



# **Rules and Regulations**

**SLWLA Board Approved**

**Revised: May 2021**

**Published by:**

**SEVEN LAKES WEST  
LANDOWNERS  
ASSOCIATION**

**THIS DOCUMENT REGULATES OR PROHIBITS THE DISPLAY OF  
POLITICAL SIGNS AND FLAGS.**

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## **1 CHAPTER ONE-Definition of Terms**

The following terms used in the Rules and Regulations are defined as follows:

### **1.1 Architectural Review Committee**

(ARC) means the group authorized by the Declarations of Restrictive Covenants to enforce covenants, these Rules and Regulations and ARC Standards for Design and Construction as they pertain to construction or property improvements.

### **1.2 Association**

means the Seven Lakes West Landowners Association (SLWLA), a North Carolina nonprofit corporation, its successors and assigns. The formal legal name of the Association is as follows: Seven Lakes West Landowners Association, Inc.

### **1.3 Board**

means the Board of Directors of the Seven Lakes West Landowners Association.

### **1.4 Common Property/Common Areas**

means all real property, together with all personal property used in conjunction therewith leased or owned by the Seven Lakes West Landowners Association for the common use and enjoyment of members. Common property includes but is not limited to main entrance and gatehouse, other gates, community facilities, recreation areas and buildings, clubhouses, swimming pools, parks, nature or walking trails, mail house(s) and surrounding parkway(s), boat launch and storage areas, roads, streets, dams, lakes, and ponds.

### **1.5 Community Center**

means the main building located at 556 Longleaf Drive. The lower level houses SLWLA administrative offices and meeting rooms and the upper level houses a large all- purpose room and a catering kitchen.

### **1.6 Covenants**

means the various Declarations of Restrictive Covenants, to which the Association's members, the different subdivisions of the Seven Lakes West Community and use of the respective lots therein are all bound. They are composed of the (original) Seven Lakes West Covenants, and the later covenants for Beacon Ridge, Beacon Ridge Lakeview Homes, Pinnacle, and Morgan Wood. Minor variations of these covenants were established for Carriage Park Addition to Beacon Ridge, Commons of Beacon Ridge, Carriage Park (Section 3), First Fairway, Pine Knoll, and Colton's Corner. More may be added over time via annexation and the covenants may be amended from time to time as well in accordance with their respective terms and conditions. The Declarations and their current amendments are recorded in the Register of Deeds of Moore County, NC and should be consulted for content as well as for future additions/changes.

### **1.7 Developer**

refers to Seven Lakes West Landowners Association

### **1.8 Improvement**

means all buildings, outbuildings, swimming pools, streets, roads, driveways, parking areas, fences, retaining and other walls, hedges, landscaping, piers, marinas, signs, lighting, gates, gate houses, mail houses, poles, antennae, and any other structure of any kind

### **1.9 Community Manager**

means the person employed by or an independent contractor of the Association and its Board of Directors to oversee operations of the community, whose office is at the West Side Park Community Center, 556 Longleaf

Drive. (The current Community Manager is employed by CAS, Inc. and works for Association pursuant to an independent contractual arrangement)

**1.10 Member**

means a deed holder of a residential lot located within Seven Lakes West and/or the confines of an area that has joined with and/or merged with the Seven Lakes West Landowners Association by Covenant or by merger or via annexation. Association voting rights for Members are defined in Article III, Section 6 of the SLWLA By-Laws. From time to time herein the term “Lot owner(s)” is also used and it is synonymous with “Member”.

**1.11 Personal Vehicle**

means a vehicle registered by the Association to a Seven Lakes West Member or Renter.

**1.12 Renter**

means a person who has the right to occupy a residence on the basis of a written lease for a term more than thirty (30) days. Persons to whom a Member extends use of his/her residence for a period less than thirty days are considered guests.

**1.13 Security**

means personnel working through an independent contractor and pursuant to a contract with Association. Such personnel are only authorized to work within the scope of their authority as determined by the contract and by the policies and procedures of the Association pertaining to their duties. Such personnel control access to the community as well as certain common areas. From time to time, such personnel also assist with traffic matters within the community as directed by the Board Director in charge of security and/or the Community Manager and serve as a liaison between the community and outside services with respect to matters concerning police, fire, EMT, storms, et cetera.

**1.14 Seven Lakes**

means the communities of Seven Lakes West, North and South but these rules and regulations only apply within Seven Lakes West itself.

**1.15 Seven Lakes West**

means the total area of our community accessible from the Main Entrance gate on the west side of Hwy. 211 and the land surrounding such and from the north side of Route 73 and through its back ("East") gate but as more specifically defined by SLW territory maps available at the West Side Park Community Center office.

**1.16 West Side Park**

means all of the woodland and recreational space at 556 Longleaf owned by SLWLA, including the pool, cabana, playground, tennis courts, picnic areas, basketball courts and all other recreation areas on that site.

**1.17 Johnson Point**

means the boat launch area, docks, picnic facilities, and boat storage area located adjacent to Lake Auman and the intersection of Simmons Drive and Smathers Drive but as more specifically defined in SLW territory maps available at the West Side Park Community Center office.

## 2 CHAPTER TWO

### SEVEN LAKES WEST ACCESS, ENTRY AND EGRESS

#### **2.1 Access**

Access to Seven Lakes West is limited to Members of SLWLA, their guests, bona fide renters, and specified visitors.

#### **2.2 Gates**

There are two gates to enter and exit Seven Lakes West. The Hwy 211, or Main Gate, is manned by Security. The East gate (also called the back gate) is unmanned; entry through it is possible only with an entry device, which is explained in Section 2.3 below.

##### **2.2.1 Electronically Monitored**

For security purposes all entry and exit at both gates is electronically monitored 24 hours a day.

##### **2.2.2 Damage to Gate**

Any damage to a gate or gate area will be the responsibility of the person causing the damage. An additional fine may also be imposed in the event a gate is damaged.

##### **2.2.3 Exit Gates**

The exit gates are activated by vehicles pulling up to the arm. Vehicles without an entry device can use the East gate for exit but not entry to Seven Lakes West.

##### **2.2.4 Trailer Entry**

Trailers of any kind shall not enter through the East (Back) Gate.

##### **2.2.5 Vendors**

No vendors may use the East (Back) Gate; all vendors must enter at the main gate, where the FGG will determine the destination within SLW, verify the visitor with the Member, record certain identifying information, and issue an appropriate hang tag for a specific duration. Vendors may be denied entry at the discretion of the FGG.

#### **2.3 Entry**

##### **2.3.1 Categories of persons seeking access to SLW:**

“**Member**” shall mean a SLWLA Member. Member vehicles access the community using a barcode device.

“**Guest**” shall mean a person(s) invited by a SLWLA Member. The Front Gate must be notified in advance of each visit and the guest will be issued an access pass for a specific time period.

“**Frequent Guest**” shall mean person(s) sponsored by a SLWLA Member. Frequent Guests access the community with a barcode at the discretion of the Community Manager. This barcode will be purchased and sponsored annually.

“**Frequent Guests**” include:

SLWLA Members’ family members and friends that live in the area \* Caregivers/ nannies Others based on the need of the Member making the request approved by the Community Manager

\* Barcodes of sponsored SLWLA members will be entered into the SLWLA security system. Note: The Community Manager shall determine who qualifies for FREQUENT Guest status in accordance with a Standard Operating Procedure (SOP) that may be updated from time to time and approved by the SLWLA Board.

**“Service Companies/ Vendors /Construction”** shall mean commercial vehicles. They will be issued an access pass when the Front Gate has received prior notification from the SLWLA member or a registered SLWLA Construction Access Permit. These access passes will be issued for 1, 7, or 30 days (based on work schedule).

**“Special Event Guests”** shall mean guests included on an authorized guest list registered with the Front Gate and the community office at least 24 hours prior to the scheduled event. These vehicles will be issued an access pass valid for a specific time and location.

**“Beacon Ridge Guests”** shall obtain a “same day” access pass specific for the Beacon Ridge Country Club location, and only to travel back and forth on Lakeway and Longleaf Drives to and from BRCC.

**“Non-SLWLA property owners living within SLW”** (e.g., Stedman Road, Beacon Ridge Villas, one house in Parkwood) must obtain a monthly hang tag.

### **2.3.2 Entry device**

Entry Device (Bar Code): SLWLA Members and bona fide renters of homes owned by Members may be issued up to three (3) entry devices (bar codes) for their personal vehicles (one for each personal vehicle garaged in Seven Lakes West) for a fee as set by the annual fee schedule per entry device. This entry device is good as long as the current owner has the vehicle registered in his/her name. Entry devices are not transferable to another vehicle; they shall be affixed by the Community Manager or his/her designee; must be used for access to SLW by resident’s vehicles using the residents’ lane (right lane) at the front gate.

### **2.3.3 Guests entry**

All guests must enter only through the Main Gate. An adult home/lot owner or renter over 18 (not children) must call the FGG (Main Gate at 910-673-3120) to arrange guest entry. The FGG on duty may verify that the caller is an adult SLWLA Member physically present in SLW to receive the guest(s). Guests that will not be received by a Member must be approved by the Community Manager’s office. All guests will be issued a departure date access pass, to be prominently displayed on the rear-view mirror.

### **2.3.4 Front gate duty**

The Front Gate on duty may at his/her discretion alter entry processing to maintain order, enhance safety, and expedite a backed-up series of vehicles seeking access; examples may include: an accident blocking entry via Lakeway Drive, a large sudden influx of traffic seeking access, etc.

## **2.4 Utility and Emergency Vehicle Entry**

Some vehicles may be admitted without passes, e.g. police vehicles, emergency vehicles; telephone, propane gas, electric, septic treatment, parcels delivery companies, etc.

### **3 CHAPTER THREE - ROADS**

The motor vehicle laws of the State of North Carolina and the County of Moore shall apply to all roads within Seven Lakes West, and shall be enforced by either the SLWLA Security Personnel or the Moore County Sheriff's Department or the North Carolina State Police, with the following Association specific rules and regulations:

#### **3.1 Risk, injuries, damage, accidents**

##### **3.1.1 User Risk and Responsibility**

All persons using the roads within Seven Lakes West do so at their own risk and are subject to the rules, regulations and laws published by the State, the County and the Association for violations thereof. The Association will not be responsible for delays, breakdowns, or damage to personal property or personal injury or death occurring on said roads or other common areas.

##### **3.1.2 Association Accident Notification**

In the event of any vehicle accident, where there is a suspected injury, "911" operators shall be notified immediately, for any other non-personal injury accidents, contact the Sheriff's Office and the Main Gate (910-673-3120). Drivers in an accident must also follow NC law with respect to notifying appropriate authorities."

#### **3.2 Pedestrians and cyclists using the roads**

##### **3.2.1 Pedestrians**

For safety reasons, walkers, runners, joggers, or any pedestrians using any roads in Seven Lakes West are strongly encouraged to proceed facing motor vehicle traffic and to move to the side of the road when a vehicle approaches. People pushing baby carriages, children riding bicycles and tricycles, and beginning adult bikers are encouraged to avoid Longleaf Drive and instead use side roads.

##### **3.2.2 Bicycle riders**

Bicycle riders should ride in the same direction as vehicular traffic and should ride in the approximate position where the right tire track of that lane is located.

##### **3.2.3 Pedestrian and bicyclist right of way**

Walkers, runners, joggers, or any pedestrians and bicyclists should be given the right of way by vehicular traffic. Vehicle operators shall be alert for such persons and shall not pass them in unsafe areas (hills, blind areas, intersections, et cetera), and shall not otherwise impede such persons.

#### **3.3 Rules of the Road**

##### **3.3.1 Maximum speed**

The maximum speed on the roads within Seven Lakes West, unless otherwise posted, shall not exceed twenty-five (25) miles per hour on all roads except on Longleaf Drive. On Longleaf Drive, the speed limit, unless otherwise posted, shall not exceed thirty-five (35) miles per hour.

##### **3.3.2 Reckless operation and passing**

All vehicles shall be careful to remain on the right side of the road. Any vehicle being operated in excess of the limits noted in 3.3.1 (including lower speeds posted in case of dangerous intersections and for other reasons) or being operated on the wrong side of the road or passing another vehicle in an unsafe manner may be considered to be operated in a reckless manner.

##### **3.3.3 Driving under the influence**

Driving under the influence of drugs or alcohol is strictly prohibited and shall be enforced in accordance with the laws of the State of North Carolina.

### **3.3.4 Applicable Rules and laws**

Vehicle operators and their passengers shall otherwise obey applicable rules and regulations of the Association, ordinances of the County of Moore and laws of the State of North Carolina.

## **3.4 Parking**

### **3.4.1 Pavement and right of way**

No vehicle may be parked on the pavement of any road or right of way except for temporary loading and/or unloading (and except as stated in subsection 3.4.2 below) in which event appropriate safety measures (including cones, et cetera) will be duly utilized by the driver.

### **3.4.2 Temporary and emergency parking**

Temporary parking for guests and emergency parking due to weather conditions will be permitted, provided that any parked vehicle is completely off the paved road surface. Those who are entertaining a group where parking could impede or prevent normal traffic should notify the Main Gate (910-673-3120) in advance.

### **3.4.3 Recreation area parking**

No vehicles may be parked in the public recreation areas, other than designated parking spaces.

### **3.4.4 Private lots and residences**

Please see Section 5.6 of these Rules & Regulations pertaining to parking vehicles on private lots and residences.

