



## Common Property Usage Guidelines

### LAKES

Approved by LHHA Board March 2019 and amended February 2020

The purpose of this set of rules and regulations is to ensure that the quality of life we all enjoy in Lookout Highlands is protected for our use now and for years to come. We are all stewards of our wilderness setting and the quiet ambiance that is Lookout Highlands. The economic value that is derived by the lakes for all owners is significant and warrants our protection. Hence, this set of rules is presented:

#### USE

- Lake Shelby, Fawn Lake, Twin Lake, Frog Pond and Catfish Pond are designated as Common Property within the Development.
- Lakes may be used for recreational swimming, boating and fishing purposes only by Owners, their tenants and guests.
- All Owners, their tenants and guests assume full responsibility for their actions and personal safety while using the lakes. Observe appropriate safety guidelines.
- In an emergency when sheriff, fire or ambulance assistance is required immediately - **call 911**.

#### FISHING

- All bass caught that are under 14" should be removed from the lake.
- The daily catch limit per person is 5 bass (over 14" in length) and 5 bream (over 7" in length).
- No outside fish are to be introduced into any lake.
- No minnows are to be used as bait.

#### BOATS

- Boats are restricted to a maximum length of 16 feet, except for canoes and sculls, and up to 6 passenger capacity. Pontoon boats with pontoons larger than 14 inches in diameter are not allowed.
- One electric trolling motor is allowed on a boat. No gas engines are allowed on the lakes.
- Boats must not be stored on the dams, as this can compromise the integrity of the dam.
- Boats cannot be stored on parking areas for longer than one week.

#### WATER

- No broadcast fertilizer or pesticides are allowed on any lot that ultimately drains into a lake.
- No lake water may be used for irrigation on private property.

#### DOCKS

- No docks shall be constructed or modified without written approval of the Board.
- No permanent electric lighting is allowed on docks.

### **PRIVATE PONDS and LAKES**

In accordance with Section 6.09 of the Declaration of Covenants and Restrictions for Lookout Highlands, no private lakes or ponds shall be constructed on any lot without the express written authorization of the Board. Because existing ponds within our community could potentially impact the watershed of Lookout Highlands' common area lakes, the following rules are presented:

- Aquatic vegetation in private ponds and lakes must be managed to the same standards as common area lakes and ponds.
- No native or non-native plant life shall be introduced into any private pond or lake.
- Only licensed lake management professionals should apply any herbicide or fertilizer to private ponds or lakes, following federal and state guidelines.
- The only fish approved for private ponds or lakes are:
  - Largemouth bass
  - Bluegill
  - Grass carp
  - Any other type of fish must be preapproved by the LHHA Board.