

Fairfield Mountains POA, Inc.
Bald Mountain Lake
And
Shumont Lake
Rules and Regulations

I. General

- A. The Rules and Regulations for the use of Bald Mountain Lake and Shumont Lake, or any other lake built in the future, are to enhance the use of the lakes for the owners while preserving and conserving these resources.
- B. Bald Mountain Lake and Shumont Lake are owned by Fairfield Mountains Property Owners Association, Inc., hereafter referred to as the POA.
- C. These lakes are private property and use is restricted to members of the POA, their guests and those persons legally entitled to lake access.

II. Environment

- A. The construction or placement of any improvement or structure including but not limited to decks, piers, ramps, floats, boathouses, docks, or gazebos is strictly prohibited in the lakes or on any property owned by the POA without obtaining approval by the Architectural Control Committee (ACC) given or not given in its sole discretion. Prior recorded restrictive covenants may be given force and effect by the ACC is issuing its approval so long as not less restrictive than set forth herein.
- B. It is strictly prohibited to discharge or dump any thing or materials into or around the lakes without prior written approval of the ACC.
- C. It is strictly prohibited to withdraw or pump water out of the lakes without prior written approval of the ACC.
- D. Camping or the building of any fire is prohibited without approval by the POA.
- E. Any activity, which adversely affects water quality, is prohibited.

III. Boat Registration

- A. All boats and boat trailers shall be registered with Security, prior to use on the lakes.
- B. Only boats owned by members may be registered, except by special permission of the

POA.

C. Boats belonging to members other than lakefront owners may be stored in sites designed by the POA.

D. A boat registration fee may be charged by the POA.

IV. Boat Operations

A. No person shall operate any boat in a reckless or negligent manner so as to endanger the life of any person.

B. No person shall operate any boat while under the influence of any controlled substance or alcohol.

C. Children under sixteen (16) years of age are prohibited from operating any type of boat on the lakes unless under the supervision of a responsible adult.

D. Boats may not be brought to shore, except at docking facilities provided or launching sites as may be designed, with the exception of lake front owners on their property.

E. There shall be no use of gasoline powerboats over five (5) horsepower on Bald Mountain Lake. There shall be no gasoline powerboats of any kind on Shumont Lake. Only electric boats may be used on Shumont Lake.

F. Sailboats are permitted on the lake but can be no longer than the "sunfish" class, 10-12 feet.

G. Jet skis or other similar aquatic vehicles are prohibited on the lakes.

H. Houseboats are prohibited on these lakes.

I. No marine toilet or toilet of any type shall be used aboard any craft launched. No boat shall be used for overnight accommodations.

J. Each Boat must contain a number of lifejackets or floats equal to the number of occupants of the boat at any given time of use.

K. All other safety regulations of the State of North Carolina and the US Coast Guard will be enforced for all boats used on the lakes.

V. Fishing Regulations

- A. Fishing is permitted by POA members and their guests only.
- B. Property owners are responsible for their guests' actions and the guests must carry a valid POA guest card.
- C. All members and their guests shall be familiar with and observe the fishing laws of the State of North Carolina as to nets, number and types of hooks in the taking of fish, the use of live bait, the limits of size, the number of fish to be taken in one day, and the closed season on certain species of fish when they may not be taken, etc.

VI. Swimming Practices

- A. All swimming in the lakes is prohibited from public access areas.
- B. Swimming is allowed in authorized areas only. (Private docks or private beaches)

VII. Enforcement

- A. Violations of these rules and regulations should be reported to Security.
- B. Penalties for violations may be imposed by the POA. Such penalties will include suspension of privileges and/or fines.
- C. Any fines imposed against an owner or an owner's guest will be deemed to be an assessment against that owner's lot or timeshare interest. An assessment may be collected in accordance with the Bylaws of the POA.

Rules and Regulations approved by the Board of Directors on February 17, 2003

Secretary