

## **The Lake Hills Association, Inc.**

P.O. Box 1011, Fairfield, CT 06825

### **General Rules Pertaining to the Use of Samp Mortar Lake and Properties Owned by the Lake Hills Association, Inc.**

*Set forth below are the General Rules (the "Rules") Pertaining to the Use of Samp Mortar Lake (the "Lake") and the Properties Owned by the Lake Hills Association, Inc. (the "Association") by the Members (the "Members") of the Association. The Rules have been prepared by the Board of Governors (the "Board") to govern usage of Association properties and ensure a safe and respectful experience for all Members. Each Member and their families are asked to review the Rules and help implement them so that all Members may enjoy the Lake and other Association properties. Any person, Member or not, using the lake or visiting Association property does so at his/her own risk.*

*Our Bylaws state that all Members and their guests shall obey all rules of the Association as approved by the Board of Governors. Each Member should review the Bylaws and be aware that violations of the Rules will be dealt with at the discretion of the Board, and may include denial of Membership privileges but not removal of dues obligations. Any exception to the Rules must be authorized by the President of the Association, or at the President's discretion, the Board of Governors.*

*Thank you from the Board*

#### **A. IDENTIFICATION**

1. A Membership tag must be carried by each Member, or at least one Lake Hills Member in a Member family, when using Association property.
2. Every Member entering association property must present their Membership tag to the Lake Hills lifeguard or Lake Hills representative and sign themselves, their family and their guests in the guest book.
3. Any person on Association property shall present proper identification upon request. Failure to do so shall result in eviction from the premises.

#### **B. GUEST POLICY**

1. All Members are responsible for having their guests knowledgeable of, and abiding by, all Association rules and Bylaws.
2. Each Member may have 4 guests per tag.
3. At no time may a member family exceed 8 guests. A member family that wishes to invite more than 8 guests at one time must contact the Water Safety Director or their District Representative for a party reservation permit.

#### **C. PRIVATE EVENT POLICY**

1. Permits for exclusive use of non-waterfront facilities by organizations or teams must be approved by the Board pursuant to policies prior to such usage. Members may contact their District Representative to put in a request to the Board.
2. Members may hold private events on Association property.
3. Members with more than 8 guests are required to obtain a party reservation permit from the Water Safety Director.
4. Members are asked to make requests for party reservation permits at least 7 days in advance to facilitate planning and scheduling.
5. The Water Safety Committee has the right to deny party reservation permit requests.
6. Members shall bear the cost of additional Lake Hills lifeguard(s) if requested by the Water Safety Committee.
7. Members issued a party reservation permit must present it to the Lake Hills lifeguards on duty. The party permit must also be produced upon request by a Board Member.
8. Members holding private events must remove all trash and recyclables from Association property at the end of the party.
9. Members holding private events are responsible for having their guests knowledgeable of, and abiding by all Association rules and Bylaws.

## **D. WATER SAFETY**

1. Board Members, their delegates, and lifeguards employed by the Association, are authorized to enforce all rules of the Association
2. In addition, (during their shifts) Lake Hills lifeguards may make other reasonable rules or judgements necessary to ensure safety on the beaches and Association property.
3. When swimming classes are in progress at a beach, swimming at that beach by persons not enrolled in the class is prohibited. Swimming at a beach may also be prohibited during specific Association events.
4. No inflatable objects are allowed on the lake under any conditions, with the exception of U.S. Coast Guard approved watercraft (i.e. Zodiac or Avon boats).
5. No rough, dangerous, or boisterous behavior will be allowed on the beach or within the swimming area.
6. Devices such as surfboards, skim boards, small plastic boats, etc., may be used in swimming areas only with the Lake Hills lifeguard's permission.
7. The following activities are prohibited: Diving from or swimming in the area of the boat docks, rocks, Black Rock Turnpike bridge or dam. Jumping off the back or swimming behind the floats.
8. No scuba diving is allowed unless by a certified diver. No SCUBA diving is permitted without the advanced permission of the Board. No scuba diving is allowed within 100 feet of the dam.
9. Children 10 years or under must be accompanied by a person 16 years or over on beaches during swim season, and must be supervised by their accompaniment at all times.
10. Swimming between beaches is prohibited, unless during sanctioned Lake Hills events.
11. Swimming between a private property and an Association beach is prohibited.
12. Long distance swimming can be a dangerous practice. Members and guests may not swim out or in from the beaches beyond the vicinity of the floats unless part of a supervised training program or with Board approval.
13. Foam flotation devices that are larger than personal size (approximately 3 feet x 6 feet) are not allowed at common association swim areas or beaches.

## **E. THE SWIM BASIN**

1. The swim basin is for lap-swimming only. Swimming in the basin is not permitted during lifeguard hours unless authorized by the Lake Hills lifeguard.
2. Running, rocking or other dangerous behavior, as well as bicycles and flotation devices, are not allowed on the swim basin and docks. Kick boards are permitted in the swim basin.
3. Fishing within the swim basin is not permitted. Fishing is allowed at Beach 1 on the outside "L" facing away from the swim area unless a swim team practice is taking place.

