

# **LAKE RULES**

The following are rules adopted by the  
LEOA Board of Directors March 5, 2007

**Amended May 7, 2018**

The Board of Directors, (BOD) will meet the first Monday of each month (unless rescheduled by the BOD President) in the meeting room. The meetings will begin at 6:00 p.m. A quorum of BOD members must be present to conduct business.

Participation by any property owner in a meeting held by the LEOA BOD shall be permitted only as follows:

- At least three (3) days prior to any meeting, any property owner desiring to provide comment or participate in the meeting shall provide a written notice (telephone notices will be considered in some circumstances), and said notice shall contain (1) the name and address of the requestor; (2) the topic to be addressed by the requestor; (3) any documents or exhibits to be presented by the requestor at the meeting.
- The public comment portion for members signed up to speak shall be held at the beginning of the meeting.
- Comments from all property owners who have previously notified the BOD of their intent to provide comments shall be limited to five (5) minutes. If any requestor/commentator desires to provide or submit comments of more than five (5) minutes at any meeting, said requestor must request additional time in advance and the BOD has full discretion to deny or grant additional time.
- All comments shall be addressed solely to the BOD and to no other individual.
- The President of the BOD has full discretion in limiting a commentator's time and/or to stop the public comment portion of any meeting.
- All participants/commentators at any BOD meeting are prohibited from the use of any abusive, combative or offensive language.
- At the conclusion of the public comment section, acceptance of minutes, reports and old business, all non BODmembers with the exception of invited persons shall be excused from the meeting and the BOD will proceed into new business.
- Executive Sessions may be held at any time the BOD desires.
- No alcoholic beverages allowed @ BOD meetings.

## **ACTIVITIES REQUIRING BOD APPROVAL**

Any activities on common areas not specifically covered by the covenants or Rules of the Lake must be submitted in writing and approved by the BOD 45 days prior to the event. The LEOA will not be held liable in the event of accidents.

## **DEFINITION**

For the purpose of this document the term "**Authorized Card Holder**" refers to property owner(s) and members of his/her family as spelled out in the covenants **(a)** below and residents, and certain other family members as defined in the Lake Eddins Access section of the Lake Rules, Article II, Section 3. Delegation of Use, shall read as follows:

Section 3. Delegation of use: Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the common area and facilities to the following:

- (a) Any member of his family, that is son, daughter, grandchild, great grandchild, mother or father, designated by him.**
- (b) Guests - provided guests on common area must be accompanied by lot owner or member of his family.

This right of enjoyment shall be subject to such reasonable rules and regulations as the BOD may adopt and uniformly apply and enforce.

## **BOATING AND FISHING**

All fishing tournaments must be approved by the BOD. Rules and regulations for fishing tournaments must be submitted in writing 45 days prior to tournament for BOD approval.

### **SPEED LIMIT FOR BOATS**

- 30 mph when over 300 ft from shore
- Idle speed when closer than 300 ft to shore
- Idle speed when near a non-moving boat
- Each boat is responsible for its own wake - boats must be operated in a safe and courteous manner at all times. LEOA will not be held liable in the event of accidents.

## **PROHIBITED ACTIVITIES**

Personal watercraft (jet skis, etc. are prohibited).

Water-skiing, boarding, tubing, windsurfing, or any like activities are prohibited. Swimming & diving will be at your own risk. (LEOA will not be held liable in the event of accidents).

Boats shall not block boat launch ramp areas, boat passageways on the lake, or other common areas. Boats shall not anchor, moor, or remain motionless within 50 feet of another property owner's boathouse or pier/dock without express written permission of the property owner.

No one is allowed to enter upon any property owner's boathouse or pier/dock while fishing or boating without the property owner's permission. Failure to have permission from a property owner before entering upon said boathouse or pier/dock could result in trespassing charges being filed by the property owner.

## **REQUIRED**

An \*Authorized Card Holder must accompany guests while fishing/boating on the lake and on all other common areas at all times. It is recommended that all boats comply with *THE HANDBOOK OF MISSISSIPPI BOATING LAWS AND RESPONSIBILITIES*. All boats must comply with state requirements for personal floatation devices and lighting. All boats on the lake between sunset and sunrise must have their red and green running lights and the all-around white light (or equivalent) on when underway and display a white light visible in all directions whenever they are moored or anchored outside a designated mooring area.