## **3.5 Regulated Vehicles**

### **3.5.1 Prohibited vehicles**

Operation of all-terrain vehicles, go-carts, pocket bikes, recreational motorized scooters, dirt bikes and similar vehicles is prohibited within Seven Lakes West.

### **3.5.2 Motorcycles**

Motorcycles shall be licensed and equipped with the most recently approved noise control devices and shall be operated in accordance with this Section 3.

### **3.5.3 Mopeds and bicycles**

Mopeds and bicycles shall be equipped with the most recently approved safety devices and they shall maintain a reasonable pace, drive in the right track of the right lane with the flow of traffic, and operate in a safe manner at all times.

### **3.5.4 Golf Carts**

All Golf Carts, excepting Beacon Ridge Country Club Golf Carts, must be registered yearly with the Landowners Association and are subject to the following provisions:

- Must be operated by licensed drivers
- Owners must provide proof of current liability insurance
- The number of passengers is limited to available seating, which excludes the area designed to carry golf bags or cargo area
- Shall be operated in a safe manner, operate on the right side of the road and yield to vehicle

traffic whenever possible

- May be operated during daylight hours only, unless equipped with and displaying headlights and taillights

### **3.6 Weight of Vehicles**

When certain commercial and/or utility vehicles are determined by the Board from time to time, in its reasonable discretion, to be detrimental to the roads of Seven Lakes West, a listing of such shall be posted at the Main Gate and Security shall enforce rules and regulations promulgated by the Board concerning such vehicles. The Board may, in its reasonable discretion, either require a permit be purchased to allow access of such vehicles or a per trip basis or ban such vehicles altogether.

### **3.7 Restriction for Lake Auman Dam**

The dam is closed to car and truck traffic and no driver other than golf carts or an emergency vehicle authorized by the Seven Lakes West Board or Community Manager to do so shall drive on the dam road.

### **3.8 Gate Running and East (NC 73) Gate Access**

It shall be a violation of Association rules to gain access to the roads of Seven Lakes West by driving through an open gate opened by the vehicle in front of you.

It shall also be a violation of Association rules for a non-registered vehicle (a vehicle without an affixed Seven Lakes West entry device properly obtained from the WSPCC Office for that particular vehicle) to gain access to the roads of Seven Lakes West by entering through the East (NC 73) Gate.

### **3.9 Enforcement**

#### **3.9.1 Violations**

Violations of Chapter 3 shall be enforced by a Security Personnel of the Association, an Officer of the Moore County Sheriff's Department or the NC State Highway Patrol.

#### **3.9.2 Radar**

Radar may be used to determine whether or not speed limits are being observed. Radar instrument(s) shall undergo annual calibration and accuracy tests in accordance with statutory law. Radar operator(s) shall be trained in the operation of the instrument.

#### **3.9.3 Users Defined**

Chapter 3 shall apply to all those using the roads of Seven Lakes West including Members of the Association, their immediate family members, guests of same and Renters of same as well as to those who have gained access to the roads of Seven Lakes West, whether for the purpose of making deliveries and/or performing work (e.g. construction, services, repairs, landscaping, maintenance, et cetera) or playing or otherwise.

#### **3.9.4 Creation and publishing a listing of violations and fines**

The Association, by and through its Board of Directors, shall have the right to create and publish, from time to time, a listing of violations of provisions of Chapter 3 and to create and publish, from time to time, the corresponding fine for each such violation.

#### **3.9.5 Imposing fines**

The Association shall have the right to impose a fine for a violation of Chapter 3 on a Member for his or her actions or for those of his or her immediate family or guest(s), or Renter(s). If an alleged violator is a Member or someone for whom Member is responsible, as aforesaid, Member may contest the fine by

applying to the Judicial Panel for a hearing. The Judicial Panel shall conduct a fair hearing, afford reasonable due process under the circumstances, deliberate and render an impartial and considered decision which shall be final. If an alleged violator is a Member of Seven Lakes West or someone for whom Member is responsible hereunder, and the Member refuses to either pay the assessed fine or abide by the decision of the Judicial Panel the Association shall have the right to proceed to collect the fine and/or impose a lien on the property of the Member in accordance with its Covenants, Rules & Regulations and By-Laws so long as it also follows the NC Planned Community Act. If the alleged violator has gained access to the roads of Seven Lakes West to deliver goods, perform services, or otherwise work or play within Seven Lakes West and such violator refuses to pay an assessed fine or abide by the decision of the Judicial Panel (such violator shall also have access to the Judicial Panel if he or she so chooses and shall likewise have a fair hearing as aforesaid) such violator may be denied access to Seven Lakes West until such time as the fine and/or Judicial Panel decision has been duly satisfied.

### **3.10 Future Use**

#### **3.10.1**

#### **3.10.2**

### **3.11 Road Right-Of-Way (ROW) Maintenance and Use**

All road Right of Ways (ROW) in Seven Lakes West are owned by Seven Lakes West Landowner Association (SLWLA). Their width varies but are generally 60 feet wide with 23-foot-wide paved roadways. Assuming the roadway is in the center of ROW, there is an approximate 18-foot unpaved section of ROW on either side of the pavement. Please consult Moore County land plat records for actual locations and dimensions.

#### **3.11.1 Lot Owner: Erosion Control**

It is the sole responsibility of the lot owner to prevent erosion from their property onto SLW ROWs. Erosion control measures for this purpose initiated by the lot owner on the property must first be submitted to the Architectural Review Committee (ARC) who will determine jurisdiction. If ARC has jurisdiction, ARC will approve or disapprove the plan. In instances where ARC does not have jurisdiction it shall refer the plan to the SLWLA Infrastructure Committee for approval or disapproval and plan oversight. Subsequent oversight by the Infrastructure Committee will take into account, among other factors, applicable portions of ARC Standards for Design & Construction as found in sections 2.06C and 3.01H.

- a) All interim and permanent measures must be aesthetically acceptable as well.

For example, temporary black plastic silt barriers are discouraged and not allowed as a long term solution.

#### **3.11.2 Lot Owner: ROW Landscaping**

Where previous or current lot owners have landscaped or placed other items within SLW ROW's abutting their property, it is the sole responsibility of the current lot owner to maintain such plantings or other items at their sole expense, to include:

- a) Ensuring optimum road traffic visibility.
- b) Providing an attractive, well-maintained appearance. For example, the lot owner must restock/re-spread new pine straw as needed to maintain an attractive appearance. Likewise, grass, shrubs and trees must be pruned and maintained.

- c) Performing timely limb trimming or, when deemed necessary and when notified by the SLWLA Office, tree removal.
- d) Returning the ROW responsibility to the Association will require the lot owner to remove all non-natural items (driveways excluded) and successfully introduce grasses appropriate to the environment. The lot owner must notify the SLWLA Office and the Infrastructure Director/Committee for acceptance of Association responsibility.

### **3.11.3 SLWLA: ROW**

If the SLWLA Office, determines that either erosion control or maintenance, including limb trimming, tree or shrub removal, pine straw replenishment or other work is needed on landscaping or other items placed by past or current lot owners on SLW ROWs, the following shall apply.

- a) If in question because present lot owners claim ROW plantings are native and not planted by previous lot owners, ownership of and responsibility for existing ROW landscaping maintenance as defined above will be determined by the Infrastructure Director/Committee based upon a reasonable assessment of the type of landscaping material present and other pertinent items such as old records, photos, etc.
- b) Lot owners will first be notified by the SLWLA Office (using appropriate means) with the Infrastructure Director/Committee supplied erosion control, maintenance and/or other requirements along with a completion date. Upon completion of the required work within the time limit, the SLWLA Office must be contacted to alert the Infrastructure Director/Committee for an inspection and approval of the work. If the inspected work is not approved, the lack of compliance may be referred to the SLWLA Judicial Committee.

### **3.11.4 Regulation for new landscaping or other Work on SLW road ROW**

Regulation for New Landscaping or other work on SLW Road ROWs: Lot owners who wish to place landscaping or other items within their adjacent SLW ROW must include the information on the plans required to be submitted to ARC. ARC will contact the Infrastructure Committee as appropriate.

- a) Once approved, lot owners will be solely responsible for maintenance and other items as described in the provisions above and as always, anything installed by the lot owner on the ROW will be at the sole risk of the lot owner.
- b) When the property is sold, the new lot owners assume responsibility for previous lot owners landscaping on the ROW

### **3.11.5 Hardship or Emergency Road Right-of-Way (ROW)**

Where hardship, emergency, or other mitigating factors are present, the Infrastructure Director has the authority to waive any 3.11 section of this rule or modify to a less stringent requirement. In any case the modifications must still conform to generally accepted landscaping and engineering practices.

## **3.12 Road Right-Of-Way (ROW) Underground and Utility Easements**

All road Right of Ways (ROW) in Seven Lakes West are owned by Seven Lakes West Landowners Association (SLWLA). Their width varies but are generally 60 feet wide with 23foot-wide paved roadways. Assuming the roadway is in the center of ROW, there is an approximate 18-foot unpaved section of ROW on either side of the pavement. Please consult Moore County land plat records for actual locations and dimensions.

### **3.12.1 Waiver:**

With the written concurrence of the SLW Infrastructure Director, the standards in this section of Chapter Three may be modified for specific engineering reasons. In any case the modifications must still conform

to generally accepted engineering principles.

### **3.12.2 Off-site Utility Piping**

Members requiring off-site utility piping through Association property must contact the Association and first obtain an easement agreement from the Association before submitting any plans to the Architectural Review Committee (ARC).

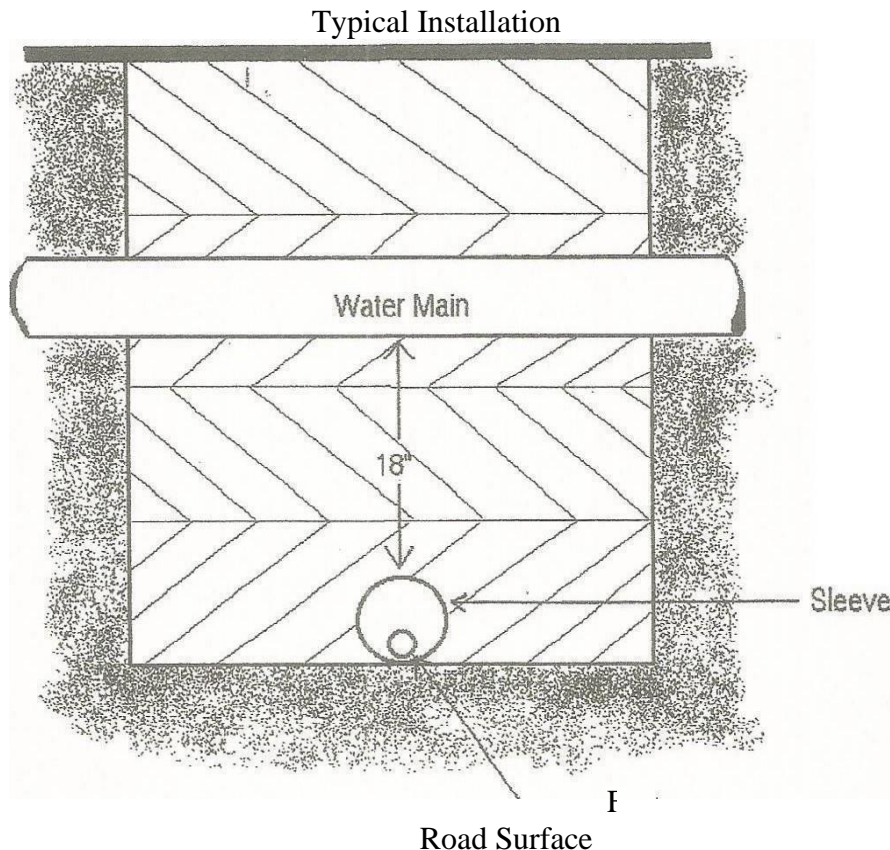
### **3.12.3 Underground Piping**

a) Common lawn sprinkler systems can be installed on the ROW by the owner without an easement agreement and with the approval of ARC and the Infrastructure Committee. In the following cases, ARC will pass the submittal to the Infrastructure Committee for approval.

i) If done during the new building process, submit the plans to ARC along with the required landscaping plan for the property. Please use the standard ARC forms.

ii) If done as a change to an existing landscape, the plan must be submitted to ARC using the forms appropriate for changes that involve earth moving.

b) Utility piping running under paved roadways must be installed using a boring method that does not disturb the road surface or road base and must meet Moore County requirements. Piping under the road surface must be sleeved by a larger Schedule 80 pipe. See "Typical Installation" below for an example.



## **4 CHAPTER FOUR - COMMUNITY-WIDE REGULATIONS AND PROCEDURES**

The rules in this chapter apply to all private and all common property in Seven Lakes West.

### **4.1 Prohibited activities and activities requiring prior Board approval**

#### **4.1.1 Offensive activity; nuisance**

No offensive trade or activity shall be permitted within Seven Lakes West nor shall anything be done which may be or become an annoyance or a nuisance to the community.

#### **4.1.2 Loud noise and/or music**

Loud noise(s) and/or music, regardless of source, are not allowed to cause unreasonable disturbances to others. Loud noises are strictly prohibited after 11:00 pm. Anyone creating loud noises prior to such time shall be warned by the Association. Should loud noises continue after warning a fine may be imposed. Should loud noises persist after 11:00 pm or after warning if before then, the Association shall notify the Moore County Sheriff's Office for further handling.

