**Lake Redwine Plantation Rules, Restrictions & Policies**

**08/2022**

1. **Introduction**

Lake Redwine is a private lake owned and maintained by the Lake Redwine Homeowners Association (LRP HOA) for the benefit of the Lake Redwine Plantation residents. Lake Redwine is a Georgia State watershed located in Coweta County. Therefore, Rules & Regulations as set forth by the State of Georgia and Coweta County are applicable. The following Rules, Restrictions, & Policies of the LRP HOA are provided in addition to those of the State of Georgia and Coweta County.

1. **Definitions**

DAM – Shall refer to the earthen dam that retains water for Lake Redwine & the Pond

DESIGN REVIEW DOCUMENT – document created by the LRP HOA denoting the design requirements for LRP docks and seawalls

DOCK – structure constructed on the edge of waterfront property for the purpose of mooring a watercraft

FAMILY MEMBER – member of a LRP property owner’s immediate family who may use Lake Redwine with the property owner’s approval

GUEST – an invited visitor of a LRP Property Owner

ISLAND – the land area located within Lake Redwine containing the gazebo

LAKE – shall mean The Pond, Lake Redwine, and all bodies of water located within LRP

LAKE ACCESS – shall mean the capability to launch watercraft onto the Lake, not via privately owned property

LAKE REDWINE – shall mean the approximate 300-acre lake located at LRP and the North Shore

LRP – Lake Redwine Plantation

LRP HOA – Lake Redwine Plantation Homeowners Association, Inc.

MARINA – property owned and maintained by the LRP HOA for the purpose of providing lake access and watercraft storage for LRP residents

POND – the water impoundment located between The Bay and The Cove neighborhoods

PROPERTY OWNER – the owner or renter of a properly Registered and Titled lot located within Lake Redwine Plantation

RULES – The Lake, Marina, and Dam rules and regulations governing the use and enjoyment of the LRP Lake, Marina, and Dam

SEAWALL – a structure constructed along the edge of a waterfront property for the purpose of protecting the shoreline and preventing soil erosion

WATERCRAFT – any motorized or non-motorized vessel used or capable of being used as a means of transportation n water. This includes but is not limited to: motorboats, paddle boats, kayaks, row boats, shells, inflatables, and paddle boards

1. **Enforcement of Rules**
2. Delegation – The LRP HOA may delegate the authority to supervise and enforce these Rules, Restrictions, and Policies in order to protect the interests, welfare, and safety of the LRP HOA and property owners. The failure of the LRP HOA Board of Directors to enforce any provisions of the LRP Rules, Restrictions, and Policies shall not be deemed a waiver of the right of the Board of Directors to do so thereafter.

B. Sanctions/Fines – In response to a violation of LRP Rules, Restrictions, and Policies the LRP HOA Board of Directors, may, at its discretion:

1. Temporarily or permanently revoke or suspend the privileges of LRP residents to use the LRP Lake, Marina, or Dam
2. Impose reasonable fines which shall constitute a lien on the Property Owner’s Lot.
3. Suspend the Property Owner’s right to vote in LRP HOA elections and business.
4. Suspend the Property Owner’s and Family Member’s privilege to use the LRP amenities
5. Reinstatement – The LRP HOA Board of Directors may consider an application for reinstatement of privileges following reimbursement of all costs associated with the enforcement and correction of the violation which resulted in revocation of privileges

**IV. Lake Rules and Restrictions**

 A. General:

1. The use of the Lake and Pond is limited to Property Owner’s, Family Members, and invited guests. Property Owner’s must be in good standing, with no past dues, fees, assessments, or uncorrected violations.

2. Guests using the Lake must be accompanied by a LRP Property Owner or Family Member

3. Swimming “**at your own risk**” is permitted in the Lake and Pond.

a) Swimming in and around the Marina slips and boat ramps is **NOT** permitted.

b) Swimming in or around the concrete platform/riser providing overflow for the Lake Dam is **NOT** permitted.

4. Lakefront property owners are allowed to construct one dock along the lake edge of their property. Lakefront property owners will be allowed a maximum of two (2) boats per dock/seawall. One being a pontoon, and the other being a non-pontoon such as a sailboat or bass boat. Kayaks and canoes are excluded from the limit.

5. The mooring of any watercraft that is not attached to a private dock, marina slip, or seawall is **NOT** allowed.

6. The placing of any object (floating or submerged) such as floats, rafts, trampolines or buoys in the Lake or Pond without LRP HOA approval is **NOT** permitted.

7. All piers and docks extending into the Lake or Pond must adhere to the standards set forth by the Lake Redwine HOA and must be approved by the Design Review Committee prior to construction.

8. Lakefront property owners must maintain their shoreline, seawall, dock & other approved structures on the Lake. This maintenance is to insure both the functional & aesthetic qualities of the structures.

