed of similar materials and colors as the home. Boathouses are the only permanent structures allowed along shorelines.

1. All boathouses must be approved by the Georgia DNR and are subject to all their guidelines.
2. The structure cannot extend beyond the natural shore line and as such must be excavated.
3. All boathouse foundations will consist of poured concrete walls and footings.
4. Rock sea walls on either side of the structure are permitted. Wooden sea walls are prohibited.
5. All boathouses must contain a covered area sufficient in size to house a motorized watercraft. No watercraft's length may exceed the length of this covered area and must not protrude beyond the edge of the boathouse roof.
6. The architecture and colors of the boathouse must be harmonious with the property's dwelling.
7. The maximum width of the covered part of the structure is the greater of: (a) 25', (b) 15% of the linear shoreline frontage of the property, subject to 15' setbacks.
8. Erosion control plans must be approved by both DNR and the ARB. The ARB must also approve landscaping plans which include erosion control after all silt fences and hay bales have removed.

9. A fully-refundable erosion/landscaping deposit of \$2500 must be submitted and will be refunded after successful completion of the erosion/landscape plan.

3.9 Private Docks

Private floating docks shall be attached to a permanent structure along the shoreline and be no more than eight (8) feet wide, and twelve (12) feet long. The outer edge of a private floating dock shall not extend further than twelve (12) feet from mean high water line of any lot. Ramp ways may not exceed 4' x 4' in dimension. Decking must be wood or composite wood. The floating dock must utilize encapsulated floatation systems. All private floating docks must be approved by the ARB.

3.10 Community Docks

The Community Docks, located near the Club House, are designated for temporary use, and are to be used on a first-come, first-served basis. Powerboats and other watercraft are prohibited from being docked for more than forty-eight (48) hours, except for legal holidays, when it shall be limited to ninety-six (96) hours. Overnight dockage is only permitted on the west dock (the large, floating dock). The east dock, abutting the boat ramp, is for transient, temporary use and must be left available for access and temporary usage by powerboat owners using the ramp. In no event shall any watercraft other than powerboats be docked or stored next to the Community Docks, unless approved by the LCA Board of Directors.

4.0 Violation of Rules and Regulations

4.1 Conduct

Each LCA Member/Owner is responsible for his/her conduct as well as their families, guests, tenants and/or agents at all times while using the Lake and its associated amenities. Privileges may be suspended and/or fines imposed for violation of the Rules and Regulations.

4.2 Penalties

When the LCA is imposing an action and/or penalty the number and nature of incidents committed by the subject person(s) will be considered and shall not restrict LCA from appropriate measures to meet extraordinary circumstances. In all cases this shall include repairs to boats, docks and other property as LCA reasonably and presumptively determines as necessary to the safety and/or security of the Lake.

It is possible for a Lake user to be cited for more than one offense within a single incident, and, in the same day, be cited for more than one incident if distinctly separate including a time separation. Fines will range from \$250 to \$1500.

- (1) First incident: A warning notice, except LCA may impose reimbursement costs in connection with protecting the lake including, but not limited to, the cost of third-party assistance.
- (2) Second incident: A fine up to \$250.00 and/or loss of Lake use restriction up to 30 days;
- (3) Third incident: A fine up to \$500.00 and/or loss of Lake use restriction up to 60 days;
- (4) Fourth incident: A fine up to \$1000.00 and/or loss of Lake use restriction up to 90 days.
- (5) Subsequent incidents as determined only by the Board with the fine portion of remedy imposed not to exceed \$1500 and loss of use portion not to exceed one year without the Board revisiting the situation yearly thereafter to determine whether loss of use is to continue in each such ensuing year.
- (6) Regardless of whether a particular matter is a first or subsequent incident, where extraordinary circumstances have been determined to exist and noticed: 1) The Lake Committee may skip one incident level determining and imposing a fine/loss of Lake use, and 2) the LCA Board may skip incident levels except in the case of an incident involving serious injury.

5.0 Modifications, Amendments and Variance

5.1 Modifications

The LCA Directors may make modifications and amendments to these Lakes Rules and Regulations. LCA members may require a variance to these rules via the LCA Board of Directors. Requests should be filed with the Lake Committee.