#### **4.1.3 Littering**

Littering of any area within Seven Lakes West is prohibited.

#### **4.1.4 Outdoor fires**

Outdoor fires are permitted but only in containers designed for such fires: stoves, fire pits (rings) fireplaces, and chimineas, and be properly attended to at all times. Such fires are allowed on private property and in park or recreation areas designated for that purpose under individual assumption of risk and in strict compliance with applicable laws. It is strongly recommended that non-gas chimineas have safety grills or pitched chimneys and that non-gas fire pits be screened.

#### **4.1.5 Killing/trapping/feeding animals**

Wildlife

a) Killing or trapping wild or domestic animals and birds (other than rats, mice, poisonous snakes, and other destructive pests) within Seven Lakes West is prohibited, except as authorized by the Board or its designee. It is the policy of the Board to manage the wildlife of Seven Lakes West as it relates to and affects the common areas within the community, or if it threatens the community as a whole. It is the responsibility of individual property owners to handle wildlife problems pertaining to their own property within the laws of North Carolina, and including these Rules and Regulations of Seven Lakes West.

b) Whereas wildlife are known to damage our resident's landscaping, spread parasites which can cause serious disease in humans, may be rabid or dangerous to humans and pets, cause vehicle collisions and attract other predators which can be a danger to our pets, and because feeding wildlife exacerbates the aforementioned problems and may actually be harmful to wildlife, SLWLA prohibits feeding all wildlife with the exception of birds (other than geese) and fish, and/or providing "salt licks" (or similar wildlife-attracting nutrients) within Seven Lakes West. The only exception to this rule would be feeding deer as part of a wildlife population control program

#### **4.1.6 Firearms and fireworks**

Discharging any firearm or projectile firing mechanism within Seven Lakes West is prohibited, except by authorized personnel. The use of air guns is limited to an adult Member and is allowed only within the

boundaries of a lot owned by that Member. Firecrackers and fireworks are not permitted to be used/displayed within Seven Lakes West at any time, except with the prior written approval of the Community Manager with the advice and consent of the Board.

#### **4.1.7 Trespassing**

Unauthorized access to individual or Association property is trespassing and is prohibited.

#### **4.1.8 Door to door solicitation**

Commercial door to door solicitation within Seven Lakes West is prohibited.

#### **4.1.9 Religious and Charitable solicitation**

Religious and charitable door-to-door solicitation may occur within the guidelines established by the Community Manager.

#### **4.1.10 For Future Use**

#### **4.1.11 Association common property solicitation**

The Community Manager shall enforce policies regarding use of Association common property for solicitation purposes and no such solicitation shall occur without the prior written approval of the Community Manager in his/her reasonable discretion

### **4.2 Reporting procedures**

#### **4.2.1 Medical emergencies**

Situations requiring immediate medical attention should be reported to 911,

#### **4.2.2 Suspicious events, crimes, accidents**

Any suspicious or unusual event should be reported immediately to the Sheriff's Department, 911, guards at the front gate (910-673-3120), and/or the Community Manager (910-673-5314) as circumstances dictate. This includes suspicious individuals, suspected crimes, and traffic accidents. Storm damage and/or washouts, fallen limbs/tress on the roads should be reported to the Manager (910- 673-5314) or to the Main Gate. (910-673-3120).

#### **4.2.3 Covenants, Rules & Regs violations**

Reports of violations of the Covenants or Rules and Regulations are to be made to the Community Manager of Seven Lakes West. (See By-Laws, Article X, Section 5 for a complete description of the process.)

#### **4.2.4 Suggestions and complaints**

Suggestions or complaints involving employees; policies; or the operation of any facility, amenity, or activity of the Association should be made in writing to the Community Manager and/or a member of the Board. Under no circumstances should the conduct of any employee be the subject of personal reprimand threatening / discourteous/rude behavior, or profanity by any Member, Renter, or guest. Any such conduct will be subject to immediate referral to the Community Advocate for investigation and possible action by the Judicial Panel.

### **4.3 SLWLA Neighborhood Watch & Roving Patrol**

#### **4.3.1 Approved members**

Those specifically named and approved by the Board may serve on the Neighborhood Watch.

#### **4.3.2 Use of community owned vehicle**

Members of the Neighborhood Watch that are approved drivers of the truck, herein termed "user" may use it to drive the streets of Seven Lakes West for the following purposes:

- a) Observe and report crime to the Sheriff.
- b) Observe and report suspicious activity to the Sheriff.
- c) Observe and report unsafe conditions to the Community Manager or Guard at front gate.
- d) Observe traffic and report to the Sheriff as required.
- e) Observe gates and access points (primary, emergency and unapproved) and report to the Sheriff as appropriate.
- f) Observe common areas where people congregate such as Johnson Point, WSPCC, playgrounds, pool, tennis courts, et cetera and report improper activities to the Sheriff as appropriate.
- g) Observe remote areas known to attract people who may be conducting illegal activity (under-age drinking, etc.) and report to the Sheriff as appropriate.
- h) Under no circumstances is the truck to be used for any non-official purpose or purpose not listed above.

## **5 CHAPTER FIVE - PRIVATE PROPERTY**

### **5.1 Uses of private property**

No part of any lot or single-family dwelling shall be used for purposes other than residential housing. A dwelling unit may be used in part as the Member's office or studio provided that the activities conducted therein do not interfere with the quiet enjoyment or comfort of any other the Member. Office or studio use shall only be conducted by the Member and not by employees or independent contractors of the Member.

### **5.2 Maintenance**

Each Member shall be responsible for the maintenance of his/her lot and easements, as well as any improvements thereon such as dwellings, driveways, decks, playgrounds, bulkheads, docks and other exterior elements.

#### **5.2.1 General maintenance defined**

Maintenance includes, but is not limited to, in the reasonable discretion of the Community Manager, proper mowing of lawns and control of weeds, control of erosion, removal of any trash or debris, dead or fallen trees, limbs, or other unsightly objects regardless of their source. Any tree or tree limb in danger of falling on a public road or neighboring property must be removed by the Member.

#### **5.2.2 Maintenance of easements**

Areas of any lot affected by a utility easement shall be maintained continuously by the owner of the lot. (For specific easements, see Restrictive Covenants for each subdivision.) No structure, plantings, or other material shall be placed or permitted to remain or other activities undertaken thereon which may damage or interfere with the use of said easement for the purposes set forth in the Covenants. Should Member place plantings, a walkway, driveway, or any other permanent feature on an easement and SLWLA or a utility company need access to that area, such feature shall be removed at the Member's expense.

### **5.3 Mandatory Septic Management Program**

All septic systems in Seven Lakes West located on or serving lots that drain into the Lake Auman watershed (see affected lots listed on Exhibit A, attached) are required to have periodic inspection and pumping by a Certified Septic inspection service. Member's are required to file written verification with Seven Lake West Landowners Association (SLWLA) that their septic systems have been duly inspected and pumped on a timely periodic basis.

#### **5.3.1 Periodic Inspection/Pumping**

Except in the case of new construction (5.3.3(a) below), inspection and pumping must take place the sooner of (1) the interval recommended by the Septic inspection service or (2) every five years if no interval has been recommended by the Septic inspection service. SLWLA will notify Member when another periodic inspection and pumping is due.

#### **5.3.2 Written Verification:**

After each inspection/pumping, written verification from a certified Septic inspection service must be provided to the SLWLA office within thirty (30) days. That verification must certify that the system has been inspected and pumped (to the extent pumping is deemed appropriate) and is otherwise in compliance with all applicable Federal, State, and County laws, rules, and regulations.

#### **5.3.3 Homes included in the Septic Management Program:**

- a) New homes: Septic system inspection for new construction on lots listed on Exhibit A is required in the third year of the system's use. Thus, for example, a house first occupied in 2009 would need to have its initial septic inspection in 2012. Within thirty (30) days of such inspection,

the Member must file written verification with SLWLA as described in 5.3.2 above.

b) Existing homes on lots listed on Exhibit A: Following initiation of periodic inspections, Members with affects septic systems (Exhibit A) are required to provide written verification of each periodic inspection to SLWLA as described in 5.3.2 above, establishing the date the system was last pumped and when the system is scheduled for its next inspection and/or pumping by a certified Septic inspection service. SLWLA will thereafter periodically notify such Member that another inspection and pumping must transpire as provided under 5.3.1 above.

c) New Owners: In the case of a change in ownership of an existing home in Seven Lakes West, the succeeding Member shall be responsible for the same inspection/pumping schedule as specified for the previous owner by the certified Septic inspection service. SLWLA will notify such Member when another inspection/pumping must transpire as provided under 5.3.1 above.

d) Lots not listed on Exhibit A: Members' lots that do not drain into the Lake Auman watershed are encouraged to participate in this program. SLWLA will provide inspection forms and send reminders for follow-up inspections and pumping to those Members upon request.

#### **5.3.4 Monitoring by SLWLA**

SLWLA shall periodically send a written notice to the Member requiring that inspection and pumping be conducted as provided in 5.3.1 above.

#### **5.3.5 Penalties**

Any Member that does not timely file the written verifications required above will be forwarded to the Community Advocate for possible referral to the Judicial Panel in accordance with Chapter 8 of these Rules and Regulations as well Article X of the SLWLA By-Laws. Such Member may be fined up to \$100/per day for every day that violation continues in accordance with the North Carolina Planned Community Act and such fines may be secured by a lien on the Member's property in Seven Lakes West. SLWLA also reserves the right to notify Moore County that the Member is not in compliance with the SLWLA Mandatory Septic Management Program.

#### **5.3.6 NC certified septic inspection**

Selection of a NC certified Septic inspection service is at the will of the Member. A listing of certified septic inspection services provided by the state of NC is in Exhibit B, Resources (at the end of chapter 5). All contractual/financial arrangements for septic inspection services are the responsibility solely of the Member.

### **5.4 Signs and Yard Decoration**

#### **5.4.1 Signs**

Reflective name/address and emergency locator signs that are visible from the road are encouraged. However, other signs, including political signs or advertisements in any form, including, but not limited to, flags are prohibited on any lot or improvement. Additionally, permanent eye-catching devices such as lighting devices and/or blinking devices are prohibited on any lot or improvement. Nor shall any sign or advertisement that is visible from the exterior be displayed from the interior of any home. (The ARC Standards for Design and Construction document, available at the Community Center, addresses signs allowed during the construction process.)

#### **5.4.2 Yard Decoration**

No decorative objects such as sculptures, birdbaths, fountains, nameplates, artificial flowers and the like

(i.e. yard art) shall be placed or installed in a yard without prior written approval of ARC. Such approval may be denied in the reasonable discretion of ARC based on community standards. Members may appeal the decision of ARC to the Board.

## **5.5 Exterior features and activities requiring permits or approval**

A permit or written approval is required prior to certain activities that may occur on private property within Seven Lakes West. It is the Member's responsibility to ensure that appropriate permits or authorizations, as required by the Covenants, Rules and Regulations, Architectural Control Standards, and/or other sources, are obtained. Failure to obtain the appropriate permit or approval is at the Member's risk and may result in action requiring removal or redesign of non-conforming uses at the expense of the Member. Such failure may also subject the Members to fines up to \$100 per day until the required remedy occurs. Seven Lakes West applications and permits may be obtained at the administrative offices on the lower level of the Community Center.

The location, materials, colors and other features of outdoor living areas, including, but not limited to, porches, awnings, pergolas, decks, patios, and terraces, will be reviewed by ARC. Screened enclosure materials and colors must be submitted for approval. No screened enclosure, patio or deck shall be located outside the approved building envelope.

### **5.5.1 Building Permit**

Plans and specifications must be submitted for approval to the Architectural Review Committee for any structure or improvement to be erected on or moved upon or to any lot. This includes renovation or remodeling of existing structures. Plans must include, but are not limited to, the construction material to be used, the roof and exterior color schemes, as well as remodeling, reconstruction, alteration, or additions.

A permit shall be obtained before any such work is commenced. Members adding bedrooms to their homes must submit plans to the Moore County Health Department to determine whether this change necessitates expansion of their septic system. Written verification of septic system approval must be on file with SLWLA before such a building/remodeling permit will be considered. (For guidance, see Architectural Review Committee-Standards for Design and Construction, available from the SLWLA office at the Community Center.) No unattached structures including, but not limited to, sheds, garages, tents, gazebos, cabanas, kennels, playground equipment, permanently installed decorative objects, trellises, tree houses, or walls are permitted without prior written approval of ARC.

### **5.5.2 Boat Docks, Bulkheads, and Lakeside Structures:**

No boat docks, floats, bulkheads or other structures shall be constructed or placed into or on any lake and/or pond within Seven Lakes West without prior written approval of the Architectural Review Committee. Guidelines for dock location, size and configuration are available from the Association. No more than two docks are allowed per lot. The renovation or repair of a bulkhead or dock must also be approved by the ARC on an individual basis and must be accomplished in accordance with County and DENR Rules and Regulations and US Army Corps of Engineers standards.

- a) Bulkheads must be approved by the US Army Corps of Engineers, and Moore County. Such permits must be submitted to ARC prior to commencement of construction. Bulkheads shall be included in the site plans in order to ensure that they are physically and aesthetically compatible with neighboring bulkheads. Bulkhead applications must show the surveyed location of the proposed bulkhead on the lot as well as the actual high water line. Bulkheads may only be installed during the period October 1st through March 1st.