9. Dumping of leaves, grass clippings or any other debris into the Lake or Pond is strictly prohibited.

 B. Watercraft

1. Only electrically powered motorized watercraft or non- motorized watercraft may operate on the Lake or Pond. Gas motors must be fully raised out of the water at all times and may not be used.

2. The maximum length for any watercraft is 22 feet. The maximum horsepower for motorized watercraft is ten (10) HP (gas equivalent).

3. The maximum speed for motorized watercraft operating on the Lake or Pond is six (6) MPH.

4. All watercraft must have on board a minimum of one (1) U.S. Coast Guard approved Lifesaving floatation device per occupant.

5. Watercraft operating between sunset and sunrise must display running lights and a white light when anchored.

**V. Marina Rules and Restrictions**

 A. Assignment of Slips:

1. Slips will be assigned in chronological order based on the master slip waiting list maintained and posted by the LRP HOA. As slips become available, they will be offered to the next homeowner on the waiting list. When offered a slip the homeowner can either accept the slip assignment or “PASS”. If the homeowner passes, the slip will be offered to the next homeowner on the waiting list. Note: a “PASS” does not affect the position of a homeowner on the waiting list.

2. A lease agreement must be signed prior to the assignment of a slip.

3. Only LRP home/lot owners in good standing are eligible for assignment of a marina slip.

4. Only one slip per home or lot owner is permitted. One (1) marina key will be issued per slip lease holder. Duplication of the key is prohibited.

5. Sub-leasing or transferring of slips is not permitted (i.e., a slip cannot be transferred due to sale of a home or boat.)

6. One eligible homeowner per slip will be assigned. (Co-leasing is not permitted)

7. A slip leaseholder may share the use of a boat with other LRP homeowners in good standing. The lease holder assumes all responsibility for the other homeowner and their guests.

8. If a lease holder is determined to have willfully violated the terms and conditions of the lease agreement, the LRP Board of Directors can revoke the slip lease agreement.

9. Slip lease holders must ensure their boat is properly secured with serviceable tie downs in the slip so that the boat will not come in direct contact with the slip or other boats. Note: slip holder is liable for damage to marina or other boats caused by unsecured/improperly secured boat contact.

10. Slip lease holders must provide serviceable fenders/bumpers in their slip to ensure the boat will not come in contact with the marina. Note: Slip holder is liable for damage to marina caused by boat contact.

11. If a slip holder is found to be in non-compliance with the rules and regulations governing the marina, they will be notified by the LRP HOA. After **30 days**, if the slip holder is still found to be in non-compliance, a second and **final** notification will be sent. After **10 days**, non-compliance will result in the revocation of the slip holders’ lease.

B. Restrictions:

1. Guest access to the marina is only permitted when accompanied by a LRP homeowner.

2. One boat (maximum length of 22 ft) per slip is allowed. Boats must be serviceable and maintained in good working condition.

3. No alteration of the Marina structure or electrical system is permitted. Technical issues should be reported to LRP HOA.

4. Only serviceable electrical cords with a minimum rating of 120 Volts, 15 AMPS, **12 Gauge**, marine grade, certified by an OSHA approved testing laboratory (UL, ELT, CSA, etc.) will be permitted to connect to marina power outlets. Cords must be secured and **not permitted to contact the water.**

5. No items can be stored on marina docks or piers. Walkways shall be kept clear at all times.

6. Slip lease holders will ensure the marina gate is locked at all times following entry or exit from the marina.

7. There is to be **NO** swimming in or around the marina slips or boat ramp.

C. Fishing:

1. Lake Redwine is a private lake therefore Georgia State fishing licenses are not required.

2. Fishing in the Lake and Pond is restricted to LRP homeowners and their invited guests. Guests must be accompanied by a LRP homeowner at times while fishing in the Lake and Pond.

3. The only live bait permitted is crickets, worms, and minnows.

4. No fish, reptiles, wildlife (which includes ducks, geese, and swans) or aquatic vegetation may be **added** or **removed** to/from the Lake or Pond without approval from LRPHOA. Once an approved addition is made, the addition becomes part of the lake and is no longer owned by a homeowner.

**VI. Dam Rules and Restrictions**

A. The LRP Dam is a critical feature of the Lake Redwine waterway system. The dam is considered a Category One (1) dam and is monitored and inspected in accordance with Georgia State Safe Dams Program.

1. Disturbing the earth, vegetation or mechanical structures associated with the Lake Dam or Pond Dams is not permitted

2. No motorized vehicles are permitted on the Lake Dam or spillway area without prior approval of the LRP HOA.

3. Swimming from or obstructing the Dam concrete platform and overflow riser is strictly forbidden.

B. LRP HOA reserves the right to lower the water level of Lake Redwine at any time for the purpose of maintenance or any other reasonable purpose.

C. The use of the Lake Dam/Pond Dam shall be at user’s own risk and LRP HOA accepts no liability or responsibility for mishaps, injuries, or deaths sustained by anyone using the dams.