## **F. USE OF ASSOCIATION PROPERTY**

1. Any person, Member or not, using the lake or visiting Association property does so at his/her own risk.
2. The use of all types of motor vehicles is prohibited from all Association property, except recognized driveways and parking areas. This prohibition includes the lake in its normal and frozen states.
3. All unregistered motorized vehicles are prohibited from Association property, except when used with advanced permission from the Board.
4. The Association recognizes the state law concerning the drinking of alcoholic beverages by minors (people under the age of 21). Therefore, the Association will not permit minors to consume alcoholic beverages on Association property.
5. Use of Association property is allowed until 10:00 p.m., with the exception of the parking lots, which close at 9:00 p.m.
6. The following are not permitted on beaches or other Association property at any time:
  - Open fires, unless approved by the Board.
  - Glass bottles or containers
  - Pets or domesticated animals
  - Hunting, trapping, firearms, air guns or rifles, bows and arrows, spear guns, paint guns, etc.
7. Pollution of the Lake or its tributaries, littering, or dumping in the Lake or on Association property is strictly prohibited.

8. No vendors or commercial vehicles are allowed on Association property without the expressed written consent of the President of the Association.
9. Only persons authorized by the Board are permitted on Samp Mortar Dam.
10. Only authorized persons are permitted to trim, cut down or remove any trees or plantings from Association property. Violators may incur charges to cover the cost of replacing plantings and trees.
11. Members shall be financially responsible for damage to Association property, caused by Member, Member's family, and/or Member's guests. Reasonable replacement or repair value shall be determined by the Board.
12. Smoking and vaping are prohibited on beaches, swim areas, playgrounds, and play areas.

## **G. WATERCRAFT**

1. The following are prohibited on any part of the lake: gas-powered motors, ice boats or like devices, or inflatable boats or objects. The exception would be during official Association business (i.e. dispensing of chemicals into the lake) and for inflatable watercraft that is U.S. Coast Guard approved (i.e. Zodiac and Avon boats).
2. The usage of electric motors is permitted. Guests are not permitted on the lake alone in motorized watercraft.
3. The operator of motorized watercraft must comply with state and local regulations. While operating said motor, one must exercise caution and avoid all swimming areas.
4. Motorized watercraft may not exceed a speed of 5 knots, and watercraft owners are responsible for their wake.
5. All watercraft must clearly display its Membership tag number and conform to all State and Coast Guard regulations.
6. Any watercraft stored on Association property that does not display its tag number will be removed from Association property without notification, or locked by the association until remedied.
7. A Coast Guard Approved life preserver is required for each occupant in any boat (kayaks, rowboats, canoes, etc) or any flotation device (such as paddleboards).
8. Children 12 and under must wear a Coast Guard Approved life preserver on any boat.
9. Watercraft may not exceed its occupant capacity.
10. Only Association lifeboats are permitted in the swimming area, with the exception of launching and returning boats. Launching and returning boats that need to access the swim area must stay in the designated area and exercise caution, particularly in monitoring for the presence of swimmers.
11. Members who wish to launch pontoon boats or other boats that require the use of a motor vehicle from LHA property must notify the Water Safety Director in advance. Boats launched in such a manner should not disrupt ongoing use of the lake by members, and should be conducted at Beach 2 unless with approval from the board.
12. Boats on the lake shall be limited to 10 ft wide by 18 ft long, with the exclusion of canoes, kayaks, row boats and rowing shells.

## **H. WATERFRONT STRUCTURES**

1. Docks that extend into the commonly owned area of the Lake Hills Association (the Lake) will be governed by the following rules: The dock may not extend further than fifteen (15) feet from the shore. The normal lake level will be used to define the shore for measuring the fifteen. Docks may not be wider than 10 feet. Total square footage of the dock structure may not exceed one hundred twenty square feet. These rules will not be applied retroactively on existing structures. The rules apply to all new construction including additions to existing structures.
2. Lakefront property owners in good standing will be limited to one dock structure as defined above from their respective property.
3. All plans for new construction and additions to existing structures must be approved prior to construction by a majority of the Board of Governors and must comply with state and local regulatory agencies.
4. No structures or devices shall be installed which changes the current, flow or natural state of the lake including but not limited to aerators, bubblers, jetties, water circulators or seawalls without the written approval of the board of governors.
5. No boats or devices shall be permanently anchored off the shoreline.

## **I. BOAT STORAGE POLICY**

1. Each Lake Hills Member in good standing may store up to one boat, space providing. Requests for additional storage must be made to District Representatives, who will determine if there is sufficient space.

2. All boats must clearly display an appropriate LHA tag ID, whether stored on LHA or private property.
3. All boats must be stored in a designated Lake Hills' boat storage area on Lake Hills property. This policy does not apply to boats owned and physically attached to private property.
4. Boats stored on Association property shall be removed by their owners on or before the weekend after Thanksgiving Day and shall not be stored on Association property prior to Beach Clean-up Day the next year.
5. Boats in violation of this policy will be subject to removal or lock-up by the Lake Hills Board of Governors or their designees and possible eventual disposal at the discretion of the Board of Governors.

## **J. DELINQUENT BOAT POLICY**

1. Any boats not in conformance with the Lake Hills Boat Storage Policy,
  - A. including but not limited to,
    - i. Boats not in designated storage areas,
    - ii. Boats not identified with Lake Hills Member's tag IDs
    - iii. Boats of Members not in good standing
  - B. May be locked-up or removed by the Lake Hills Board of Governors or their designees, without advanced notification to the owner, to an area designated as the Boat Impoundment Area. The owner of the boat may be held liable for a \$100 fine.
  - C. Boats remaining in the Boat Impoundment Area for a period of time to be established by the Board of Governors, but not to exceed twelve months, shall be subject to disposal or community held auction as directed by the Board of Governors and at the discretion of the Board of Governors.