- b) Docks(s) must be ARC approved on an individual basis and may not exceed an aggregate of 360 square feet in area nor extend more than 23 feet from the shoreline; however, if the extension exceeds the 360 square feet maximum then prior ARC approval is required on a strict case by case basis. Docks or bulkheads may only be installed during the period from October 1<sup>st</sup> through March 1<sup>st</sup>. Docks may not be located less than 15 feet from property line.
- c) Dredging of Association's lakes, streams, or ponds must be approved by the US Army Corps of Engineers. Approvals then must receive the written recommendation of the ARC, and approval of the Board. In addition, all required permits from the federal, state, and local or other regulatory agencies must be obtained prior to dredging. Dredging operations must conform to all required procedures of said agencies. Dredging is only allowed during the period from October 1st to May 1st.
- d) Permanent floats, moored boats or other floating objects anchored or affixed to the bottom are not permitted.
- e) "Beaches" that are included within a bulkhead must themselves be bulk headed to avoid erosion and/or filling in the lake.
- f) Future Use.
- g) Nothing is to be placed or thrown into the lake, e.g., earth (except while backfilling bulkheads), pinecones, grass clippings, or construction materials.
- h) Bulkheads must be backfilled and maintained to adjacent ground level to eliminate any standing water.

#### *5.5.2.1 Sporting equipment entering lake*

Balls or other sports/play equipment accidentally entering the lake must be retrieved if at all possible.

### **5.5.3 Accessory Structures**

Accessory structures including but not limited to playhouses, playground equipment, basketball goals, sheds, pump houses, dog houses and dog runs, permanently placed yard art (sculptures, birdbaths, fountains), and permanently placed flag poles and bird houses are permitted only with specific written prior approval of the Architectural Review Committee.

- a) Permanently installed clotheslines are not permitted.
- b) All garbage containers, AC compressors, swimming pool filters, etc. shall not be visible from streets, fairways, lakes or ponds or adjoining properties where practical. If such appliances are visible, then appropriate height, depth, and width plantings shall be installed to screen these objects from common view.
- c) Propane tanks: All new or replaced fuel tanks must be buried.
- d) Members shall be responsible for all utility services from the point of utility company connections underground to the Member's home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment shall be shielded by landscaping approved by ARC.
- e) Tennis courts - all designs must be submitted to ARC for written approval prior to construction and are not permitted on any lot smaller than 2 acres. Basketball goals may be approved so long as they are mounted on a pole and not attached to any roof or other building structure.
- f) Basketball goals must be on the Members property and not on any common areas.
- g) Rain barrels facing roads, lakes, ponds and the golf course shall be aesthetically screened.

### **5.5.4 Fences**

No fences of any material shall be constructed without prior written approval of the ARC. Specific guidelines for allowed fences, e.g., acceptable materials, colors, heights, landscaping and location, are

listed in Architectural Review Committee Standards, which should be consulted prior to making application. Required landscaping for approved fences must be completed within 60 days of the erection of the fence. Applications for construction and harmonious with its surroundings and adjacent properties and must blend in with the overall design of the residence. No fences may be constructed or installed in the front yard or on the lakeside of a lakefront property. All fence applications must be accompanied by a landscaping plan showing location and type of plantings to aesthetically screen the fence and evidence of notice to all adjacent property owners of the Members intent to install fencing.

- a) Chain link fences, stockade fences, and similar types of fencing are prohibited. Fences in excess of four (4) feet high are prohibited. Wrought iron and aluminum are the recommended materials. Other materials and designs will be considered. Fences shall be of dark green, brown, black, or naturally weathered color.
- b) Split rail fences using plastic coated wire screening for pet containment will be considered on an individual basis. (Note: For lots that border Seven Lakes West community outside boundaries, boundary line fences may be allowed which provide more privacy and security than that which are allowed elsewhere in the SLW community.)
- c) Attempts to establish property lines by the use of fencing are not allowed. Fences are not allowed in front of the rear building walls. Every effort must be made to retain the open space character of the community.

#### **5.5.5 Television Antennas/Satellite Dishes**

No antennas or satellite dishes may be installed without prior written approval of the ARC. Satellite dishes, 18" or less, appropriately screened from roads, lake views and fairways, must be approved in writing by ARC as to location and screening in advance of erection. Satellite dishes over 18" are prohibited. Guidelines for location and landscaping of dishes are available from the Association offices at the Community Center and should be consulted prior to making application.

#### **5.5.6 Road Cuts**

No road cuts are permitted without prior written permission from ARC. If construction and/or utility installation requires a cut into, under, or across any Association road or right-of-way for any reason, the permit holder, the entity performing the work and the Member, if applicable, are jointly and severally responsible for repair satisfactory to ARC and/or Infrastructure. Tunneling as opposed to road cuts is required when providing access for waste drain fields, cable access, water access, or utilities access. If tunneling is not feasible a permit shall be required for all road cuts to be performed to the following standards: asphalt paving will be saw cut neatly for subsequent patching; subgrade to be compacted with suitable soils to a minimum of 90% of maximum wet density; minimum 6 inches of graded aggregate road base and 4 inches of asphalt paving. Lifts of no more than 8 inches, fully tamped and smoothed shall be utilized to fill all cuts. If the cut settles within 12 months the permit holder, the entity performing the work and the Member, if applicable, shall be required to repair the roadway to ARC's reasonable satisfaction. Driveway cuts at the entrance from the roadway and any cuts to or shaving of the curbs or Association Right of Way shall not occur without the prior express written consent of ARC, and/or the Infrastructure Chairman.

#### **5.5.7 Lot clearing**

Prior to clearing a lot, the Member must submit a plan to the ARC showing the extent of the clearing, including showing the removal of any living tree as described below in sub-section 5.5.7 (e) below. Written approval will include a requirement for silt fences in accordance with DENR rules and regulations where appropriate to protect the lake, the roads, and neighboring property. All cleared material will be removed from the lot within 30 days after the completion of the clearing.

There are four types of lot clearing that are addressed in this section. In all four types, as in all matters, DENR rules and regulations for soil erosion and sedimentation control must be followed.

- a) Lot Cleaning-Minor: This applies to the manual clearing out of underbrush and small black jack oaks and other undesirable scrub trees as well as the removal of fallen trees, branches and the like prior to construction. There is no requirement for permits or ARC approval in this case. But all cleared underbrush, trees; etc must be promptly removed from the lot.
- b) Lot Clearing in relationship to building a house: This is to be included with the building plans and the fee is included with those permit fees. If heavy equipment is required, section (c) below will apply. Construction must begin within 60 days of commencement of lot clearing.
- c) Lot Clearing-Major: This section applies to the clearing of lots by heavy equipment such as bulldozers, or major removal by other means. A \$500.00 deposit is required for this type of work and a plan showing the nature and location of the work. This deposit can be waived with prior approval of the ARC. Disturbed ground shall be graded and restored with ground cover. Winter Rye Grass may be used as a temporary measure so long as it is subsequently reseeded with permanent grass.
- d) Tree Removal after a House is Occupied: This applies to the removal of established trees (see (e) below for size, type and ARC approval requirements) once a house has been constructed on a lot and the premises are occupied. If heavy equipment is used to remove any tree(s) from such lot a permit (\$25.00 fee) must be obtained. If the tree meets the definition noted in E below, approval from ARC must also be obtained before such removal. The fee may be waived in instances where removal is required because of natural causes.
- e) Black Jack Oaks and other undesirable trees may be removed without ARC approval. But in no case may trees measuring more than 4 inches in diameter, 3 feet above the grade be removed without ARC approval. Magnolia, Holly and Dogwood that are more than 1 inch in diameter and located outside of the building area, driveway and septic area may not be removed without ARC approval. Clear cutting is prohibited in any area of Seven Lakes West.

#### **5.5.8 Joining of lots**

Two or more contiguous lots may be joined to form a single building lot within Seven Lakes West. Permits must be obtained from Moore County Planning and Zoning, and from Seven Lakes West Landowners Association. Once joined, lots may not be separated in the future.

#### **5.5.9 Burning**

Burning trash, paper and/or other manufactured material is prohibited. Burning leaves, tree slash or other natural materials requires a permit from the Fire Department as well as prior written permission of the Board. Contractors may utilize a 55- gallon drum to burn untreated building lumber for worker warmth on cold mornings but not for disposal of construction material. Members may not use burn barrels.

### **5.6 Motor vehicles, boats, trailers on private property**

#### **5.6.1 Campers, RV's, trailers, boats, etc**

No camper or recreational vehicle may be parked on or in front of any lot for more than 72 consecutive

hours or 96 total hours (per vehicle) in a period of 30 consecutive days. This includes, but is not limited to, motor homes, boats, trailers, all-terrain vehicles, go-carts, dirt bikes, unlicensed cars or inoperable vehicles. In the event that maintenance or repair requires longer than four days, an extension must be approved by the Community Manager. Vehicles, pick-up trucks, vans or motorcycles must be parked in the Member's driveway or approved paved parking area. In no case may they be parked on lawns, in woods or other open areas. Temporary visitors who arrive in a recreational vehicle may park the vehicle in the Member's driveway for a period of time not to exceed 96 consecutive hours in a period of 30 consecutive days.

#### **5.6.2 Staying overnight in vehicle**

Persons may not live in or stay overnight in any type of vehicle parked or a boat docked anywhere in Seven Lakes West.

#### **5.6.3 Vehicle requirements for parking**

Only vehicles with current licenses, state inspections and entry devices or hangtags shall be parked in Member's driveways.

#### **5.6.4 Commercial vehicle parking**

No commercial vehicle may be parked outside on the Member's lot, on the road, or on the road right-of-way in front of such lot, except for loading and unloading or other temporary needs. Such vehicles may be parked in the Member's garage. The commercial classification includes, but is not limited to, construction vehicles or machinery, trailers, vans, and trucks larger than three-quarter ton capacity.

### **5.7 Guests and Renters**

#### **5.7.1 Rentals**

Rentals of less than thirty (30) days are not permitted. A Member is not permitted to rent his or her property for a period of less than thirty (30) days. If a Member allows a guest to occupy his or her property for less than thirty (30) days the Member must be present in residence at all times during the guest's stay.

#### **5.7.2 Renter**

Renter means a person who has the right to occupy a residence on the basis of a Written lease for a term more than thirty (30) days. Such lease must be presented to the Community Manager.

#### **5.7.3 Compliance; owner responsibilities**

Members who rent, lease, or allow others to use their property or the various facilities and amenities to which the Member is entitled shall be responsible for compliance with all SLWLA rules by such guests, renters, and other visitors. These rules include Covenants, By- Laws, Rules and Regulations, and Boating/Fishing Regulations. The Member is responsible for providing guests and renters with a copy of those documents and for informing them that they are subject to and are obligated to observe the provisions of those documents. The Member is responsible for violations or damages caused by guests, Renters, or visitors. Such violations will follow the normal process of referral to the Community Manager, and eventual processing by the Judicial Panel if agreement cannot be reached.

#### **5.7.4 Use of amenities**

If the Member of a rental property delegates his rights to use of the Common Facilities to the tenant of his lot, the Members must inform the Community Manager of such intent in writing. The Members assigning these rights to a Renter forfeits that lot's rights for him/herself during the term of the lease. Without such a written assignment filed with SLWLA, a Renter has no rights or privileges to use common areas or

amenities other than roadways.

**5.7.5 Payment of fees by renters**

If guests or Renters are authorized to use the various facilities and amenities of the Association, they must pay any required use fees, as established by the Board.

**5.7.6 Owner responsibility for fees, dues**

The Members shall be responsible for any unpaid fees, dues, and/or penalties levied against the user of the property, whether said user is a parent, child, guest, Renter, or other visitor.

**5.7.7 Use of amenities**

Notwithstanding anything hereinabove to the contrary, a lot, regardless of how it is owned or leased, as aforesaid (e.g. individual, couple, household, partnership, LLC, unincorporated association, trust or corporation) may only permit one nuclear family at a time (per diem) to utilize the amenities of SLWLA. For example, a corporation cannot sell shares in a lot and allow the shareholders to use the amenities at the same time. In this example only the immediate family of one shareholder may use the amenities during any given day.

**5.7.8 Unimproved lot owners**

Unimproved lot Members may not transfer (other than by sale) their easement of enjoyment (amenities) or their rights of access to the community of SLW by lease or otherwise.

**5.8 Household pets**

**5.8.1 Animals allowed**

Only animals that are considered usual domesticated household pets shall be kept or maintained on any lot. Pets shall be kept reasonably confined so as not to become a nuisance.

**5.8.2 Commercial purposes prohibited**

No animals shall be kept, bred, or maintained for commercial purposes.

**5.8.3 Pet identification required**

Pets must be properly identified by a device showing the name and address of the Member/owner

**5.8.4 Vaccinations of pets/Animal Bites**

All dogs and cats must have a current tag signifying the animal has been vaccinated for rabies in accordance with the law of the State of North Carolina. The Moore County Department of Health states, "The animal owners must retain proof of vaccination for both cats and dogs. Unvaccinated animals which are exposed to rabies must be killed immediately or confined for six months by a veterinarian at the owner's expense. A vaccination is good for one year and is not effective until 30 days after the vaccination." If any animal, domesticated or wild, bites a person or another animal, the Moore County Animal Control Center must be called, phone 910-947-2858, or call 911.

