



Rules and Regulations

SLWLA Board Approved

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**SEVEN LAKES WEST
LANDOWNERS ASSOCIATION**

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1 CHAPTER ONE-INTRODUCTION

The Seven Lakes West (SLW) community is governed by a homeowner's association (HOA) known as Seven Lakes West Landowners Association (SLWLA) and is managed by a Board of Directors (BOD) assisted by a professional management company and volunteer committees.

Property owners automatically become SLWLA members, pay dues and are expected to abide by the governance documents, such as, but not limited to, By-Laws, the Architectural Standards for Design and Construction and this document, SLWLA Rules and Regulations.

You may access these documents on the [SLW public website](#) or on the [secure member portal](#).

1.1 Definitions

Definitions are being provided for clarity on roles/obligations as you go through this document.

Member: means a deed holder of a residential lot located within SLW and/or the confines of an area that has joined with and/or merged with the SLWLA by Covenant, merger or via annexation. This includes all household members.

- **Member in Good Standing:** a member who is current with respect to all SLWLA financial requirements/obligations including, but not limited to dues, fees, assessments, fines, and penalties and follows all SLWLA rules, regulations, and all governing documents.
- **Long-Term Renter:** a resident who has the right to occupy a residence based on a written signed lease agreement with a member in good standing for a term of at least one year. Such a lease must be presented to the Community Management Office.
- **Renter:** a person who has the right to occupy a residence based on a written lease with a member in good standing for a term of thirty (30) days and less than one year. Such a lease must be presented to the Community Management Office.
- **Community Management/Manager:** the person(s) employed by 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.
- **Governing Documents:** SLWLA is governed by multiple documents. These include the SLWLA [Covenants and Declarations](#), (Covenants) [By-Laws](#), Rules and Regulations, [ARC Standards for Design and Construction](#) and the State of NC documents related to SLWLA. These documents include the [47F North Carolina Planned Community Act](#) and [Chapter 55A of the North Carolina Nonprofit Corporation Act](#).

1.2 General Rules and Requirements and Compliance Information

1.2.1 Age Requirements

Children are to be supervised in all common areas within the community. There are specific age requirements for the use of various amenities. These are posted at the amenity areas, such as the Swimming Pool, Johnson Point, West Side Park and Community Center.

1.2.2 Responsibility For Damage Caused to Common Areas

Any member 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 SLW until such costs are paid.

1.2.3 Risk, Injuries, Damage, Accidents

All people using the roads, amenities, the lake, and all other common areas within the community ***do so at their own risk*** and are subject to the rules, requirements 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 private property or personal injury or death occurring on said roads or other common areas.

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

1.3 Consequences of Non-Compliance

Maintaining status as a member in Good Standing is required to keep voting rights, the granting of any permits, use of the electronic entry devices, the use of amenities, storage facilities, boat slips, rental of community properties and other privileges of membership. Failure to remain in good standing may result in the suspension of access to these privileges.

There are multiple governing documents (listed in [Section 1.1](#)), including these rules and regulations that members must follow. If these are not followed, the members are considered non-compliant with the HOA SLW community. The infractions are settled:

- with notice of the violation(s) from the Community Management Office
- fines and / or loss of SLWLA amenities.
- using the SLWLA judicial system

Details of the system are found in the **By Laws**.

1.4 Notification of Accidents on Roads, Lake and All Other Common Areas

1.4.1 In The Event of Common Area or Vehicular Accident

Where there is a suspected injury, or personal injury from a fall or other type accident at all other common areas, and vehicular accidents, dial "911" immediately. For any other non-personal injury accidents, contact the Sheriff's Office. Drivers in an accident must also follow NC law with respect to notifying appropriate authorities and must notify Community Management of the event within twenty-four (24) hours of the event (or by Monday following a weekend day).

1.4.2 In the Event of a Boating Accident

State mandated reporting requirements apply. This includes accidents or other occurrence on the Lake 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, more than \$2,000 or (c) the total loss of one or more vessels.

The operator/owner of the boat(s) involved in the accident shall provide/exchange name(s), address(es), and vessel identification(s). The parties involved must file a full description of the event with the Community Management within twenty-four (24) hours of the event. Any accidents involving personal injury or death is also to be reported to the North Carolina Wildlife Resources Commission (WRC) within forty-eight (48) hours of the event. With accidents involving property damage only, the operator shall file the WRC report(s) within 10 days of the event.

2 CHAPTER TWO: ENTRY AND ACCESS TO THE COMMUNITY

2.1 Access

Access to SLW is provided for, but not limited to the following:

- **Member** refers to a SLWLA member. Member vehicles may access the community using an electronic entry device.
- **Renter** means a person who has the right to occupy a residence based on a written lease for a term of thirty (30) days or longer.
- **Guest** refers to a person(s) invited by a member. All guests must enter only through the Main Gate. Members must register guests in the electronic system. Members without access to this digital system may make alternate arrangements with Community Management, which includes phone contact and PIN.
- **Frequent Guest** shall mean person(s) sponsored by a member. Frequent Guests may access the community with an electronic entry device at the discretion of the Community Management.
- **Service Companies/ Vendors /Construction** refers to vendors, construction and others as applies, with commercial vehicles that enter the community. All commercial vehicles must use the Main Gate. The Access Control Personnel will verify the company to the allowed destination specified by the member. Vendors may be denied entry at the discretion of Access Control Personnel.
- **Special Event Guests** refers to guests included on an authorized guest list registered with the community office at least 24 hours prior to the scheduled event. (The member sponsor of the event should contact the Community Management for details).
- **Realtor Open House:** the Realtor must obtain approval from the Community Management of the date and time of the open house. Prospective buyers must identify the realtor and house address for entry.

2.2 Electronic Entry Device

Members and renters of homes owned by members may obtain an electronic entry device for their personal vehicles (one for each personal vehicle, for a fee as set by the annual fee schedule per entry device). This device remains active as long as the current owner has the vehicle registered in his/her name. The devices are not transferable to another vehicle. The device will allow entry at the front gate or at the back gate.

Non-SLWLA property owners living within SLW (e.g., Stedman Road, Beacon Ridge Villas, one house in Parkwood) must obtain an electronic entry device.

2.3 Gates

There are two gates to enter and exit Seven Lakes West. Hwy 211, or Main Gate, is staffed by Access Control Personnel. The Access Control Personnel control access to the community as well as certain common areas. From time-to-time Access Control Personnel will assist with traffic matters within the community as directed by the BOD or Community Management (with respect to matters, for example, concerning police, fire, EMT, storms).

The Access Control personnel 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.