All boats are required to have property owner Identification decals attached to each side. Lake wardens will affix decals to boats to ensure proper placement, record decal serial numbers, boat description, and property owner information. Property owners can affix decals as long as it is witnessed by the Lake Warden. Inquiries can be made at the LEOA office for contacting the lake warden.

The lake will be periodically patrolled by lake wardens and other members of the *Lake Improvement Committee* to insure compliance with all lake rules and gather information to enhance the health of the lake. It is requested that all boaters be courteous and cooperate with the patrol personnel.

All boaters are responsible for their own safety. The LEOA is not liable for any personal injuries or property damages on the lake. Some of the boat lanes, channels, and passageways and some of the underwater hazards have been marked. However, some of the underwater hazards, floaters, etc. cannot be found and marked. The BOD encourages all boaters to use extreme caution and mark any hazards when found.

## **FISH LIMITS**

Because fish limits change from time to time based on recommendations by Southeastern Pond Management, refer to fish limit postings at the front gate, bulletin board at mailboxes, bulletin board in LEOA office and boat ramps.

## **PROHIBITED MEANS OF TAKING FISH**

Seines, jug fishing, trotlines, yo-yos, electric shock, and fish traps are prohibited except as approved by the BOD for special tournaments.

## **STREETS AND ROADS**

All Lake Eddins streets and roads were constructed for safe and convenient access to lots and the common areas. The BOD will regulate and maintain the streets and roads as deemed reasonable and necessary. All property owners, family members, and guests should be courteous, cautious, and obey all posted signs and Lake Rules. The LEOA is not liable for any property or personal damage that may occur on the streets and roads and their right of ways.

## **DAM**

No trucks or trailers over 12,000 lbs allowed on dam except emergency vehicles. Fine to the property owner is \$1,000.00 per violation. (Minutes 05/03/10 and 06/01/10)

## **SPEED LIMITS**

- 30 mph on road LE1638
- 20 mph on all other roads
- 20 mph for vehicles larger than what is commonly called a "1-ton".
- 20 mph for all off road vehicles, i.e.: golf carts, ATV's, UTV's, etc.
- Vehicles must be operated in a safe, courteous and prudent manner.

## **OFF-ROAD VEHICLES**

An off-road vehicle is any vehicle manufactured for off road use but cannot be operated on the public roads because the vehicle does not meet the safety requirements prescribed by law at the time of manufacture. This includes but is not limited to: Golf Carts, ATV's (3-wheelers, 4-wheelers, etc.), UTV's (Mule, Ranger, Rhino, etc.), and dirt bikes.

Minimum age to operate golf cart type vehicles and vehicles mentioned above is 12 years old unless accompanied by an adult on or in the same vehicle.

Off-road vehicles are to be operated according to the manufacturer's recommendations including age warnings.

All off-road vehicles and golf carts must remain on the streets and roads while they are within the boundaries of Lake Eddins. All lots and surrounding areas are private property and entering without permission could result in trespassing charges being filed. There is a map of Lake Eddins in the Fire Station.

All vehicles must have functional front and rear lights and have them turned on during operation on streets and roadways from sunset to sunrise.

## **PENALTY ASSESSMENTS FOR VIOLATIONS OF OFF-ROAD VEHICLE RULES:**

**1st Offense:** Possible 180-day suspension of right to use streets and roads for off-road vehicles and/or property owner to be assessed a \$50.00 fine.

**2nd Offense** (within 1 year period or violation of a previous suspension): Property owner to be assessed a \$200.00 fine and/or additional suspension of up to 1 year.

**3rd Offense** (within 1 year period or violation of a previous suspension): Property owner to be assessed a \$500.00 fine and/or additional suspension of up to 1 year.

## **TRASH AND LITTERING**

Trash dumpsters are provided for bagged household trash only. No loose garbage, limbs, construction materials or fish remnants are allowed in the dumpsters.