**5.8.5 Dogs and cats prohibited at Johnson Point**

Dogs and cats, except for guide dogs, are not permitted at Johnson Point or West Side Park and Community Center. Leashed dogs are allowed access to the boat launch area of Johnson Point only for purposes of boarding, swimming, or getting a drink.

**5.8.6 Dog leash rule**

When a dog is not on the Member's property, all dogs must be under the full control of a responsible person by a leash. Stray domestic animals should be reported to Moore County Animal Control.

#### **5.8.7 Additional owner responsibilities**

The Member/owner of a dog will be responsible for actions of the dog (should it run onto common property) and shall be responsible for repairing any damage caused by the dog, including cleaning up droppings deposited.

#### **5.8.8 Dog in heat**

The Member/owner of a dog in heat must keep the dog confined to the Member's/ owner's property.

#### **5.8.9 Public nuisance animal**

Any animal that repeatedly chases, snaps at, attacks, or barks at pedestrians, bicyclists or vehicles, or excessively or continually barks will be considered a public nuisance. No vicious dog may be maintained in Seven Lakes West, whether or not said dog is leashed or otherwise confined.

### **5.9 Garage sales and estate sales**

Garage sales or tag sales are not allowed in Seven Lakes West. Estate sales or moving sales require prior written approval of the Board or Community Manager and may not take place over more than three (3) consecutive days in a one (1) year period. Guidelines for these types of sales are available at the SLWLA offices on the lower level of the Community Center.

### **5.10 Private Swimming Pools**

Prior to beginning construction on any proposed swimming pool a permit must be obtained from ARC. ARC will review swimming pool applications on an individual basis and will consider lot size, professional design, layout, location, and landscape screening, among others in determining whether or not to issue a permit. Approval of a swimming pool request conveys no liability to the Association and cannot be construed to imply that such approval expresses any opinion with respect to safety.

All Swimming pools in SLW must be fenced. Such fencing must be in accordance with Moore County and NC requirements, and must also be utilized even in instances where state or county requirements do not require a fence.

All North Carolina and Moore County rules and regulations must be followed and a final Moore County inspection must be performed prior to the pool being filled and used. Under no circumstances may the pool be filled with water prior to the installation of appropriate safety fencing. (Note: Any Compliance Fee Deposit shall be forfeited if any water is introduced into the pool prior to the completion of appropriate, approved safety/security fencing.)

### **5.11 ARC Standards used to interpret Chapter 5**

Notwithstanding anything hereinabove to the contrary, the ARC Standards for Design and Construction shall remain in full force and effect and as amended from time-to-time and such standards shall be used to interpret Chapter 5 of the Rules and Regulations when ambiguity might occur

**SLWLA Lots in Lake Auman Watershed Exhibit A**

Page 1 of 2

All 3000 series

4006 - 4013

4016 - 4336

5048 - 5065

5112 & 5128

5137 - 5146

5148 - 5189

5193 - 5698

5707 - 5721 (Parkwood)

5733

6023 – 6036 (Beacon Ridge)

7001 – 7018 (Carriage Park)

7064

7201 – 7207 (Stites)

7301 – 7313 (The Pinnacle)

7314 – 7320BR (Lakeview Homes)

7321-7329

7501-7521 (PineKnoll at SLW)

7801-7810 (Colton's Corner)

8001-8039 (Carriage Park II)

8101-8107 (Gateway)

Chandler Hills, All Future Lots

Stonegate, All Future Lots

Common areas are SLWLA  
Responsibility

7301 - 7313

7321 - 7329

**SLWLA Lots NOT in Lake Auman Watershed Exhibit A**

*Page 2 of 2*

	4000 - 4005
	4014 - 4015
	5000 - 5047
	5066 - 5111
	5113 - 5127
	5129 - 5136
	5147
	5190 - 5192
Beacon Ridge	6000 - 6022
	6037 - 6202
The Commons at BR	6801-6834
Morgan Wood	7701-7775
Colton's Corner	7811 - 7823
Brent Brooke	8201- 8204
Club House Commons	All Future Lots

List Reviewed and Approved by Ray MacKay on 2011 01-10

**Exhibit B**

Resources:

Septic Inspection Services:

State list by County: <http://www.ncowcicb.info>

Moore County Onsite Wastewater/Septic Systems page:

<http://www.moorecountync.gov/enviromental-health/septic-wells?highlight=WyJzZXB0aWMiXQ>

SLWLA New Member Information Page: <http://www.sevenlakeswest.org/info.php?pnum=63>

## **6 CHAPTER SIX - USE OF COMMON PROPERTY**

The requirements of this chapter are applicable to the use of West Side Park, including the pool, playground, tennis courts, walking trails, picnic areas, and all other areas of that property; Johnson Point; the Community Center building; all boat storage areas; Pine Island; Lake Auman; all ponds within Seven Lakes West; and any common area that may be developed. Roads and streets are also common property; however, regulations covering their use are enumerated in Chapter Three of these Rules and Regulations.

### **6.1 Damage and Liability**

#### **6.1.1 User risk; SLWLA not liable**

All activities, including but not limited to walking, climbing, running, playing games, baseball, tennis, basketball, fishing, boating, sailing, skiing, tubing, swimming and diving on common property (including but not limited to marinas, parks, towers, lakes and ponds) are solely at user's own risk. SLWLA and its representatives are not liable for any death(s), injuries, losses, or damages as a result of such activities.

#### **6.1.2 Responsibility when damage caused host responsibility; gate damage;**

Any person damaging any improvement on, or associated with, any common area through negligence or malice shall be responsible for all costs of repair or replacement. Such costs include, but are not limited to, materials, labor, administrative costs, and cost of collection as provided in the Covenants. Damage caused by guests shall be the responsibility of the host Member. Outside vendors, contractors, suppliers, visitors, or others causing damage shall be denied entrance to Seven Lakes West until such costs have been paid in full, or until payment arrangements have been approved by the Board.

### **6.2 Compliance**

All people who use common property will comply with applicable Association policies and procedures, rules and regulations. Failure to do so may result in suspension of privileges to use common property. Members should ensure that their family members, guests, and associates within clubs and organizations know and follow these requirements. Failure to comply with any of the following policies and procedures or with directives of representatives or officials of Association may result in action by the Community Manager, Community Advocate, Judicial Panel and/or the SLWLA Board.

#### **6.2.1 Use of common property**

If the area has not been reserved, common areas may be used by Members and their guests on a first-come, first-served basis during posted hours (See member-fee schedule for reservation policies).

#### **6.2.2 Children under 14**

Ages for use of various amenities are defined in the respective subparagraphs below – Swimming 6.3.2, Johnson Point 6.4.2, West Side Park and Community Center 6.5.2, Boating 7.3.1 and West Side Park Pool 6.3.7.

#### **6.2.3 Identification**

Persons using common property are required to show identification (e.g., driver's license, student ID card, SLWLA member pass). (A cell phone photo of the member pass and photo ID is acceptable). Guests of non-resident Members must be accompanied by the non-resident Member when the guest is utilizing any common area.

#### **6.2.4 Parking**

Parking of vehicles will be permitted only in designated areas so as not to interfere with park or area activities and the movement of other vehicles. All boats, RV's, trailers, golf carts and other vehicles parked or stored in SLWLA lots must show current SLWLA registration stickers.

#### **6.2.5 Obstruction and storage**

There shall be no obstruction of the common areas, nor shall anything be stored on the common areas, including road right of way, without consent of the Community Manager or Board designee.

#### **6.2.6 Removal of plantings**

Flowers, trees, and shrubbery on the common areas are not to be cut or removed without approval of the Community Manager or Board designee.

#### **6.2.7 Open Fires**

No open fires are permitted, except in facilities specifically provided for outdoor cooking, and then only using charcoal fuel. All such fires must be attended and completely extinguished before the user leaves the area.

#### **6.2.8 Large Groups**

Use of any common property by large groups (12 or more) must be approved in advance by the Community Manager or Board designee and should not conflict with the privileges of other Members or groups of Members. The Community Manager or Board designee will make the final decision when conflicts occur. For certain events planned on common property the Board or its designee may impose requirements to be funded by the SLWLA Member/user. For example, activities involving children may require certain adult/child supervision ratios; large events where alcohol is to be served may require security personnel. The use of large commercial inflatables, including but not limited to bounce houses, castles, and slides, is prohibited on any common property of SLWLA. Exception is granted to the SLWLA Events Committee sponsored functions provided that the applicable policy is adhered to.

#### **6.2.9 Pets on common property**

No dogs or cats, except service dogs for handicapped persons, will be allowed within West Side Park or the Johnson Point park area. Dogs on a leash may proceed to the boat launch area for the purpose of boarding, swimming or getting a drink. Dogs on a leash are permitted on the designated Walking Trail. Owner is responsible for cleaning up behind their pets.

#### **6.2.10 Emergencies**

All emergencies and accidents must be reported to appropriate emergency units immediately. If needed, call 911 first and then the main gate (910- 673-3120) so that help can be provided as soon as possible. Report all accidents occurring on or causing damage to Community property to the Community Manager (910-673-5314) or if after hours to Security (910-673-3120.) Telephones are located at the West Side Park pool cabana and in the lower level reception area of the Community Center. Persons using Johnson Point, Lake Auman, picnic areas, and trails are advised to carry cell phones for emergency needs.

#### **6.2.11 Clean Up**

Persons using any common area are responsible for keeping it clean and functional. Specific clean-up procedures are posted in most locations. Inside trash is to be put in provided receptacles. Outside trash is to be put in plastic bags and taken with user on leaving the area. User should dispose of this trash along with regular home disposal.

#### **6.2.12 Hours of Operation**

Regular opening and closing hours for Johnson Point, all boat storage locations, the Community Center,

the West Side Pool, and West Side Park are posted in prominent places. Persons in any of these areas outside posted hours without permission may be considered trespassing and subject to appropriate legal consequences.

#### **6.2.13 Standards of Conduct**

All people utilizing any common property, including Association Members, their families, guests, and associates, shall maintain high standards of conduct, and common decency consistent with general standards of conduct of the Seven Lakes West Community. More specifically, they shall not engage in visible or audible profanity, indecent exposure or nudity, disruptive behavior, verbal abuse of officials or security personnel, or inappropriate physical conduct. Indecent exposure and nudity is strictly prohibited. People using the common property shall, when requested by an official (a member or representative of the Board, a member of Security, or a SLWLA staff person), immediately desist from the objectionable conduct. Additionally, if requested, people shall leave the area immediately.

#### **6.2.14 Permitted times of use**

Association common property may only be used between dawn and dusk unless a permit has been obtained in advance from the Community Manager. See 6.2.12 when specific hours of operation are otherwise posted.

### **6.3 Swimming**

#### **6.3.1 Swim at own risk; not alone**

All swimming, playing and/or diving in common property is at the participant's own risk. This includes West Side Park Pool, Johnson Point and Lake Auman. No person should swim or dive alone.

#### **6.3.2 Age requirement**

Children under fourteen (14) years of age are not permitted to swim or dive in Johnson Point Beach, West Side Park Pool or Lake Auman unless under the supervision of a person 16 years or older.

#### **6.3.3 Lakefront owners**

Swimming from lakefront lots is limited to a distance not to exceed 75 feet from the shoreline. All persons swimming in these areas do so at their own risk. The lakefront lot Member is responsible for supervision of lake activities of their family and guests on lakefront lots.

#### **6.3.4 Ponds**

Swimming is not allowed in the ponds on Lakeway Drive (entrance), on Longleaf Drive, golf course ponds, or any other ponds in Seven Lakes West.

#### **6.3.5 Ski area of Lake Auman**

Swimming is not allowed in the ski area of Lake Auman and any swimmer that enters the lake from a vessel must stay within 50 feet of their vessel and only for the purpose of taking part in towing-based water sports activity.

#### **6.3.6 Assisting novice skier**

Any person in the water to assist a novice skier must ONLY do so in the shallow water along the bulkhead on the Northeast side of Pine Island.

#### **6.3.7 WSP Pool Rules**

Swimming at the West Side Park Pool is governed by the following rules. The most current West Side Park Pool rules are posted at the pool and on the website.

#### *6.3.7.1 Admission*

Each lot will be issued two membership passes. Each membership pool pass will permit maximum of four (4) guests. Prior approval may be obtained from the community manager **during regular office hours** to exceed this limit. The community manager has the right to refuse the request dependent on the dates involved. All guests **MUST** show identification and sign in at the pool entrance. An owner must sign in guests but may leave if the guest is over the age of 18. Guests include **any** visitors living outside the community. The owner remains responsible for their guests.

#### *6.3.7.2 Ages*

A person 16 or older must accompany children under the age of 14.

#### *6.3.7.3 Management*

The Pool Manager and Pool Attendant have full and complete authority of the West Side Park Pool area.

#### *6.3.7.4 Lifeguards*

There are no lifeguards at the main pool or kiddie pool. Swim at your own risk.

#### *6.3.7.5 Hours*

Normal hours for West Side Park Pool are: (Pool hours are subject to change at any time with at least a one-week notice or immediately for an emergency)

Monday thru Friday – 10:00 a.m. to 7:00 p.m.

Saturday - 10:00 a.m. to 6:00 p.m.