The East gate on Hwy 73 (Back Gate) is unmanned; entry is for members only with an entry device. For security purposes, all entry and exit, at both gates, are electronically monitored 24 hours a day.

Any entry into SLW by a non-SLWLA member through any other perimeter opening other than the Front Gate will be considered trespassing and will be reported to the Sheriff. Any member using other perimeter openings for recreational vehicle use will be subject to fines.

2.3.1 Tailgating through Gate Access

It is a violation of SLWLA rules to enter the roads of SLW by driving through a gate opened by the vehicle in front of you. Cameras will be used to identify violators.

- Non-residents will be reported to the Moore County Sheriff for trespassing.
- Residents will be held responsible for any damage and be subject to fines or loss or electronic entrance tag into SLW.

2.3.2 Trailer/ Entry

- Members towing a boat/boat trailer must use the front gate.
- Any non-member towing a trailer of any type must use the Guest Entrance at the Front Gate.
- All trailers entering through the Main Gate must use the left lane, including those being towed by vehicles with electronic entry devices.
- Any delivery vehicle entering through the back gate will be considered trespassing; builder deliveries will be subject to fines as defined by ARC Standards.

2.3.3 Damage to Gates

Any damage to a gate or gate area will be the monetary responsibility of the person causing the damage. An additional fine may also be imposed for repeat offenders.

3 CHAPTER THREE - ROADS

Motor vehicle laws, applicable pedestrian and bicycle laws of the State of North Carolina and the County of Moore shall apply to all roads within Seven Lakes West. All people using the roads within the community do so at their own risk. SLWLA is not responsible for delays, breakdowns, or damage to private property or personal injury or death occurring on SLWLA roads or other common areas.

3.1 Maximum Speed

The maximum speed on all roads is 25 mph, unless otherwise posted.

3.2 Posted Signs

Residents and guests must obey all posted signs at the front and back gates and within the SLW community.

3.3 Pedestrian And Bicyclist Right of Way

- Walkers, runners, joggers, any pedestrians, and bicyclists must be given the right of way by vehicular traffic.
- Walkers, runners, joggers, any pedestrians should face oncoming traffic and move to the right of way when possible. Bicyclists and golf carts must stay to the right side of the lane when vehicles are behind them. Motor vehicle operators must be alert to such people and may not pass them in unsafe areas.

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. No overnight parking permitted. Appropriate safety measures (i.e., including cones, signs, traffic direction) must be conducted.

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.

3.4.3 Recreation Area Parking

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

3.5 Regulated Vehicles

3.5.1 Prohibited Vehicles

Operation of all-terrain vehicles, or go-karts, pocket bikes, recreational motorized scooters, dirt bikes, utility terrain vehicles that are not registered and licensed with the State of NC, and similar vehicles is prohibited.

3.5.2 Motorcycles

Motorcycles shall be licensed and equipped with the most recently approved noise control devices.

3.5.3 Golf Carts

- Golf carts on the SLWLA roads must be owned by a member. It is *required* that the owner carry liability insurance.
- The golf cart must be operated in a safe manner and during daylight hours only, unless equipped with and displaying headlights and taillights.
- SLWLA requires that the golf cart be driven **by a licensed driver**.
- For safety, the number of passengers is limited to available seating, which excludes the area designed to carry golf bags or cargo area.

3.6 Restriction for Lake Auman Dam

Only pedestrians, golf carts, bicycles, mopeds, motorcycles, and emergency vehicles are permitted on the Lake Auman Dam Road. No motorized vehicles are permitted behind the dam.

4 CHAPTER FOUR: PROHIBITED ACTIVITIES / CONDUCT

4.1 Offensive Activity / Nuisance

No offensive trade or activity shall be permitted; nor shall any actions be taken which may be or become an annoyance or a nuisance to the community.

4.2 Loud Noise and/or Music

- Loud noise(s) and/or music, regardless of source or time of day, are not allowed to cause unreasonable disturbances to others.
- Loud noise is prohibited after 11:00 pm. If possible, speak with the person/persons who are creating the noise; otherwise, contact the Moore County Sheriff's Office for further handling. The member making the complaint must file an incident report to Community Management as soon as possible when the Sheriff is involved.

4.3 Littering

Littering within any area of the community is prohibited.

4.4 Outdoor Fires

Outdoor fires are permitted in containers designed for such fires: grills, fire pits (rings), fireplaces, and chimineas. The fire must be always attended. 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.

4.5 Killing/Trapping/Feeding Wildlife

- Killing or trapping wild or domestic animals and birds (other than rats, mice, poisonous snakes, and other destructive pests) is prohibited.
- It is the responsibility of individual property owners to manage wildlife problems pertaining to their own property within the laws of North Carolina and including these Rules and Regulations.
- SLWLA prohibits feeding all wildlife except for birds (other than geese) and fish within the community.

4.6 Firearms and Fireworks

- Members are prohibited from discharging any firearm or projectile firing mechanism within SLW, except by authorized personnel. An adult SLW member may use an air gun within the boundaries of a lot owned by that member.
- Community sponsored and professionally executed firework displays are permitted in the community. A member is not permitted to use/display firecrackers and fireworks at any time.

4.7 Trespassing

Unauthorized access to individual or SLWLA property is trespassing and is prohibited. If a member observes trespassers, it should be reported to Community Management by providing specific information on the trespasser, time, date, and location.

4.8 Door to Door Solicitation

Door-to-door solicitation for charitable, political (elections related to National, State, local and Community) or commercial purposes is prohibited.

4.9 Reporting procedures

4.9.1 Medical Emergencies

Situations requiring immediate medical attention should be reported to 911.

4.9.2 Suspicious Events, Crimes, Accidents

- For any suspicious or unusual event, call 911 to report the activity. Informing Community Management of these types of events must follow the notification to the Sheriff.
- During normal business hours, contact the Community Management Office at (910-673-5314) or stop at the Community Management Office to report a suspicious event or crime. Always document the incident through the electronic portal for Community Management review.
- On weekends or after business hours, notify Community Management by calling (910-673-5314); the on-call Associa Community Manager will be notified and forwarded to SLW Community Management.

- As noted in Section 1.2.4, car accidents are to be reported to the Sheriff and Community Management is to be informed through the electronic portal or speaking with the Community Manager during the first normal business hours day.

4.10 Lake Activity

Climbing onto and/or moving fish feeders or buoys is prohibited.

4.11 Storm Damage

Any storm damage such as washouts, fallen limbs/trees on the roads should be reported to the Community Management by calling 910- 673-5314 or stopping in the Community Management Office.