Trash or debris dumped or left on property or common areas are subject to the conditions and penalties stated in Article XI, Section 5 of the Covenants

Anyone caught dumping deer carcasses/fish remnants in household dumpsters or on LEOA property will be assessed a fine of \$500.00. (No Exceptions) (Minutes 10/05/10)

## **WATER AND SEWAGE**

The BOD will set water and sewage hook-up fees and usage fees annually.

### **Cut Off Policy**

Effective March 01, 2018, water bills are due on the 1st of each month. If not paid by the 15th of the month the bill will be considered past due. Five working days after the 15<sup>th</sup> the bill will be considered delinquent. Five working days after the bill is delinquent your water will be cut off and meter will be locked. There will be a \$100.00 reconnect fee added to your bill. Bill must be paid in full to restore your water service.

There are times where water pipes may burst and cause our water bill to sky rocket. The following is a guideline to follow for water bill forgiveness in the event this happens.

1. Have either an LEOA employee or a member of the board of directors witness that you do have a pipe that has burst.
2. Contact the Lake Manager and provide proof that break has been repaired to appeal your bill.
3. These are decided on a case by case basis and can result in 65% of your bill being forgiven.

If you have questions, please contact Phil Fuller, Lake Manager.

## **PETS**

All pets are to be kept on the owner's property or under the control of the owner at all times.

Barking or loose dogs can be considered a nuisance and can result in penalties for the property owner. (LEOA will not be held responsible for damages or injury caused by pets).

If you consider barking dogs, loose dogs, or any other animal a nuisance, call 911 and clearly state your issue to the dispatcher. The dispatcher will dispatch the proper authority. If you have any questions concerning this rule, contact the Lake Manager for clarification.

Horses or other livestock may be brought onto Lake Eddins property but may not be pastured or housed for more than 72 hours.

Property owner will be responsible for cleaning up after their or their guest's horses or livestock while on Lake Eddins property

## **WILDLIFE REFUGE**

Lake Eddins is considered a Wildlife Refuge. No hunting or trapping is allowed (Exception is made for the use of traps, shotguns, rat-shot for snakes, beaver, turtles or other predators that are directly threatening the well-being of residents or their property).

Discharge of firearms within LEOA boundaries is limited to shotguns & air rifles as stated above. Under no circumstances should a rifle or pistol be fired at the water, unless using rat shot because of possible ricocheting.

Harassment of wildlife is prohibited.

Spotlighting of deer is prohibited.

## **LAKE EDDINS ACCESS (Amended February 18, 2016)**

All Lake Eddins access cards issued prior to November 1, 2015 have been cancelled. There are five (5) categories of cards: Gate Access, Gate Access Only, 24/7 Worker Cards, Restricted Worker Access Cards and Vehicle cards. Cards are available at the LEOA office. Property owners will be required to furnish the requested information on all card holders to insure that the appropriate card will be issued.

Gate Access cards will be issued to the owner(s) of record of a property and other authorized family members (son, daughter, son-in-law, daughter-in-law, grandchild, great-grandchild, mother, father). Property owners must present a copy of their deed, if not already on file, with the current owner(s) names on it as proof of ownership before cards will be issued. These cards will be issued without charge.

Only one person whose name is on a deed to a lot can be designated as the property owner authorized to obtain any and all types of cards.

"All entities other than natural persons who are titled owners to a lot(s), shall first be required to obtain approval from the Lake Eddins Owner's Association Inc.'s Board of Directors, as to the number and type of access cards allowed."

### **NOTE: ALL GATE ACCESS CARDS MUST BE OBTAINED BY THE OWNER(S) OF RECORD**

Property owners obtaining cards for authorized family members and residents must present a current driver's license number or state issued photo ID number. Any cards obtained fraudulently will result in immediate deactivation and the property owner(s) will be fined \$500.00 and/or penalized. The loaning or selling of Lake Eddins access cards is a violation of lake rules and will result in stiff penalties.