Sunday - 12:00 noon. to 7:00 p.m.

#### *6.3.7.6 No Diving*

No diving is allowed from the sides of the pool.

#### *6.3.7.7 Kiddie Pool*

Parents/Guardians assume all responsibility for their children. Only children under the age of six (6) are permitted in the Kiddie Pool. Parents/Guardians must remain within an arm's length of children at all times. Infants must wear "Swimmies" or waterproof diapers. All toilet accidents **MUST** be reported immediately to the Pool Manager and/or Pool Attendant and the Kiddie Pool will be closed immediately

#### *6.3.7.8 Acts Prohibited at Pool*

The following are prohibited:

Horseplay

Running

Hanging or jumping on lap lane ropes

Water guns, rafts and large inflatables

Bikes, skateboards and rollerblades

Glass containers

Diving into Pool  
Alcoholic beverages, smoking  
Littering  
Any other activity or device banned by the Pool Manager or Pool Attendant.

#### *6.3.7.9 Attire*

Appropriate swimsuits only are allowed, no cutoffs. Bathing caps are not required. Non-toilet trained or incontinent persons must wear “swimmies” or water-safe diapers.

#### *6.3.7.10 Rules of Conduct*

If Individuals misbehave, the Pool Manager and/or Pool Attendant may bench them, ask them to leave the facility, ask them to clean up any trash, or not allow them in the Pool area. Misuse of pool toys or disregard of other persons using the pool can result in the revocation of pool privileges.

All children using pool toys must be under the supervision of an adult. Persons 18 and under without adult supervision are prohibited from using pool toys. Misuse of pool toys or disregard of other persons using the pool can result in the revocation of pool privileges.

#### *6.3.7.11 Enforcement*

There is a “Three Strikes, You’re Out” policy:

- A) The person will be given a warning.
- B) The person will be given a second warning and a written note will be given to the Member responsible.
- C) The Member responsible for their actions will receive a written note indicating that the person is no longer allowed at the pool without the responsible Member/adult present.
- D) The Pool Manager may remove an offender at any time in his or her reasonable discretion for the safety of the person or others.

## **6.4 Additional requirements specific to Johnson Point**

### **6.4.1 Member/guest use; hours**

The playgrounds, beach, its covered seating area, and the fishing pier are open for use by Members and their guests during regular park hours. Those areas of Johnson Point may not be reserved. Regular park operating hours are 7 a.m. to 9 p.m., Oct.-April, and until 10 p.m., May-Sept. The maximum number of people allowed on the fishing pier at one time is 15. Children have priority to use the fishing pier at all times.

### **6.4.2 Age requirement**

Children under the age of 14 must be accompanied and supervised by someone 16 or older while at Johnson Point.

### **6.4.3 Alcoholic beverages**

Alcoholic beverages are prohibited at all times in the beach area, the playground area, and on the fishing pier.

### **6.4.4 Parking**

Parking any boat trailer or other vehicle on or contiguous to, any launching ramp or other public facility

so as to interfere with its accessibility is prohibited. A parking area is provided on Simmons Drive.

#### **6.4.5 Boat slips**

The boat slips at Johnson Point are the private property of the Seven Lakes West Landowners Association and are leased to Association Members. Association is not responsible for vandalism or damage to Lessees boat(s) or injury occurring on floating docks. Fishing from the boat docks or boat slips is prohibited. Unauthorized presence on any of these docks or boats may be considered trespassing. Unauthorized use of the slips by boaters may result in loss of boating privileges.

#### **6.4.6 Picnic tables**

Picnic tables may be moved out from under the Gazebos for activities but must be returned when finished and before leaving Johnson Point.

#### **6.4.7 Additional lighting**

No additional lighting is allowed.

#### **6.4.8 Reservations for use of Johnson Point**

Johnson Point Park Gazebos/Picnic area may be reserved by SLWLA members for neighborhood gatherings, celebrations for immediate family (weddings, reunions, birthdays, anniversaries, graduations) and SLWLA sponsored clubs and organizations

Use of Johnson Point Park facilities for any business, commercial, political or fund raising group activities is not permitted.

Reservations are made by completing an application available online at sevenlakeswest.org or in the SLW office at least one week in advance and no sooner than one year in advance of the date. One or two gazebos may be reserved at one time, leaving one gazebo available for casual use. There is no fee charged, but a refundable security deposit is required at the time of application. Applications may be declined based on the anticipation of high activity (holidays or other peak summer weekends).

In the event of “double booking” (two reservations made for the same day but in different time slots) for the same gazebo, both groups must agree and abide by the reservation schedule.

### **6.5 Additional requirements specific to West Side Park Community Center and Pine Island**

#### **6.5.1 Smoke free facility**

The Community Center is a smoke free facility. Smoking is not allowed anywhere in the building or adjoining structures, such as porches, cabana, pool, and playground area.

#### **6.5.2 Age requirement**

Children under the age of 14 must be accompanied and supervised by someone 16 or older in any area of West Side Park or the Community Center.

#### **6.5.3 Reservations for West Side Park and Community Center**

Persons wishing to use any part of the Community Center facilities must submit a written reservation form, available at the SLWLA office on the lower level of the Community Center. Some of the outdoor recreation areas may also be reserved. NOTE: The dollar amount for deposits and fees may change from time to time. To learn current fees, procedures, and any other information about use of these facilities, call the SLWLA office, 910-673-5314. All functions held at West Side Park and Community Center must be

hosted by a SLWLA Member in good standing or a Board designee who will coordinate care of the center and promote compliance with SLWLA policies and procedures by all persons, including guests. Within each priority category (See following text), reservations will be accepted on a first- come, first- served basis. However, organizations which have a set meeting time, e.g., a club that regularly meets the third Wednesday at 7:00 p.m., will not be preempted from those dates, provided the organization gives annual notification of its intent to the SLWLA Community Manager or board designee by a specified yearly deadline. Requests for use of the facility should be made through the Community Manager or Board designee, who will determine availability of requested space. A reservation request form may be obtained at the Community Center office and must be submitted before a reservation request will be considered. A reservation is not finalized until appropriate approval signatures are obtained. A signed Hold Harmless Agreement and/or Certificate of Insurance may also be required.

When required, a deposit amount must be paid in full at the time of reservation. Rental fees must be paid in full one month prior to the event. Timely payment is the responsibility of the applicant. The Community Manager or board designee may cancel a reservation if fees are not paid on time. The deposit amount will be refunded if no damage occurs and no extra cleaning is required following the event. Damage in excess of the deposit amount will be charged to the person(s) causing the damage. SLWLA members are responsible for damage caused by their family members or guests. In the event of a cancellation, a portion of the deposit amount may be retained by SLWLA. The refund of a deposit amount or portion thereof is at the discretion of the Community Manager or board designee, following guidelines approved by the SLWLA Board of Directors. Prior to receiving approval for use of the center, the person making a reservation shall acknowledge in writing the receipt of the rules for the park and center and shall agree to coordinate and promote their application by event attendees.

#### **6.5.4 Additional requirements relative to Pine Island**

Pine Island beach area and the buoyed area adjacent to Pine Island – hours are dawn to dusk; except by specific written permission of the Community Manager

### **6.6 Priority of Reservations**

In cases of conflict, compromise is the preferred option. Otherwise, priority for reserving space at West Side Park, Pool and Community Center will follow this order:

**Category A:** (1.) Activities and events sponsored by SLWLA (e.g., events under auspices of Board committees, the Board, recreation program; (2.) Board approved Seven Lakes West or Seven Lakes organizations, clubs, or activities (3.) Neighborhood groups from within Seven Lakes West may reserve any space at all times, no more than 13 months in advance whenever feasible. No rental fee deposit at discretion of Board or Community Manager. If fees are charged to attend an event, or if a club sponsors a fund-raising event, fees and deposits for facility use will be determined by the Board.

**Category B:** Seven Lakes West residents may host a private event in honor of themselves or immediate family members. Note: To qualify for this category the SLWLA member must be hosting a personal private event, not simply signing to sponsor or vouch for another person's or group's event. A member may not sign as host of an event held by any of those described in Category C below and qualify for Category B fees. May reserve Great Room up to 10 months in advance. May reserve Activity Room, Card Room, or Craft Rooms up to 9 months in advance. Deposit, and room set up fee may be required, depending on activity planned and facility requested. See current fee schedule.

**Category C:** Non-member of SLWLA, for-profit enterprise, or commercial group, which is defined as

any group who share a common connection (such as clients, members, or employees), whose origins are outside Seven Lakes West, including but not limited to a single business, company, school, health care facility, church, organization, realty group, employee group, or other common denominator not deemed a SLWLA member or Seven Lakes club function by the SLWLA board or Community Manager.

**Note:** Any reservation in this category must be requested by the person or group hosting the event and it must be sponsored by a SLWLA Member who will be in attendance. The sponsoring SLWLA Member must sign the application and assume responsibility for the facilities. May reserve Great Room up to 6 months, but not less than 1 month in advance at Community Manager's discretion. May reserve Activity Room up to two (2) months but not less than two (2) weeks in advance. See current fee schedule. Card room, craft rooms, conference room not available. Pool not available for this category.

**NOTES:** Spontaneous, informal gatherings may be allowed on the lower level during business hours, provided: a SLWLA member is present, assumes responsibility, and signs in with the Community Manager or Board designee; space is available; activity will not disturb other scheduled events. The Community Manager or Board has authority to approve or deny spontaneous access on a case-by-case basis. The conference room will be reserved at all times for administrative use by the Community Manager, Board, associates of the Board, and SLWLA committees for planned and ad hoc meetings. If it is not needed for those purposes and is thus open, other groups may use this room at the time their meeting was scheduled for another space, provided such use is approved by the Community Manager or Board designee.

## **6.7 Boat and Trailer Storage**

The Landowners Association maintains a fenced storage area located off Longleaf Drive, adjacent to the West Side Park and the maintenance building. The storage area may be used only for the storage of boats, boat trailers, utility trailers and recreation vehicles (RV). Storage space is limited and if a space is not available, members will be placed on a waiting list prioritized by date of request.

### **6.7.1 Requirements for use**

- All items stored in this area must be registered with the Landowners Association and shall display a current registration sticker issued for that item.
- Upon payment of the annual registration fee an access member card and a specific bay area will be assigned to the item. All registered items must be parked only in the bay area assigned. Parking in other spaces is prohibited.
- Only one item per bay, except for a boat on a trailer.
- All items must be maintained in operable conditions at all times. Operable condition includes, but not limited to, adequate tire pressure and absence of standing water in unit.
- No more than two (2) bays may be reserved per lot unless space is available.

### **6.7.2 Annual Registration Fees**

Annual Registration Fees for use of all storage areas shall be established by the Board. These fees may be amended from time to time as is deemed appropriate. Said fees schedule will be identified in the annual budget communication.

### **6.7.3 Storage Area Access Procedures**

Upon paying the appropriate storage fee the member will be given a "STORAGE YARD PERMIT" to be attached to their storage object and the numeric code to the storage area electronic gate. From time to time the code will be changed. Notification of an intended combination change will be posted on the

Association Website, in the Community Center, and in the Mail House. The Association Office or the Lakeway Drive Gate Guard shall immediately be notified of any problems with the access gate locking system. Code access to the storage area is only for members registered to the storage facility. Any unauthorized sharing of the access gate code will result in immediate forfeiture of storage privileges.

#### **6.7.4 Non-registered Items**

- Any item stored in the storage area that is not registered with the Landowners Association will be tagged. A Member may claim the item and receive a storage bay upon payment of twice the annual storage fee.
- At six (6) months from the gate date, the item shall be deemed forfeited and may be sold at private or public sale at the discretion of the Landowners Association. Proceeds from such sale shall accrue to the benefit of the Landowners Association.

#### **6.7.5 Expired Storage Decal Registrations**

- Any item stored in the storage area that displays an expired registration will be tagged two (2) months after the annual expiration date. The Landowners Association will remind the registered Member in writing to renew the registration.
- At six (6) months from the expiration date the Landowners Association will again remind the registered Member in writing to renew the registration. Renewals occurring six (6) months or more from the expiration date will require payment of twice the annual storage fee.
- At nine (9) months from the expiration date, the item shall be deemed abandoned and may be sold at private or public sale at the discretion of the Landowners Association. Proceeds from such sale shall accrue to the benefit of the Landowners Association.

#### **6.7.6 Sailboats and their trailers**

Sailboats and their trailers may be stored at the short term parking lot at the corner of Smathers Drive and Simmons Drive, just above Johnson Point. No other trailers shall be stored on this site unless specific permission had been received from the Community Manager. Trailers parked on a day-use basis may be parked in the Johnson Point parking lot area.

#### **6.7.7 Temporary Storage (Longleaf)**

- The use of temporary storage in this lot is based on space availability SLWLA member must notify the Landowners Association and follow defined processes for Storage application and approval.
- Each member may use Temporary Storage for a maximum of 2 months per year. The member will be charged a prorated monthly fee based on the current annual storage rate. The minimum period will be one month so each member may utilize Temporary Storage a maximum of 2 times per year.