4.12 Covenants, By-Laws, Rules & Regulation Violations

Reports of violations of the Covenants or Rules and Regulations are to be made to the Community Management Office, in writing, using the portal or letter, or discussion. *The violation and management of the violations is found in the [By-Laws, Article X](#).*

4.13 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 Community Management.
- 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 member, renter or guest violating this policy will receive a violation notice and be subject to the judicial process.

5 CHAPTER FIVE - PRIVATE PROPERTY

5.1 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 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, easements, Right-of-Way (ROW), and any improvements to 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 Community Management, proper mowing of lawns and control of weeds, erosion control, removal of any trash or debris, dead or fallen trees, limbs, yard clutter, non-attached structures (where allowed) or other unsightly objects regardless of their source. Any tree or tree limb on a member's property, 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 the [Covenants](#) for each subdivision.) No structure, plantings, or other material shall be placed in 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 features are to be removed at the member's expense.

5.2.3 Lot Owner: Erosion Control and Landscaping

There is an approximate 15-foot road ROW on each homeowner property.

- It is the sole responsibility of the lot owner to prevent erosion from their property onto 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.
- Lot owners must maintain the ROW on the perimeter of their property providing an attractive, well-maintained appearance and ensuring optimum road traffic visibility. This includes removing fallen tree limbs, pinecones, and weeds. Landscaping in the ROW must be limited to grass or pine straw.

5.3 Mandatory Septic Management Program

All septic systems are required to have periodic inspection and pumping by a Certified Septic inspection service. The Community Management Office will provide inspection forms and send reminders for follow-up inspections and pumping. Any member that does not comply with the inspection requirements is considered non-compliant and is subject to fines and the Judicial process, if necessary.

5.3.1 Periodic Inspection/Pumping

For existing homes 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. Community Management will notify members when another periodic inspection and pumping is due.

New homes: Septic system inspection for new construction on lots that drain into the Lake Auman watershed (speak to Community Management if you are unsure about your lot) 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 before January 1, 2012. After the initial third year inspection, the required inspection schedule is five years.

5.3.2 Written Verification

After each inspection/pumping, written verification from a certified septic inspection service must be provided to the Community Management 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 NC Certified Septic Inspection

Selection of a NC certified septic inspection service is at the will of the members. All contractual/financial arrangements for septic inspection services are the responsibility solely of the member. Any member that does not comply will be considered non-compliant and is subject to possible fines.

5.4 Signs and Yard Decorations

5.4.1 Signs and Flags

- A reflective house number (not lot number) visible from the road is important as emergency locator signs for fire and sheriff's departments.
- Signs for advertisements in any form (flags, cardboard, plastic, etc.) are prohibited on any lot or improvement (house).
- Political Sign Policy follows the [NC Planned Community Act](#) requirements:
 - During election time, one political sign per property is allowed. The sign must be on private property and not on adjacent community easements or ROW. The size of the sign is not to exceed 24" x 24".
 - Signs may be displayed for a total of 52 days during election season.
 - This includes 45 days prior to election day and 7 days following election day.
- Permanent eye-catching devices such as lighting and/or blinking devices are prohibited on any lot or improvement.

5.5 Other Aesthetic Requirements

Above ground propane tanks, garbage receptacles and other above ground equipment shall be aesthetically screened by landscaping or decorative surround.

5.6 Exterior Work or Changes/Improvements/Additions

Homeowners wishing to do exterior work on the home or yards generally require approval through the Architectural Review Committee (ARC) before initiating any work. Homeowners need to reference The ARC Standards for Design and Construction to learn about the requirements and consult with the ARC administrator at the Community Office to confirm the need for submitting for a permit to do the work.

5.6.1 Examples of Project Permit Requirements

This following list is for example **only** and is not inclusive of all the improvements that ~~may~~ require permits. Refer to the ARC Office before **ANY** exterior construction, structures or landscaping is begun. Fines may be imposed for projects that are started without prior ARC approval. For a thorough understanding of the requirements, refer to the ARC Standards, published and available on the community website.

- Roof replacement, driveway paving or re-gravel.
- Major landscaping, tree removal, retaining walls.
- Additions to existing home/structures.
- Repainting of home exterior.
- Fences.
- Boat Docks, Bulkheads and Lakeside Structures.
- Playground equipment, cabanas.
- Private Swimming Pools (to include fencing proposals).
- Screened enclosure, patio, or deck.
- Tree removal (other than Blackjack Oaks, Tree Heaven, Silk Tree/Mimosa, Callery Pear, Chinese Tallow tree or pines less than 4 inches in diameter and 3 feet above ground).
- Building or adding structures (including but not limited to), sheds garages, tents, gazebos, cabanas, kennels, playground equipment, permanently installed decorative objects, trellises, tree houses, walls, basketball hoops, and propane tanks.

5.6.2 Homeowner/Landowner Responsibilities

It is the members' responsibility to ensure that appropriate permits, as required by the Covenants, Rules and Regulations, are obtained through the ARC.

- Applications for permits may be obtained through the ARC administrator at the Community Management Office. The ARC provides forms specific to each type of improvement, The location, materials, colors and other features of outdoor living areas will be reviewed by the ARC.
- A permit must be obtained before any exterior improvements or changes to an existing residence.
- Failure to obtain and adhere to the appropriate permit or approval will 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.

5.6.3 Homeowner/Builder Responsibilities

For new home builds, each builder is provided with a Builders Construction Packet (obtained at the Community Management Office). Builders are required to complete all requirements in the packet and submit documentation as required.

Members are responsible for the builders' activities and have the responsibility to ensure that appropriate permits, as required by the Covenants, Rules and Regulations and ARC procedures, are obtained through the ARC Committee before the builder initiates any work.

5.7 Joining Lots

Two or more contiguous lots may be joined to form a single building lot within Seven Lakes West. Applications must be obtained from ARC, to be acknowledged by the SLWLA Board and the Moore County Planning and Zoning. Once joined, lots may not be separated in the future.

5.8 Burning

Burning trash, paper and/or other manufactured material is prohibited within the community.

5.9 Motor Vehicles, Boats, Trailers on Private Property

5.9.1 Campers, RV's, Trailers, Boats, etc.

- No camper or recreational vehicle may be parked on 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-karts, and dirt bikes.
- If maintenance or repair of the vehicles mentioned above requires longer than four days, an extension must be approved by Community Management.

5.9.2 Staying Overnight in Vehicles or Boats

People may not live in or stay overnight in any type of vehicle parked in SLW or a boat docked or anchored on the lake.