Gate Access Only Cards will be issued to: (1) full time residents that are not property owners and (2) certain other family members of the property owner(s). These card holders will not have the same right of enjoyment as property owners to the lake unless accompanied by an authorized card holder. These cards may be issued for a non-refundable cost of \$20.00 each and will be limited to (4) per property owner. The identity of those in possession of these cards must be provided by the property owner.

The 24/7 Worker Cards will be issued to Game Wardens, Law Enforcement, UPS/FedEx/etc., TEC, Southern Pine, LPG companies, C-Spire, outside realtors, and Medical Care Providers and be allowed gate access on a 24/7 basis. These cards will be issued at no cost. Exceptions: 24/7 worker cards for outside realtors may be obtained for a \$50.00 (non-refundable) cost and will have a 12 month renewal. Medical Care Providers will have a 12 month renewal.

Restricted Access Workers Cards will be issued to contractors for a refundable fee of \$50.00 and renewed every 30 days by the property owner, if necessary. Housekeepers will be issued cards for a \$50.00 refundable fee and renewed every 12 months, if necessary. Postal workers and Waste Management will be issued cards with no fee. The restricted access worker cards will be coded for Monday through Saturday, 7:00 am to 6:00 pm. The Lake Manager can approve exceptions to these days and times.

Vehicle Cards will be limited to (2) cards per property owner. These cards may be purchased for a \$20.00 non-refundable fee. **THESE CARDS WILL BE USED IN PROPERTY OWNER'S VEHICLES ONLY.**

Property owners will be personally responsible for the access of delivery trucks and service and maintenance vehicles.

Property owners will be responsible for all gate access cards issued to them, their family members, their residents, and their workers. Property owners are responsible for the actions and conduct of their family members, their residents, and their workers that they allow to have access cards.

Since, according to the covenants, guests must be accompanied by a property owner or an authorized family member at all times while on common areas, guests will not be allowed to have access cards.

**NOTE: LEOA EMPLOYEES WILL NO LONGER BE ALLOWED TO OPEN THE MAIN ACCESS GATE EXCEPT IN EMERGENCY SITUATIONS.**

All card holders must possess a valid driver's license. **Exceptions** for unusual situations may be approved by the Board of Directors after notice and hearing.

Anytime it is determined by the Lake Manager that the water flowing across the emergency spillway is hazardous for travel or in other emergency situations, the spillway and dam will be closed to traffic and the east gate will be opened and authorized card holders and their guests will have to travel at their own risk. The east gate will be used for emergency situations only.

Please report any lost or missing access card to the Lake Office as soon as possible so it may be deactivated. Fee for replacement of lost or missing card will be \$20.00 (Non-Refundable).

## LAKE ACCESS CARD CHART

LAKE ACCESS CARDS				
GATE ACCESS	GATE ACCESS ONLY	WORKER NO LAKE PRIVILEGES		VEHICLE
		24/7	RESTRICTED ACCESS	
Property Owner(s) Son Daughter Sons-in -Law Daughters-in -Law Grandchildren Great Grandchildren Mother Father	Residents Family          4 cards maximum \$20.00 per card Non-Refundable	Game Wardens Law Enforcement UPS/FedEx/Etc. TEC C-Spire Southern Pine EPA LPG Companies Outside Realtors \$50.00 * Medical Care Providers **   No Cost (exception as noted)	Postal Delivery Waste Management  No Cost   Housekeepers*** Contractors ****  \$50.00 Refundable	Limited to (2) cards Per property owner.         Only for use in vehicles owned by Property Owner  \$20.00 per card (Non-refundable)

\* Outside Realtors will have a 12 month renewal

\*\* Medical Care Providers will have 12 month renewal

\*\*\* Housekeepers will have 12 month renewal

\*\*\*\* Contractors will have 30 day renewal



## **SECURITY AND ENFORCEMENT**

Property owners have a responsibility to report violations of Lake Rules, Covenants and By-Laws. Complaint forms are available at the office or on LEOA website. Complaint forms must be signed, dated and submitted to the office. Any property owner may use this form to report violations. The BOD will take appropriate action on all complaints received. The BOD has the authority to correct violations and/or levy fines for violations, which if not paid, can lead to a lien being placed against the property and/or suspension of use of the Common Areas except streets, roads and parking areas.