### **6.8 Marina Slip Reservation and Use Procedures**

Any SLWLA member in good standing may apply for assignment of a Marina Slip by contacting the Landowners Association and adding their name to the “Waiting List”. The Waiting List is ordered by contact date. Oldest contact is the first in priority. Each year in early spring, current slip lease owners are contacted to confirm their intentions for the coming year. Renewals are processed and the Landowners Association will contact the next member(s) on the Waiting List until all open slips are claimed. Upon notification about an available boat slip, a Member has 24 hours to accept the lease opportunity. Members on the waiting list who do

not commit to the slip opportunity when contacted by the Landowner Association will be placed at the end of the waiting List. If the boat slip is not used for the season the lease may be subject to non-renewal payment of the slip fees must be current and made under current payment procedures to retain the marina slip

## **7 CHAPTER SEVEN - BOATING AND FISHING RULES AND REGULATIONS FOR LAKE AUMAN**

All people who boat or fish in Seven Lakes West shall comply with applicable SLWLA rules and regulations. In addition, all boat operators must be familiar with, and strictly comply with the rules of navigation as specified by the United States Coast Guard (USCG) (see 7.3.8). Members should ensure that their family members, guests, and associates know and follow these requirements. Failure to comply with any rules and regulations presented in the annual SLWLA boating and fishing publication may result in suspension of privileges to fish or operate a boat in Lake Auman. The Board, Lake Committee, and the Lake Patrol observe and report boating and fishing violations of applicable Rules and Regulations to the Community Manager. An annual information sheet about boating and fishing is available to all Members and may be obtained at the SLWLA office on the lower level of the Community Center. This sheet is provided when annual boat and fishing permits are purchased. It details permit requirements and fees, boating restrictions, fee schedules for all permits required, speed limits, fish limits and other information. Printed below is the summary of the boating and fishing rules and regulations.

### **7.1 Boating Permits**

#### **7.1.1 Registration requirements**

Only Members of SLWLA may register a boat. Boats registered must belong to the Member or long term renter.

- Proof of ownership is required to register a boat (name of owner of boat and property owner must correlate.) Proof of liability insurance (minimum \$100,000) is required on all powerboats, along with sailboats more than fourteen (14) feet at the water line (LWL).
- The maximum allowable length of all sailboats and pontoon boats is 24.0 feet length overall (LOA). The maximum allowable length of all other powerboats is 23.0 feet (LOA) The maximum power of the boat is not to exceed the manufacturer's rating. Multi-engine boats may not be registered for use on Lake Auman.
- Boat permits may be purchased at the SLWLA offices on the lower level of the Community Center. The permit year begins May 1 and ends April 30.
- The SLW member who is also the lessor may delegate to the long term (greater than or equal to 12 months) renter their amenities privileges, including boat registration and lake use privileges, upon written notification to the Community Manager.

#### **7.1.2 Member in good standing**

All Members applying for permits must be in good standing. (Dues must be paid up for all properties owned by the Member.)

#### **7.1.3 Registration required for Lake Auman**

All powerboats, along with sailboats over 14' LWL, entering or maintained inside the gates of SLW must be registered and display the Lake Auman current year numbered decal affixed to the port side near the stern (Left rear side), or be listed with the front gate prior to entering the community. All powerboats along with sailboats over 14' LWL, on Lake Auman must also display the assigned hull numbers utilizing either the numbers distributed by SLWLA, or hull numbers which follow NCWRC guidelines for registration decals, on both the port and starboard side near the stern of the boat. (NCWRC dictates numbers must be at least three-inch block letters, and may be of any solid color so as to contrast with the hull of the boat) Decals and Hull numbers shall be displayed in accordance with the diagram distributed at registration. All boats and trailers stored in SLWLA storage lots, required to do so, must show current registration decals.

#### **7.1.4 Number of motorboats per lot**

No more than two (2) motorboats may be registered per lot and liability insurance must be in Member's name.

#### **7.1.5 Guest's boat prohibited**

Boats belonging to guests not registered with SLWLA are not allowed on Lake Auman, and must be listed by the host member with the front gate and Community Manager before being allowed into the community, the guest boat must be trailered at all times, while in the community.

#### **7.1.6 Eligibility to operate a boat**

The following persons are eligible to operate registered boats: Members, their families, long term (greater than or equal to 12 months) lessee (as in 7.1.1) and occasional guests (see rule 7.3.1). The Members must accompany guests and the Member is responsible for all actions.

#### **7.1.7 Personal water craft, jet boats**

No motorized personal watercraft (e.g., Jet Skis, Sea Doo's, etc.), water jet propulsion boats (i.e., jet boats), motorized air powered craft or racing boats will be allowed on Lake Auman or any pond. Boats modified for racing or built primarily for racing purposes (e.g., hydroplanes with outboard, ski boats with exposed performance engines, drag boats, etc.) are not allowed.

#### **7.1.8 NC State registration requirements**

All vessels operated on Lake Auman that are required to be registered with the State of North Carolina shall, when being operated on the Lake, display a current and valid North Carolina State registration in a manner as required by the State.

#### **7.1.9 Registration process**

Any misrepresentation and/or omission of required information during the registration process will result in immediate corrective action (including possible cancellation of the registration). Any administration error occurring during the process will be immediately corrected when noticed. The Association is not bound by improper registration and shall have the right to correct such when recognized.

### **7.2 Restrictions on Boat Operations**

#### **7.2.1 Approved launch locations**

Boat access to Lake Auman is from the lot where the boat is docked or from the launching ramp at Johnson Point only.

#### **7.2.2 Hours of operation for skiing and tubing**

Powerboat activities such as skiing and tubing are prohibited between one hour after sunset and one hour before sunrise.

#### **7.2.3 Speed limitations**

- Maximum speed within 150' from shore: 5 MPH AND NO WAKE.
- Maximum speed in ski area: 40 MPH
- Maximum speed elsewhere: 25 MPH
- Maximum speed limit between the dam and the ski buoys: 5 MPH AND NO WAKE

Boaters must be particularly careful to check for and control wake behind their boats when operating near docks, and bulkheads and swimming areas (e.g. Johnson Point, Pine Island, and areas designated by No Wake or Safety buoys).

#### **7.2.4 Power boat restrictions**

Restricted operations for powerboats are in effect between one hour after sunset and one hour before sunrise, limiting speed to a maximum of 10 mph. All boats operating between sunset and sunrise must have and show

(illuminate) proper running lights in accordance with State law.

**7.2.5 Boating location prohibitions**

No boats, other than those used for maintenance, are allowed on the perimeter ponds off Longleaf Road or on the ponds on Lakeway Drive (entrance).

**7.2.6 Mooring buoy prohibition**

Boats may not be tied to any buoys or spillway platform. Two mooring buoys are the only authorized buoys on Lake Auman and they will be placed on the southeast side of Pine Island for the 2021 boating season.

**7.2.7 Covers on slips prohibition**

Covers or boathouses on boat slips or lifts are prohibited.

**7.2.8 Johnson Point slip restriction**

The boat slips at Johnson Point are the private property of SLWLA and are leased to Association members. Sub-leasing is prohibited. Unauthorized use of the slips may result in loss of boating privileges. Association is not responsible for damage or vandalism to boats.

**7.2.9 Launch ramp hours of operation**

Hours of operation for the boat launch ramp at Johnson Point are sunrise to 10 p.m. Access to JP before sunrise and after 10 p.m. for the sole purpose of launching or retrieving your boat, will require the Community Member to go to the front gate and retrieve the key for JP gates and once complete lock the gates and return the key to the front gate. Community Member will be required to leave their driver's license at the front gate while they have the JP key.

**7.3 Safe Operation of Boats**

**7.3.1 Age requirement**

All boat operators born on or after January 1, 1988 must have on board any State issued boater card to operate a motorized watercraft of 10 hp or more.

**7.3.2 Boats not under power**

Non power boats, including sailboats not under power, have the right of way over motorboats.

**7.3.3 Sailboats under power**

Sailboats (with or without sails), when operating under power, shall operate under the powerboat right-of-way rules.

**7.3.4 Ski, tubing area requirements**

Cylindrical white buoys with orange stripes designate the ski area. Boats pulling skiers, tubers, wakeboards or other similar equipment must stay within the white buoys that designate the ski zone and must travel in counterclockwise direction. No skiing or tubing is permitted outside of the ski area, including into or out of any coves or in the restricted area between the island and shore. ALL POWERBOATS TRAVELING WITHIN THE SKI AREA MUST TRAVEL IN A COUNTERCLOCKWISE DIRECTION WHEN THERE IS ANY SKI OR TUBING TRAFFIC.

**7.3.5 Requirement for observer**

All boats pulling skiers, tubes, wakeboards etc., must have an operator watching forward and an observer watching the person(s) being towed. Skiers, tubers, and persons on any equipment being pulled behind a boat must wear a USCG approved floatation device. Dropping a water ski is prohibited. Tubes that become that are designed to become airborne are not permitted on Lake Auman.

**7.3.6 Swim area, mooring restrictions**

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No boats are allowed in the buoyed swim area of Johnson Point. Boats anchoring at Johnson Point or at Pine Island must comply with signage in each area.

### **7.3.7 Scuba Divers**

Scuba divers are required to place USCG approved flags in the lake at their dive site. All other boats must remain a minimum of 50 feet outside a dive area.

### **7.3.8 Coast Guard rules in effect**

Except as otherwise provided herein, all persons operating vessels of any size on Lake Auman are required to have knowledge of and comply with all applicable navigational rules and regulations, including rules promulgated by the USCG or its successor in function. Without limiting the foregoing in any way, all persons operating vessels on Lake Auman for any purpose are required to conduct that activity in a safe manner and to have knowledge of and comply with all applicable rules and regulations regarding safety including, but not limited to, rules and regulation on navigational lighting, USCG approved personal floatation devices, sound signaling devices and vessel ventilation.

### **7.3.9 Excessive alcohol and impairing substance use**

No person shall operate any vessel on Lake Auman while under the influence of an impairing substance or after having consumed sufficient alcohol that he/she has a blood alcohol concentration of 0.08 or more, regardless of whether such person is entitled to use alcohol or an impairing drug.

### **7.3.10 Information on Regulations**

Information on regulations applicable to the operation of vessels on Lake Auman can be obtained at the West Side Park and Community Center. The SLWLA routinely makes this information available as a courtesy to its Members and in doing so, does not assume any responsibility or otherwise relieve any individual operating a vessel on Lake Auman from having knowledge of or complying with the rules and regulations that apply to such activity. In the enforcement of these rules and regulations, failing to know and applicable requirement shall not be a defense.

### **7.3.11 Decibel limits**

Eighty-eight (88) decibels is the legal limit for boat engines at minimum idle rpm (measured with a decibel meter, 39 inches behind the transom at a height of 39 to 57 inches above the water.) In addition, a boat will be in violation if it is found to be making more than 75 decibels of noise when measured from the shoreline regardless of speed or distance.

### **7.3.12 Lighting for Night Operations**

All boats operating at night are required to display navigation lights between sunset and sunrise as required on pages 10 and 11 of the NC Vessel Operators Guide

1. vessels or sailboats under power: the light arrangements in figure 1,2,or 3 may be used.( red, green and white)
2. Sailboats using sail alone: the lighting arrangements in figure 4,5,or 6 may be used. ( red, green and white)

3. Exceptions for row or paddle and sailboats more than fourteen (14) feet at the water line: these vessels may display those lights prescribed for a sailing vessel, but if they do not, they shall have ready at hand an electric torch or lighted lantern shining a white light which shall be exhibited in sufficient time to prevent collision.

#### **7.3.12.1 Night Navigation Lights**

- Registered SLW boats are required to display the proper navigation lights during operation at night on Lake Auman. These are RED port (left), GREEN starboard (right), and WHITE stern (rear).

Unregistered and manually operated craft are recommended to display a white light while operating at night on Lake Auman.

#### **7.3.13 Sound Signal Devices**

All boats and manually-operated craft on Lake Auman are required to carry some type of soundmaking device for distress signaling.

### **7.4 Fishing**

#### **7.4.1 Eligibility**

SLWLA Members, their families, and guests may fish in Lake Auman. Guests are the responsibility of the SLWLA Member and may fish from the Member's property at any time. When guests fish from a boat, either the Member or an adult member of the Member's immediate family must accompany the guest(s). Guests are permitted on an occasional basis only.

#### **7.4.2 Pond fishing prohibited**

Fishing is not permitted in the ponds between the roadways on Lakeway Drive (entrance).

#### **7.4.3 Boat slip/dock fishing prohibited**

Fishing is not permitted from the boat docks or slips at Johnson Point.

#### **7.4.4 Hook and line only; other method prohibited**

Fish are only to be taken by hook and line. The use of seines, nets, trotlines, or unattended lines is prohibited.

#### **7.4.5 Live fish for bait prohibited**

Use of live fish of any kind for bait is prohibited.

#### **7.4.6 Injured fish**

Fish injured during catch should not be returned to the lake.

#### **7.4.7 Observation of annual fish limits**

Annual fish limits must be strictly observed. Limits are published each year in the boating regulations received when boat stickers are purchased. This publication is available to any SLWLA member at the Community Center offices. It is the responsibility of every registered boat owner, lakefront property owner, or any SLWLA Member to ensure that these limits are followed by anyone fishing from his/her boat, property or any other location.

#### **7.4.8 Penalties for limit violations**

Persons possessing fish in excess of published limits, or possessing undersized or prohibited fish will be fined \$50 per fish and have their fishing privileges revoked for one year.

#### **7.4.9 NC fishing license**

Any person fishing in Lake Auman who is required to have a valid North Carolina fishing license for the fishing activity they are engaging in, must have and possess the appropriate fishing license.