5.9.3 Vehicle Requirements for Parking

- Only vehicles with current registrations and state inspections shall be parked (not stored) in members' driveways (including areas adjacent to the driveway). They may not be parked on lawns or wooded areas of the property.
- Member commercial vehicles must be parked inside the member garage. Commercial is defined as construction vehicles, machinery, trailers, vans, and trucks larger than three quarter tons in capacity.

5.10 Home Rentals

A member is not permitted to rent his or her property for a period of less than thirty (30) days. People to whom a member extends use of his/her residence for a period of less than thirty (30) days are considered guests. For rentals, the lease must be presented to Community Management.

5.10.1 Rentals

- Members who rent, lease, or allow others to use their property or the various facilities and amenities 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 obliged to observe the provisions of those documents.

- The member is responsible for violations or damage caused by guests, Renters, or visitors. Such violations will follow the normal process of referral to Community Management, and eventual processing by the Judicial Panel if an agreement cannot be reached.
- 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.

5.10.2 Reassignment of Amenities Privilege

- If the member owner of a rental property delegates his rights to use of the community facilities to the tenant of his lot, the member must inform the Community Management of such intent in writing.
- The member assigning these rights to a renter forfeits the rights for him/herself during the term of the lease. Guests or renters authorized to use the various facilities and amenities of the Association must pay any required use fees.
- Without such a written assignment filed with the Community Management a Renter has no rights or privileges to use common areas or amenities other than roadways.

5.11 Household Pets

5.11.1 Animals Allowed

Only domesticated household pets shall be kept or maintained on any lot. Pets shall be kept confined so as not to become a nuisance.

5.11.2 Commercial purposes prohibited.

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

5.11.3 Pet Identification Required

Pets must be properly identified by a tag/collar showing the name and address of the member/owner.

5.11.4 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 animal owners must retain proof of vaccination for both cats and dogs. Unvaccinated animals exposed to rabies must be killed immediately or confined for six months by a veterinarian at the owner's expense. (Moore County Department of Health).
- If any animal, domesticated or wild, bites a person or another animal, the Moore County Animal Control Center must be called (910-947-2858), or call 911.

5.11.5 Dog and Cat Containment/Control

- The pet owner is responsible for ensuring that the pet remains on the member's property.
- When a dog or cat is not on the member's property, the dog or cat must be under the full control of a responsible person by a physical leash or being held by an adult member.
- Electronic collars or other devices are not considered to be leashes.
- Electric containment "fences" must be installed to limit the boundaries at least 25 feet from the roadways. The wire must be buried under the ground and should be maintained in good working order.
- Stray domestic animals should be reported to Moore County Animal Control, 910-947-2858.

5.11.6 Additional Owner Responsibilities

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

5.11.7 Dog In Heat /Pregnant Cats

The member/owner of a dog in estrous (heat) must keep the dog confined to the member's/owner's property.

Owners of pregnant cats are to ensure that the kittens will be born on the owner's property.

5.11.8 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 or cat may be maintained in the community, whether said animal is leashed or otherwise confined. Fines will be imposed.

5.11.9 Pets on Common Property

- No dogs or cats, except certified service dogs, will be allowed within West Side Park (including pool, play area or fields) or the Johnson Point Park area.
- Dogs on a physical leash, no longer than 6 feet, may proceed to the boat launch area for the purpose of boarding, swimming, or getting a drink and on the designated Walking Trail.
- Members are responsible for cleaning up behind their pets. Violators will be fined.

5.12 Garage Sales and Estate Sales

Garage sales or yard sales are not allowed in Seven Lakes West. Estate sales or moving sales require prior written approval from Community Management and may not take place over more than three (3) consecutive days in a one (1) year period.

6 CHAPTER SIX - USE OF COMMON PROPERTY/AREAS

The requirements of this chapter apply to all real property, together with all personal property used in conjunction with leased or owned by the SLWLA for the common use and enjoyment of members. Common property includes but is not limited to the main entrance, gatehouse, other gates, the use of West Side Park (which includes the pool, playground, tennis/pickleball 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 the community and any common area that may be developed. Roads and streets are also common property.

6.1 Compliance

- All people who use community property will comply with applicable SLWLA policies and procedures, rules, and regulations. Failure to do so may result in the suspension of access to amenities, electronic gate entry devices, or other community privileges.
- Members are responsible for ensuring that their family members, guests, and associates within clubs and organizations are aware of and adhere to these requirements.
- Lessons, coaching, teaching, operating a "clinic" for a fee is not permitted unless a request is submitted to Community Management for review and approved by the BOD.
- Dredging of the lake, streams, or ponds must be approved by the BOD.

6.1.1 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. Requests for use, fee schedule and terms and conditions for reservations are available on the community website or stop in the Community Management office for the information.

6.1.2 Parking/Vehicle Identification

- Parking vehicles in common areas is permitted only in designated areas so as not to interfere with area activities and the movement of other vehicles.
- All boats, RV's, trailers, and other vehicles parked or stored in storage lots must show current state and SLWLA registration stickers.

6.1.3 Large Groups

The use of common areas by member sponsored large groups is permitted. Prior Community Management approval is required; this will ensure no conflict with the privileges of other Members or groups of members. The member must be present at the event and is responsible for the actions of the group members. Non-compliance may result in a fine.

6.1.4 Clean Up

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

6.1.5 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. People in any of these areas outside posted hours without permission may be considered trespassing and subject to appropriate legal consequences.

6.1.6 Standards of Conduct

- Members, their families, guests, and associates, shall maintain general standards of conduct. Members are responsible for the actions of their guests.
- General standards of conduct include no visible or audible profanity, indecent exposure or nudity, disruptive behavior, verbal abuse of officials or security personnel, excessively loud noise (music, screaming, talking, etc.) or inappropriate physical conduct.
- When requested by an official (a member or representative of the BOD, a member of Security or a community management staff person), an offender must immediately desist from the conduct; otherwise, this is a violation to the Rules and Regulations and fines will be imposed.

6.2 Swimming

6.2.1 Locations Swimming NOT Permitted

- Not allowed in the ponds on Lakeway Drive, on Longleaf Drive, golf course ponds, or any other ponds in the community.
- Not allowed in the ski zone of Lake Auman

6.2.2 Locations Swimming Permitted

- Johnson Point
- Lake Auman (NO WAKE zones only)
- Community pool

6.2.3 Swim at Own Risk

All swimming, playing, and/or diving in common property or in designated areas of lakefront lots, is at the participant's own risk. There are posted signs at Johnson Point and the swimming pool that there are no lifeguards. Parents/Guardians/Caretakers must always remain with their children.