All \*Authorized Card Holders, their guests and any other person that has been authorized to have a gate access card are required to show it along with a driver's license or other I.D. upon request by a member of the BOD, the Lake Manager, or Lake Patrol who identifies themselves as such. No \*Authorized Card Holder or their guests may unreasonably interfere with another \*Authorized Card Holder or their guests on common areas by means of but not limited to: barriers, unapproved docks or piers, harassing language, actions or devices.

## **SECURITY RECORDINGS REVIEW PROCEDURES**

1. A request by law enforcement officer(s) may be granted by the LEOA Lake Manager or by a member of the BOD.
2. An individual may request security recordings information by making a written request to the BOD stating the date and time in question and what they are specifically looking for. If the request is approved, a member of the BOD and/or Lake Manager will review the recordings for the information.
3. Under no circumstances shall any unauthorized individual(s) be allowed to review the security recording.

## **ASSESSMENTS**

Assessments are due on June 1st of each calendar year.

Assessments are considered delinquent September 1st.

In the case of delinquent assessments, a letter will be sent to the address on file at the Lake Office during the first week of September stating that the Member has 40 days from the delinquent date to pay in full.

After 40 days, any delinquent assessment will be turned over to a collection agency.

All assessments due are the responsibility of the lot owner on the due date of the current assessment year.

All access cards except owner of record will be voided. Rights of enjoyment on common areas, i.e. fishing, etc., will be suspended until assessments are current.

## **CAMPERS, MOTOR HOMES AND CARGO/UTILITY TRAILERS**

Campers and motor homes are not permitted on vacant lots.

Campers and motorhomes are permitted to be stored on a property with a dwelling.

The Lake Manager has the authority to grant permission for a camper or motorhome to be used on a property with a dwelling on a case by case basis.

If you have any questions concerning this rule contact the Lake Manager for clarification.

### **NOISE POLICY**

If you consider any noise a nuisance or disturbance of your peace call 911 and proper authority will be dispatched.

### **ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee shall consist of at least 4 members. At least one member of the Architectural Review Committee shall be a member of the BOD. The Lake Manager will serve as the Chairman. The Architectural Review Committee shall adopt and promulgate a set of rules approved by the BOD to be filed at the LEOA office.

### **BUSINESSES**

#### **Covenants Article XI Use Restrictions, Section 1 Use of Lots and Dwellings, Pg. 18**

Except as permitted by the BOD, each lot and dwelling shall be used for residential purposes only, and no trade or business of any kind may be carried on therein.

In addition to all applicable Covenants, all businesses must comply with the following Lake Rules:

1. A written request by a property owner must be sent to the BOD describing the business in detail.
2. All business is limited to the property owner's lot and dwelling.
3. No signs, advertising, or ornaments will be allowed on the property.
4. No excessive traffic to and from the business will be allowed.
5. All permits required by local and state authorities must be obtained.
6. No property owner, business agent, realtor, real estate agent, contractor or sub-contractor may go door to door offering their services or placing flyers, door knockers, cards or any other type of advertizing within the confines of LEOA without the written approval of the BOD. This includes the lake, roads, mail boxes, and main gate which are common areas.

All requests will be answered by letter from the BOD within 45 days from receipt of same. When a business is approved, the requesting property owner will be required to notify the BOD in writing at least 45 days prior to start up.

If a business is closed down, the property owner must notify the BOD in writing within 45 days and the permit shall expire.

### **CONTRACTS**

All companies doing business with LEOA must have a Liability Insurance Certificate on file at the Association office. The BOD may waive this requirement on an individual basis.

## **RESPONSIBILITY**

It is the responsibility of each \*Authorized Card Holder to know and follow the Rules of the Lake. These rules may change from time to time and all changes will be posted in the appropriate places.

These rules and regulations are not meant to be a substitute for the Covenants or By-Laws. They are meant to be a clarification of Covenants and By-Laws and Additional Rules where allowed by the Covenants and By-Laws. Any conflicts should be brought to the attention of the BOD. Any conflicts between these clarifications and rules with the By-Laws or Covenants, the provisions of the By-Laws and Covenants control.