

SHADOW LAKE HOMEOWNERS ASSOCIATION

REFERENCE MANUAL

LAKE POLICY (REVISED JUNE 2007)

The Council of Co-Owners (COC) is concerned with maintaining the lake area to ensure proper storm water drainage and retention. The COC is also concerned with the safety of homeowners and their guests who visit the lake area. To that end, the following lake policy is established.

- The lake area is available to residents and their guests from dawn to dusk for fishing or recreation.
- The resident owner and guest agree that the use of the lake for any purpose is at their own risk.
- A resident owner, 17 years or older, must accompany his/her guest(s) at all times. No one under the age of 17 is permitted to fish or otherwise be in the lake area unless accompanied by an adult resident owner.
- The police may be notified when children are in the lake area without adult supervision. It only takes a minute for a child to fall into the lake and drown.
- Fishing is permitted from the banks only. When you catch a fish, please release it back into the lake.
- Resident owners and their guests are to abide by all Fishing and Gaming Laws including any laws requiring fishing licenses.
- No fires are permitted.
- No boats or other flotation devices are permitted in the lake.
- Resident owners and their guests are responsible for cleaning up after themselves.
- Resident owners and their guests are to be respectful of the residents at all times. No loud music or offensive behavior is permitted.
- No one is to throw gravel or rocks into the lake. The gravel on the walking path is there to provide easier mobility in the lake area. The rocks at the spillway are there to enhance storm water drainage and prevent erosion of the area.
- When a resident rents the Clubhouse, their guests are not permitted in the lake area unless accompanied by the resident owner. Note: Use of the Clubhouse also requires that the resident owner be present in the Clubhouse at all times during the rental.
- If a unit is leased, the tenant is subject to the provisions of this Policy

This policy replaces the Lake Policy contained in the Shadow Lake Reference Manual dated November 16, 2004, and any revisions made since that date.

APPROVED: SHADOW LAKE BOARD OF DIRECTORS – JUNE 26, 2007