6.2.4 Safety Rules for Swimming on the Lake

- Read all the posted information at Johnson Point regarding behavior (running, diving, etc.) and personal responsibilities. When swimming in any common area, members are responsible for all family members and guests.
- When swimming from an anchored boat outside of the ski zone, swim within 50 ft from your vessel.
- For the safety of swimmers from lakefront lots, do not exceed 50 feet from the shoreline when boats are active on the lake. Lakefront property owners are responsible for supervision of lake activities of their family and all guests in the water in front of the lakefront property.

6.2.5 Rules of Conduct - Pool

All guests/members using the pool must comply with the rules of conduct. The following list includes but not limited to behaviors/activities NOT allowed in the pool or pool area:

- Horseplay, running.
- Hanging or jumping on the lap lane ropes
- Water guns, rafts and large inflatables, bikes, skateboards, and rollerblades
- Diving into Pool
- Smoking or vaping
- Any other activity or device banned by the Community Management or Attendant.
- Excessive noise (as defined by pool attendants), including but not limited to music, loud conversations, screaming.
- All toilet accidents MUST be reported immediately to the Management and/or Attendant.
- Use of the kiddie pool by children over six and unaccompanied children 6 and under.
- For pool compliance, there is a "Three Strikes, You're Out" policy:
- The person will be given a warning.
- The person will be given a second warning, and a written note will be given to the responsible member.
- 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.
- Pool management may remove an offender at any time in his or her reasonable discretion for the safety of the person or others.

6.3 Requirements Specific to Johnson Point

6.3.1 Member/Guest Use

- The playgrounds, beach, its covered seating area, and the fishing pier are open for use by members and their guests during regular park hours. The covered seating areas (gazebos) may be reserved, and members must not use the area during the reservation time. All other areas of Johnson Point may not be reserved.
- Members must show the membership cards when requested.
- Park and boat launch operating hours are posted and subject to changes as needed.
- Diving is only permitted from the diving platform.
- Tables and garbage cans are not to be moved out of the gazebo area (unless rearranged for an event; tables and garbage cans must be returned to their original placement).

6.3.2 Alcoholic Beverages

Alcoholic beverages are prohibited on the sandy area of the beach, the playground area, and on the fishing pier.

6.3.3 Parking

Parking any boat trailer or other vehicle on or contiguous to any launching ramp or other public facility to interfere with its accessibility is prohibited. A parking lot is provided.

6.3.4 Boat Slips

- The boat slips at Johnson Point are the private property of SLWLA and are leased to members.
- SLWLA is not responsible for vandalism or damage to lessee' 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 is considered trespassing and subject to fines and reporting to Moore County Sheriff's Office.
- Unauthorized use of the slips by boaters may result in loss of boating privileges.

6.3.5 Picnic Tables

Picnic tables are not to be moved out from under the Gazebos. Contact the Community Management if an activity may require moving the tables.

6.3.6 Reservations for Use of Johnson Point

- Johnson Point Park Gazebos/Picnic area may be reserved by members for neighborhood gatherings, celebrations for immediate family and sponsored clubs and organizations. No reservations are accepted for Holidays, Friday, Saturday or Sunday between Memorial Day and Labor Day except for Community Sponsored events.
- Use of Johnson Point Park facilities for any business, commercial, political, or fund-raising group activities is not permitted.

6.4 West Side Park Community Center

6.4.1 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.

6.4.2 Reservations for West Side Park and Community Center

Rooms in the West Side Park Community Center may be reserved for meetings, SLWLA Clubs and social events.

- All functions held at West Side Park and Community Center must be hosted by a member in good standing who will coordinate care of the center and promote compliance with policies and procedures by all people, including guests.
- Reservations will be accepted on a first-come, first-served basis.
- A reservation is not finalized until appropriate approval signatures are obtained. A signed Hold Harmless Agreement and/or Certificate of Insurance will also be required.
- When required, a deposit must be paid in full at the time of the reservation. Rental fees must be paid in full one month prior to the event.
- Rental fees and procedural information about the use and rental of these facilities may be obtained from the Community Management Office.

6.5 Boat, RV and Trailer Storage

The fenced storage area may only be used for the storage of boats, boat trailers, utility trailers and recreation vehicles (RV) owned by members (or long-term renters) in good standing.

6.5.1 Requirements for Use:

- All items stored in this area must be registered annually at the Community Office. Upon payment of the annual registration fee an access code and a specific bay area will be assigned to the item.
- No more than two (2) bays may be reserved per member lot unless space is available.
- As applicable, items must have current DMV license plates, state registration sticker (as

- applicable) and must display a current SLWLA registration sticker issued for that 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 always maintained in operable conditions. Operable condition includes, but not limited to, adequate tire pressure and absence of standing water in unit.
- Access to the storage area is only for members with registered storage facility items. Unauthorized sharing of access will result in immediate forfeiture of storage privileges.
- Any item stored in the storage area that displays an expired (6 months) SLWLA Storage Decal will be tagged and notice sent to the owner to remind the registered member in writing to renew the registration. Failure to do so will result in the item being labeled unregistered.

6.5.2 Non-registered Items

- Any item stored in the storage area that is not registered with the SLWLA will be tagged and dated and the owner contacted if possible.
- At thirty (30) days from the tag date, the item shall be deemed forfeited and may be towed from the lot.
- A member may claim the item and receive a storage bay upon payment of twice the annual storage fee, providing a bay is available.

6.5.3 Sailboats and Their Trailers

Sailboats and their trailers may be stored at the short-term parking lot located by the parking lot for Johnson Point. No other trailers may be stored on this site without specific permission from Community Management. Trailers parked on a day-use basis may be parked in the Johnson Point parking lot area.

6.5.4 Kayak Registration and Storage

- Kayaks being stored at JP must be registered with Community Management. A decal will be provided and should be placed on the kayak.
- Members may store no more than two kayaks at Johnson Point. The kayaks must fit on the rack otherwise the kayak will not be allowed to be stored.

6.6 Marina Slips

- Any member in good standing may apply for one Marina slip by contacting the Community Management Office to have their name added to the “Waiting List.”
- Current slip lease holders are contacted by Community Management to confirm their intentions to renew their lease. This must be confirmed within two weeks. Payment of slip fees must be current and made under current payment procedures to retain the marina slip.
- When a lease holder releases a slip, the Community Management will contact the next member(s) on the Waiting List until all open slips are claimed.
- Upon verbal notification about an available boat slip, a member has 7 days to accept the lease opportunity. Members on the waiting list who do not commit to the slip opportunity when contacted by Management will be placed at the end of the Waiting List.
- Boats must be moored in their assigned dock space.
- Boat slips may not be subleased, rented, or loaned and will result in the loss of the marina slip held by the lessee. If the sublet boat owner is on the marina slip wait list, their name will be moved to the end of the list.
- Awning covers or boathouses on boat slips or lifts are prohibited at the Marina and lakefront properties.

