

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.

These are the established regulations for the use of the properties of the Lake Hills Association, Inc. We ask that the whole family participate in the implementation and use of these rules and the intent that they strive to achieve. You are asked to do your part so everyone can enjoy a safe, trouble-free season.

Violations of the following regulations will be dealt with by the possible denial of privileges. Any exceptions to these rules must be authorized by the President of the Association, or at his/her discretion, be referred to the Board of Governors.

It is our Association, and it is right that we all abide by its rules.

Thank you from the Board of Governors.

A. IDENTIFICATION

1. A membership tag must be carried by at least one Lake Hills member in a family when using Association property.
2. Every member entering the beach must present their tag to the lifeguard 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 adult member over 18 may have 4 guests per tag.
3. Each member under 18 may have 2 guests per tag.
4. 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 Committee for a party reservation permit.
5. Permits for exclusive use of non-waterfront facilities by organizations or teams must be approved by the board pursuant to policies.

C. PARTY POLICY

1. Members may hold parties on Association property.
2. Members with more than 8 guests are required to obtain a party reservation permit from the Water Safety Committee.
3. Members are asked to make requests for party reservation permits at least 7 days in advance to facilitate planning and scheduling.
4. The Water Safety Committee has the right to deny party reservation permit requests.
5. Members shall bear the cost of additional lifeguard(s) if requested by the Water Safety Committee.
6. Members issued a party reservation permit must present it to the lifeguards on duty. The party permit must also be produced upon request.
7. Members holding parties must remove all trash and recyclables from Association property at the end of the party.
8. Members holding parties are responsible for having their guests knowledgeable of, and abiding by all Association rules and Bylaws.

D. WATER SAFETY

1. Lifeguards employed by the Association are authorized to enforce all rules of the Association
2. In addition, lifeguards may make other reasonable rules necessary to ensure safety on the beaches and lake area.
3. When swimming classes are in progress at a beach, swimming at that beach by persons not enrolled in the class is prohibited.

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 only with the 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 accompanied by a certified diver.
9. Children 10 years or under must be accompanied by a person 16 years or over on beaches during swim season.
10. Swimming between beaches prohibited.
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 from the beaches beyond the vicinity of the floats unless part of a supervised training program.

E. THE SWIM BASIN

1. The swim basin is for lap-swimming only.
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.
4. Children under the age of 16 must be supervised by another person over 16 when in the swim basin.

F. USE OF ASSOCIATION PROPERTY

1. 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.
2. All unregistered motorized vehicles are prohibited from Association property.
3. Any person, member or not, using the lake or visiting Association property does so at his/her own risk.
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.
 - 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 and may be illegal.
8. No vendors or commercial vehicles are allowed on Association property without the expressed written consent of the President of the Association.
9. Only authorized persons 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.
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 is prohibited on beaches, swim areas, playgrounds, and play areas.

G. WATERCRAFT

1. At no time or under any conditions are gas-powered motors, ice boats or like devices, or inflatable boats or objects allowed on any part of the lake. 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 for the exclusive use of members of the Lake Hills Association
3. Guests are not permitted on the lake alone in motorized watercraft.
4. The operator of motorized watercraft must be a minimum age of 18 and comply with state and local regulations.
5. While operating said motor, one must exercise caution and avoid all swimming areas.

6. The thrust of one motor or combined motors must not be greater than 36 lbs. The motor can not be modified to increase its rated performance, and the unit must retain its original equipment with plastic propeller.
7. All watercraft must clearly display its membership tag number and conform to all State and Coast Guard regulations.
8. Any watercraft stored on Association property that does not display its tag number will be removed from Association property without notification.
9. A Coast Guard Approved life preserver is required for each occupant in a boat. This policy will be enforced.
10. It is urged that at least one proficient swimmer be aboard every boat.
11. Watercraft may not exceed its occupant capacity.
12. Only Association lifeboats are permitted in the swimming area.
13. Boats on the lake shall be limited to 8.5 ft wide by 14ft long, with the exclusion of canoes, kayaks, row boats and rowing shells. Those members with boats outside these parameters must contact the President to be grandfathered by July 1, 2006.

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 with out the written approval of the board of governors.

I. BOAT STORAGE POLICY

1. Each Lake Hills member in good standing may store up to one boat, space providing.
2. Additional may be stored by annually requesting permission from the LHA board
3. All boats must clearly display appropriate LHA tag ID,
4. All boats must be stored in a designated Lake Hills' boat storage area on Lake Hills property.
5. Boats may not be stored in any other place on Lake Hills' property (on lake or land).
 - A. This policy does not apply to boats owned and physically attached to private property.
6. 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.
7. Violations of this policy will be subject to removal by the Lake Hills Board of Governors or their designees and possible eventual disposal at the discretion of the Board of Governors.
8. Boats normally docked at lakefront properties are not permitted to be stored on Association property during the winter season.

J. DELIQUENT 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 removed by the Lake Hills Board of Governors or their designees to an area designated as the Boat Impoundment Area.
 - 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 as directed by the Board of Governors and at the discretion of the Board of Governors.