### **7.5 Reporting of Accidents**

#### **7.5.1 Death, injury, disappearance, property**

The following State mandated reporting requirements apply in the event of an accident or other occurrence on Lake Auman that results in (a) death, injury or the disappearance of any person indicating the possible death or injury of that person, (b) property damage, including damage to the vessel(s) involved, in excess of \$2,000 or (c) the total loss of one or more vessels. For the purposes of this Section 7.5 the events described in (a), (b) and (c) above trigger reporting requirements and shall be referred to as "triggering events."

#### **7.5.2 Triggering event single vessel**

If the triggering event involves a single vessel, the person operating the vessel (the "operator") shall provide his name, address and vessel identification to any person(s) injured and to the owner of any property damaged in the collision, accident or other occurrence. The operator also shall file a written report, including a full description of the event, with the Community Manager within twenty-four (24) hours of the event and within forty-eight (48) hours of the event, shall file a report with the North Carolina Wildlife Resources Commission ("WRC") providing the WRC such information as the WRC may require. Notwithstanding the preceding, if the triggering event involves property damage only, the operator shall file all required report(s) within 10 days of the event.

#### **7.5.3 Triggering event multiple vessels**

If the triggering event involves more than one vessel, the vessel operators shall provide each other and all persons sustaining any bodily injury or property damage, the information required to be provided to any injured person or person sustaining property damage in Subsection 7.5.2 above. The operators shall designate from among themselves, a representative to prepare and file the written reports required by Subsection 7.5.2 including the reports to the Community Manager and the WRC. The designated representative shall file such reports within the timeframes set forth in Subsection 7.5.2.

#### **7.5.4 Additional requirements**

Nothing herein shall relieve any operator of the duties and obligations imposed hereunder and all operators involved in a triggering event shall be required to exchange all required information and assure that all required reports are filed. When an operator is unavailable to provide the information or file the reports required in Subsection 7.5.2 or 7.5.3 above, the owner of the vessel involved in the occurrences shall perform the duties of the operator of his or her vessel.

#### **7.5.5 SLWLA intent**

It is the intent of the SLWLA that no report required by this Section 7.5 be admissible in evidence at any hearing held to determine the fault of the parties to an occurrence.

### **7.6 Depositing or Discharging of Litter.**

No person may place, throw, deposit or discharge into Lake Auman (or cause it to be done), any litter, raw sewage, bottles, cans, papers, medical waste or other liquid or solid materials which render the waters unsightly, noxious or otherwise unwholesome so as to be detrimental to the Member's health, safety or welfare or to the enjoyment and safety of the water for recreational purposes. Boaters are required to use appropriate onshore waste containers for any beverage for food containers or other waste material brought onto the lake during their use of the lake. Boats with through-hull fittings (boats that discharge sewage) are not allowed on Lake Auman.

## **7.7 Lake Patrol**

### **7.7.1 Volunteer Lake Patrol**

The SLWLA Volunteer Lake Patrol is responsible for assisting boaters, observing and reporting violations of SLW fishing and boating regulations, offering safety instructions, and advising boaters of the rules and regulations for Lake Auman.

### **7.7.2 Lake Compliance Officer**

Lake Compliance Officers patrol the lake and Johnson Point on a regular basis to assist boaters, residents, and guests, observing and reporting violations of SLW fishing and boating regulations, offering safety instructions, and advising of the rules and regulations for Lake Auman and Johnson Point.

7.8 North Carolina Vessel Operating Guide. This document is a supplement to the above rules and regulations for Lake Auman, which must be adhered to.

## **8 CHAPTER EIGHT - ENFORCEMENT**

### **8.1 Violations**

#### **8.1.1 Enforcement of infractions**

Any infractions and/or violations of the Rules and Regulations of Seven Lakes West Landowners Association may be enforced using the citation system.

#### **8.1.2 Initial contact with violator**

The Compliance Officer and/ or Community Manager will make every effort to facilitate compliance by an initial contact via telephone or email. A follow-up letter will be sent after the initial contact. If the violation is not resolved, a second letter with a formal citation will be sent via USPS. The citation (attached to this Chapter 8) may be issued to the alleged violator by the Association employee acting as the Security/Compliance Officer and/or by the Community Manager.

#### **8.1.3 Community Advocate involvement**

If the Compliance Officer and/or the Community Manager is unable to handle the matter informally (e.g. verbal discussion with the violator, written request, cease and desist, et cetera) the matter will be turned over to the Community Advocate. The Community Advocate will have two weeks to investigate the issues and determine whether or not to attempt to negotiate a settlement, or to prosecute the matter before the Judicial Panel.

### **8.2 Judicial Panel**

#### **8.2.1 Authority Judicial Panel**

The Association has created a Judicial Panel to afford due process to all violators of the Association's governing documents and law, to hear the case and come to a fair and equitable decision. The Judicial Panel provides a **public** forum for the resolution of violations of the Covenants, Rules & Regulations, By-Laws and other governing documents of the Association. The Judicial Panel has authority to levy fines, suspend community privileges, and/or take such other action as is appropriate in accordance with the NC Planned Community Act and the governing documents of the Association and of law. The Judicial Panel is established and authorized by the Association By-Laws in Article X which fully describes the procedures and authority of this legal body. Judicial Panel proceedings are announced and open to the membership.

### **8.3 Compliance Reports**

#### **8.3.1 Records**

The Compliance Officer and Community Manager will maintain significant records of all compliance cases including, but not limited to all correspondence (written or oral), observations, evidence, and progress toward remediation. The case information will be used as evidence, if necessary, at Judicial Panel hearings by the Community Advocate.

#### **8.3.2 Communication**

Information about Compliance activity and the outcome of all Judicial Panels shall be presented to the Board and the community in formal reports submitted at Association meetings. Weekly eBlasts should include general information about violation activity.

#### **8.3.3 Citation Form**

**SEVEN LAKES WEST LANDOWNERS ASSOCIATION, INC. ("SLWLA")  
CITATION FOR ALLEGED VIOLATION**

Notice Number		Violation Date	
Member Name		Violation Location	
Member Lot/Address		Violation Issued By	
Violation History	\$50.00 (1 <sup>st</sup> offense)	\$75.00 (2 <sup>nd</sup> offense)	

You have been observed in apparent violation of the SLWLA Declaration or Rules and Regulations for:

**OPTIONS FOR DISPOSING OF CITATION**

Based on the violation charged above, you have the following options:

1. You may resolve the violation without appearing before the SLWLA Judicial Panel by following the **WAIVER INSTRUCTIONS** below. **(Note that the WAIVER may only be used for a single non-ongoing violation.)**
2. If you do not use the option above and you wish to contest the violation, you must appear before SLWLA Judicial Panel at 4PM on \_\_\_ at the Community Center. You will have an opportunity to be heard, and to present evidence. **You may have legal representation present if you so choose.**

If the Judicial Panel rules that you are in violation, they may, without further hearing, impose one of two outcomes:

- A. You may be fined up to \$100.00 **per day** beyond five days from the date that the Judicial Panel determined you were in violation, **or, up to \$100.00 for a single, non-ongoing violation.**
- B. Some privileges or services provided by SLWLA may be suspended (except rights of access to your lot(s) for reasonable periods including until the violation is corrected).

3. If you fail or decline to attend the hearing after proper notice, the Judicial Panel will proceed in your absence. You are entitled, if you are found to be in violation, to appeal the decision of the SLWLA Judicial Panel to the SLWLA Board of Directors by delivering written notice of appeal to the SLWLA Board of Directors, in care of the Community Manager, within fifteen (15) days after the date of the SLWLA Judicial Panel decision.

**WAIVER INSTRUCTIONS**

If you choose to resolve the violation without appearing before the SLWLA Judicial Panel, you must:

1. Carefully review the **NOTICE OF RIGHT TO HEARING AND APPEAL** below in the next section and date and sign this citation in the space provided below.
2. Return this citation, along with full payment, Check or Money Order, and submit by \_\_\_\_\_ via the United States Postal Service, OR, by visiting the office of SLWLA at 5314 Seven Lakes West, (556 Longleaf Drive), Seven Lakes West, West End, North Carolina 27376.

I acknowledge that I have been cited with the violation noted herein. I understand that I am presumed to be not responsible until it has been shown to the SLWLA Judicial Panel (and to the SLWLA Board of Directors in the event of appeal) that I am responsible for the violation. I hereby waive my statutory right to a hearing before the SLWLA Judicial Panel, and I hereby admit responsibility for the violation and tender to the sum listed above as payment. I request that the SLWLA Judicial Panel accept my waiver of hearing, admission of responsibility and tender of payment.

Date:	Signature of Member
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Revised 5/2020

**9 Amendment/Change or Additions to SLWLA Rules and Regulations**

<b>Rule/Section</b>	<b>Title of Section</b>	<b>Date of Final Approval</b>
<b>7.3.1</b>	<b>Safe Operations of Boats</b>	<b>02/26/2019</b>
<b>6.7</b>	<b>Boat and Trailer Storage</b>	<b>03/26/2019</b>
<b>4.2.4</b>	<b>Reporting Procedures</b>	<b>03/26/2019</b>
<b>6.2.13</b>	<b>Compliance</b>	<b>03/26/2019</b>
<b>7.1.1</b>	<b>Boating Permits</b>	<b>3/26/2019</b>
<b>7.1.3</b>	<b>Boating Permits</b>	<b>3/26/2019</b>
<b>6.7</b>	<b>Boat and Trailer Storage</b>	<b>07/23/2019</b>
<b>6.2.7</b>	<b>Compliance</b>	<b>09/24/2019</b>
<b>Chapter 8 Re-wright</b>	<b>Enforcement</b>	<b>01/21/2020</b>
<b>3.1.2</b>	<b>(Roads) Risks, Injuries, Damage, Accidents</b>	<b>06/23/2020</b>
<b>Chapter 8.1 - Exhibit "A"</b>	<b>Enforcement Citation</b>	<b>08/25/2020</b>
<b>4.1.5</b>	<b>Prohibited Activities and Activities Requiring Board Approval</b>	<b>8/25/2020</b>
<b>5.4.1</b>	<b>Signs and Yard Decoration</b>	<b>11/17/2020</b>
<b>Entire Document</b>	<b>Document reformatted to allow for automatic Table of Content Generation with links in the Table of Contents to the relevant section of the document</b>	<b>02/05/2021</b>

<b>7.0</b>	<b>Boating and Fishing Rules and Regulations for Lake Auman</b>	<b>03/23/2021</b>
<b>7.1.1</b>	<b>Boating Permits</b>	<b>03/23/2021</b>
<b>7.1.5</b>	<b>Guest's Boat Prohibited</b>	<b>03/23/2021</b>
<b>7.1.6</b>	<b>Eligibility to Operate a Boat</b>	<b>03/23/2021</b>
<b>7.2.3</b>	<b>Speed Limitations</b>	<b>03/23/2021</b>
<b>7.2.9</b>	<b>Launch Ramp Hours of Operation</b>	<b>03/23/2021</b>
<b>7.3.5</b>	<b>Requirement for Observer</b>	<b>03/23/2021</b>
<b>6.3.5</b>	<b>Ski Area of Lake Auman</b>	<b>03/23/2021</b>
<b>7.3.12</b>	<b>Lighting for Night Operations</b>	<b>03/23/2021</b>

<b>7.3.12.1</b>	<b>Night Navigation Lights</b>	<b>03/23/2021</b>
<b>7.3.13</b>	<b>Sound Signal Devices</b>	<b>03/23/2021</b>
<b>7.8</b>	<b>North Carolina Vessel Operating Guide</b>	<b>03/23/2021</b>
<b>6.2.2</b>	<b>Children under 14</b>	<b>03/23/2021</b>
<b>6.2.3</b>	<b>Identification</b>	<b>03/23/2021</b>
<b>6.2.4</b>	<b>Parking</b>	<b>03/23/2021</b>
<b>6.2.9</b>	<b>Pets on common property</b>	<b>03/23/2021</b>
<b>6.3.1</b>	<b>Swimming at own risk; not alone</b>	<b>03/23/2021</b>
<b>6.3.2</b>	<b>Age Requirement</b>	<b>03/23/2021</b>

<b>6.3.7</b>	<b>WSP Pool Rules</b>	<b>03/23/2021</b>
<b>6.3.7.1</b>	<b>Admission</b>	<b>03/23/2021</b>
<b>6.3.7.2</b>	<b>Ages</b>	<b>03/23/2021</b>
<b>6.3.7.3</b>	<b>Management</b>	<b>03/23/2021</b>
<b>6.3.7.4</b>	<b>Lifeguard's</b>	<b>03/23/2021</b>
<b>6.3.7.5</b>	<b>Hours</b>	<b>03/23/2021</b>
<b>6.3.7.6</b>	<b>No Diving</b>	<b>03/23/2021</b>
<b>6.3.7.7</b>	<b>Kiddie Pool</b>	<b>03/23/2021</b>
<b>6.3.7.8</b>	<b>Acts Prohibited at Pool</b>	<b>03/23/2021</b>

<b>6.3.7.9</b>	<b>Attire</b>	<b>03/23/2021</b>
<b>6.3.7.10</b>	<b>Rules of Conduct</b>	<b>03/23/2021</b>
<b>7.2.6</b>	<b>Mooring Buoy Prohibition</b>	<b>04/27/2021</b>