6.7 Pine Island

Pine Island is not to be used for camping /overnight stays. No fires can be made on the island. Boats may dock at Pine Island in the designated areas. Boats approaching Pine Island must follow the NO WAKE zone buoys when approaching the Island and stay beyond the orange buoys to anchor a boat.

7 CHAPTER SEVEN: BOATING AND FISHING RULES AND REGULATIONS FOR LAKE AUMAN

An annual information sheet about boating and fishing is available to all members and may be obtained at the Community Management office. This sheet is provided when annual boat and fishing permits are purchased. It details permit requirements and fees/fee schedules, boating restrictions, fish limits and other information. Information on regulations applicable to the operation of vessels on Lake Auman can be obtained at the Community Management Office or by contacting a Lake Committee member. (chair-lake@7lakeswest.com). No commercial use of the lake is permitted without Board approval.

While on the lake, members that observe boating and/or fishing violations of applicable Rules and Regulations, should report the violation to the Community Management.

SLWLA/Community Management organization does not assume any responsibility for accidents and/or damage occurring during vessel operation or storage on the lake.

7.1 Boat Permits

Only members (or long-term renters) who are in good standing may apply for a permit for a boat. The boat must be registered to the member/long term renter, have liability insurance (minimum \$100,000) on all powerboats and sailboats more than fourteen (14) feet at the water line (LWL). In addition, the member/renter must pass the SLW online boater test. Once a boat is registered, an annual notice for fees is sent to the members for permit renewal. Failure to renew the SLWLA registration requirements will result in forfeiture of using Lake Aumann for boating.

7.1.1 Boat and Watercraft Permit Requirements

- All powerboats and sailboats over 14' at the water line (LWL), entering or maintained inside the community gates 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. The Community Management or their designee can inform the front gate to accept a boat pending registration upon the request of a community member in good standing.
- The maximum allowable length of a sailboat and/or a pontoon boat is 24.0 feet in length overall (LOA). The maximum allowable length of all other powerboats is 23.0 feet (LOA).
- Hull Numbers: All powerboats and sailboats over 14' LWL on Lake Auman must also display the assigned hull numbers (lot number), utilizing hull numbers which follow NCWRC guidelines for registration decals, on both the port and starboard side near the stern of the boat.
- NCWRC Decals: All vessels operated on Lake Auman are required to be registered with the State of North Carolina and must display a current and valid North Carolina State registration in a manner as required by the State.
- NCWRC dictates numbers must be at least three-inch block numbers, and in clear contrast with the boat hull color.
- No more than two (2) boats requiring registration may be registered per lot and liability insurance must be in the Member's name.
- 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.
- Any misrepresentation and/or omission of required information during the registration process will result in immediate corrective action (including cancellation of the registration).

7.1.2 Personal Watercraft and 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 are not 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.

7.1.3 Motorized Individual Small Craft

No unregistered motorized, individual craft is to be operated on Lake Auman at speeds that produce a wake or operated in a reckless manner.

7.1.4 Foiling Sailboats and Kite Boarding

No sailboat capable of foiling is permitted on Lake Auman. Kiteboarding, whether employing a conventional board or a board equipped with a foiling keel, is not permitted on Lake Auman.

7.1.5 Other Boat Restrictions

Boats with through-hull fittings (boats that discharge sewage) are not allowed on Lake Auman. All boats and trailers stored in the community storage lot must show current registration decals. Any boat not displaying a current registration sticker after June 1 of the registration year will forfeit a warning and be subject to a \$100 late fee, with no exceptions.

7.2 Eligibility to Operate a Boat

The following people are eligible to operate registered boats:

- Members, their immediate families, and guests; the members must accompany their guests when they operate the member's registered power boat. During that time, the member is responsible for all actions by/of the guest.
- All boat operators must be familiar with and strictly comply with the community Rules and Regulations and the boating rules as set forth in the [North Carolina Vessel Operator's Guide](#) when operating a boat.
- Failure to comply with any rules and regulations for boating and fishing will be considered a violation. This may result in suspension of privileges to operate a boat on Lake Auman.
- Boat operators born on or after January 1, 1988, must have ON BOARD any State issued boater card to operate a motorized watercraft.

7.3 Requirements for Safe Operation of Boats

All people operating vessels of any size on Lake Auman are required to have knowledge of and comply with all applicable navigational rules and regulations ([NC Wildlife NC Vessel Operator's Guide](#)) to conduct all activity in a safe manner.

- **ALL POWERBOATS**, whether towing or not, must travel in a counterclockwise direction inside the Ski Zone.
- **Fire extinguishers** are required to be mounted aboard all power boats.
- **Right of way:** Non power boats, including sailboats not under power, have the right of way over power boats, even if the power boat is towing or enabling surfing.
- **Sailboats (with or without sails)**, when operating under power, shall operate under the powerboat right-of-way rules.
- **Impairment:** 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.
- **Lighting for Night Operations:** All vessels operating at night are required to display navigation lights between sunset and sunrise (see pages 10 and 11 of the NC Vessel Operators Guide for descriptions).

Key points for night operation:

- For all vessels, the proper light arrangements are: **RED- Port (left), GREEN- Starboard (right), and WHITE- Stern (rear)**.
- Use of Docking headlights is not permitted while the vessel is underway.
- Non-powered operated craft are required to display a white light while operating at night.
- For row, paddle, kayaks and sailboats more than fourteen (14) feet at 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 electronic torch or lighted lantern shining a white light which shall be exhibited in sufficient time to prevent collision.
- Auxiliary lights on all vessels must comply with [USCG Rule 20b](#) when the vessel is underway. These auxiliary lights cannot be mistaken for navigation lights, nor can they impair the visibility or distinctive character of proper navigation lights.
- Auxiliary lights are permitted when the vessel is docked.

7.4 Required Safety Devices: Personal Flotation Devices and Sound Signals

- [USCG PFDs](#) are essential for safety boating and when using kayaks, paddle boats/boards (etc.). There must be enough PFDs onboard to accommodate the number of passengers. It should be noted by all boat owners that water wings are not a USCG approved life jacket when aboard a vessel underway. Water wings are only USCG approved as a swimming pool aid.
- All boats and manually operated craft are required to have a sound making device (such as a whistle or horn) on board for distress signaling.

7.5 Ski / tubing Area Requirements

- Boats pulling skiers, tubers, wakeboards, or other similar equipment must stay within the buoys that designate the ski zone and must travel in counterclockwise direction. No skiing, tubing, or surfing is permitted outside the area of the Ski Zone.
- Wake surfing is not permitted behind boats where the propeller extends behind the transom of the boat regardless of the size of the boat's swim platform.
- Tubes WITHOUT AN OCCUPANT may be pulled at NO WAKE SPEEDS to or from docks or moorings outside of the Ski Zone directly to the Ski Zone. The UNOCCUPIED tubes should be on a rope and towed as close to the boat as is safe (within about ten feet of the boat).
- Powerboats pulling tubes are not permitted to perform maneuvers such as "donuts" or "steep S curves" that would cause them to reverse direction while operating within the Ski Zone (while other vessels are present) except to recover a fallen tow sport participant.
- For all boats pulling skiers, tubes wakeboards, and other towable devices, the operator must watch forward while the person(s) being towed are monitored by a rearward looking, responsible observer or a panoramic mirror that provides a clear view of the water behind the boat.
- All skiers, tubers, surfers, or people on any other equipment being pulled behind a boat must wear a USCG approved floatation device.
- Dropping a ski anywhere in Lake Auman is prohibited.
- Tubes or similar towable equipment that are designed to become airborne while being pulled by a boat are not permitted on Lake Auman.
- While anchored in a NO WAKE zone, swim within 50ft of your vessel.

7.6 Restrictions on Boat Operation

- Boat access to Lake Auman is from the lot where the boat is docked or from the launch ramp at Johnson Point only.
- Powerboat speed limitations:
 - Maximum speed in ski area: 40 MPH
 - Maximum speed elsewhere: 25 MPH
 - Night (after sunset) speed limit is 10MPH.
- The area within 150' from shore is designated NO WAKE. Boats underway in these areas and areas marked with No Wake buoys must not exceed speeds of 5 MPH.
- Powerboat activities such as skiing and tubing are allowed from one hour before sunrise to one hour after sunset.
- No boats, other than those used for maintenance, are allowed on the perimeter ponds off Longleaf Road or on the ponds on Lakeway Drive.
- Boats may not be tied to any buoys or spillway structure. Mooring buoys are not permitted on the Lake.
- No boats or kayaks are allowed in the buoyed swim area of Johnson Point and boat restricted areas of Pine Island. Boats anchoring at Johnson Point or at Pine Island must comply with signage in each area.
- Legal decibel limits must be maintained while on Lake Auman. Eighty-eight (88) decibels is the legal limit for boat engines at minimum idle rpm (measured with a decibel meter, thirty-nine 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 seventy-five decibels of noise when measured from the shoreline regardless of speed or distance.

7.6.1 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.

7.7 Fishing

7.7.1 Eligibility

Members, their families, and guests may fish in Lake Auman. Guests 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).

7.7.2 Fishing Prohibited

- Fishing is not permitted in the ponds between the roadways on Lakeway Drive (entrance).
- Fishing is not permitted from the boat docks or slips at Johnson Point.
- Fish are only to be taken by hook and line. The use of seines, nets, trotlines, or unattended lines is prohibited.
- Use of live fish of any kind for bait is prohibited.
- Fish injured during catch should not be returned to the lake.

7.7.3 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.

7.7.4 Creel Limits

Creel limits are as follows:

Fish Type	Creel Limits	Fish Size
Bass	Limit 5 per day	14" minimum
Crappie (Black or white)	No limit	
Catfish	No limit	You may NOT return a catfish to the lake
Pickereel	No limit	You may NOT return a pickereel to the lake
Blue Gills	PROHIBITED	
Red Horse Suckers	PROHIBITED	
Shellcrackers	PROHIBITED	
Triploid Grass Carp	PROHIBITED	

7.8 Lake Patrol

7.8.1 Volunteer Lake Patrol

The Lake Volunteer Patrol assists boaters, offering safety instructions, and advising boaters of the rules and regulations for Lake Auman. The Patrol will monitor fishing and lake use violations and will report these to Community Management.

7.8.2 Boating Safety

Boating safety is the responsibility of all members. It is important that members support the safety and report a violation, providing key information such as day/date/time, violation type and pictures when possible.

Volunteers and/or paid lake patrol officers may be on the lake to ensure the safety of all boats on the lake. Boaters observed to be in violation of the State and/or regulations specific to boat use on Lake Aumann are subject to warnings or violation notice by volunteer and/or paid lake patrol officers (as applicable). The violations will follow the process of all other violations and be subject to Judicial Panel if not resolved.

8 CHAPTER EIGHT – ENFORCEMENT OVERVIEW

This chapter highlights the enforcement and judicial process for violations. The SLWLA [By-Laws](#) provides detailed information on the judicial process, procedures, and Judicial Panel.

8.1 Violations

Any infractions and/or violations of the Rules and Regulations of SLWLA governing documents will be enforced using the citation system. Additionally, persistent non-compliance may lead to the suspension of access to amenities, electronic gate entry devices, and other community privileges until compliance is achieved and all obligations are fulfilled and/or fines up to \$100/day for every day that the violation(s) continues in accordance with the [North Carolina Planned Community Act](#).

8.1.1 Initial Contact with Violator

A notice of violation will be issued to the alleged violator by a member of the Community Management team. Community Management will facilitate compliance by an initial contact via telephone or email. A follow-up letter will be sent if the violator does not respond. The second letter with a formal citation will be sent via USPS.

Upon receiving a response from the violator, the Community Management will review the response. If the member has complied and corrected the violation, no further action will be taken. If the member wishes to contest the violation or does not respond after two weeks of the second notice, the matter will be subject to judicial process.

8.1.2 Judicial Panel

The Judicial Panel is established and authorized by the SLWLA [By-Laws](#) in Article X, which fully describes the procedures and authority of this body.

The Judicial Panel has the authority to levy fines, suspend community privileges, including access to amenities and electronic gate entry devices, and/or take other appropriate actions in accordance with the NC Planned Community Act and the Association's governing documents and applicable law.

The panel provides a forum for resolving member violations of the [Covenants](#), Rules & Regulations, [By-Laws](#), and other governing documents of SLWLA. The Judicial Panel detailed procedures are found in the By-Laws.

8.2 Compliance Reports

8.2.1 Records

Community Management will maintain significant records of all compliance cases (such as all written or oral correspondence, observations, evidence) and progress toward remediation. The case information will be used as evidence, if necessary, at Judicial Panel hearings.

8.2.2 Communication of Compliance Activity

The Judicial Panel Chair will report the outcome of the Judicial Panel hearings to the BOD. Community Management will present summary reports on compliance activity at Association BOD meetings.

9 AMENDMENT/CHANGE OR ADDITIONS TO SLWLA RULES AND REGULATIONS

Rule/Section	Title of Section	Final Approval Date	
Multiple sections	Modified to remove redundancy within the document and between other governing documents; updated / clarified several rules and regs. See the changes explained here .	June 17, 2025	
Multiple sections	Throughout the document, multiple spelling corrections, title updates, re-wording of sections (including format updates), with no impact to the rules or regulations. Only text removal or additions to text in any Section that impacts a Rule or Reg are listed in this amendment list.	01/30 /2024	
1.9	Community Manager		
1.10.2	Added definition: Member in Good Standing		
1.18	Added definition: SLWLA Sanctioned Clubs		
2.3.1	Updated “Frequent Guest” definition and multiple minor word changes throughout (refers to replaces “shall”)		
2.3.2	Updated Entry Device information		
3.2	Removed language from Pedestrian definition		
3.5.3	Removed moped language and moved sections up, resulting in renumbering of section.		
3.6 Former	Removed section Weight of Vehicles		
3.6 Current	Left for Future Use		
3.8	Added responsibility /consequence information		
3.93 (Former)	Removed “Users” Defined		
3.93 (Current)	Allowed for Future Use		
3.11.2	Simplified Lot Owner ROW Landscaping language		
3.11.3, 3.11.4, 3.11.5, 3.12, 3.12.1, 3.12.3, 3.12.4	Removed		
4.1.4	Removed chiminea language		
4.1.5	Added language re: feeding wildlife and salt lick use; removed section b.		
4.1.9	Updated solicitation language		
4.24	Updated language		
4.3	Removed		
5.5	Renamed the section and streamlined the information		
5.5.1, 5.5.2	Removed former 5.5.1 and streamlined the section		
5.5.6 (former)	Road Cuts removed		
5.5.7	Streamlined the information		
6.2	Added information on coaching, teaching, operating a “clinic” within 7 Lakes West		
6.6	Removed priority categories for Park, Pool and Community Center reservations/use		
6.7.5	Streamlined the Storage Area rules		
Chapter 7 Preamble	Chapter 7 Preamble		2/28/2023
7.1.3	Registration Required for Lake Auman		2/28/2023
7.3.4	Boat Type Restrictions		2/28/2023
6.3.6	Removal – Assisting Novice Skiers	2/28/2023	
7.3.7	Added – Assisting Novice Skiers	2/28/2023	
7.3.11	Coast Guard Rules in Effect	2/28/2023	
7.3.15	Lighting for Night Operations	2/28/2023	
5.5.7	(C) Lot Clearing- Major	7/26/2022	

Rule/Section	Title of Section	Final Approval Date
5.5.7	(E)Undesirable Trees	7/26/2022
7.1.8	Motorized individual small craft	02/22/2022
7.3.4	Ski and Tubing zone requirements	02/22/2022
7.3.5	Towing, skiing, and surfing requirements	02/22/2022
7.1.3	Registration required for Lake Auman	01/25/2022
7.1.5	Guest's boat prohibited	01/25/2022
7.1.6	Eligibility to operate a boat	01/25/2022
7.1.9	Foiling Sailboats and Kite Boarding	01/25/2022
7.2.3	Speed and Wake Limitations	01/25/2022
7.2.4	Power boat restrictions	01/25/2022
7.2.6	Mooring buoy prohibition	01/25/2022
7.3.1	Age requirement	01/25/2022
7.3.2	Boats not under power	01/25/2022
7.3.6	Swimming in Lake Auman	01/25/2022
7.3.13	Lighting for Night Operations	01/25/2022
7.3.14	Sound Signal Devices	01/25/2022
5.5.2	Boat Docks, Bulkheads, and Lakeside Structures	8/24/2021
6.4.8	Reservations for use of Johnson Point	07/27/2021
7.2.6	Mooring Buoy Prohibition	04/27/2021
6.3.7	WSP Pool Rules	03/23/2021
6.3.7.1	Admission	03/23/2021
6.3.7.2	Ages	03/23/2021
6.3.7.3	Management	03/23/2021
6.3.7.4	Lifeguard's	03/23/2021
6.3.7.5	Hours	03/23/2021
6.3.7.6	No Diving	03/23/2021
6.3.7.7	Kiddie Pool	03/23/2021
6.3.7.8	Acts Prohibited at Pool	03/23/2021
6.3.7.9	Attire	03/23/2021
6.3.7.10	Rules of Conduct	03/23/2021
7.0	Boating and Fishing Rules and Regulations for Lake Auman	03/23/2021
7.1.1	Boating Permits	03/23/2021
7.1.5	Guest's Boat Prohibited	03/23/2021
7.1.6	Eligibility to Operate a Boat	03/23/2021
7.2.3	Speed Limitations	03/23/2021
7.2.9	Launch Ramp Hours of Operation	03/23/2021
7.3.5	Requirement for Observer	03/23/2021
6.3.5	Ski Area of Lake Auman	03/23/2021
7.3.12	Lighting for Night Operations	03/23/2021
7.3.12.1	Night Navigation Lights	03/23/2021
7.3.13	Sound Signal Devices	03/23/2021
7.8	North Carolina Vessel Operating Guide	03/23/2021
6.2.2	Children under 14	03/23/2021
6.2.3	Identification	03/23/2021
6.2.4	Parking	03/23/2021
6.2.9	Pets on common property	03/23/2021
6.3.1	Swimming at own risk; not alone	03/23/2021
6.3.2	Age Requirement	03/23/2021
Entire Document	Document reformatted to allow for automatic Table of Content Generation with links in the Table of Contents to the relevant	02/05/2021

Rule/Section	Title of Section	Final Approval Date
	section of the document	
5.4.1	Signs and Yard Decoration	11/17/2020
Chapter 8.1 – Exhibit “A”	Enforcement Citation	08/25/2020
4.1.5	Prohibited Activities /Activities Requiring Board Approval	08/25/2020
3.1.2	(Roads) Risks, Injuries, Damage, Accidents	06/23/2020
6.2.7	Compliance	09/24/2019
6.7	Boat and Trailer Storage	07/23/2019
6.7	Boat and Trailer Storage	03/26/2019
4.2.4	Reporting Procedures	03/26/2019
6.2.13	Compliance	03/26/2019
7.1.1	Boating Permits	3/26/2019
7.1.3	Boating Permits	3/26/2019
7.3.1	Safe Operations of Boats	02/26/2019