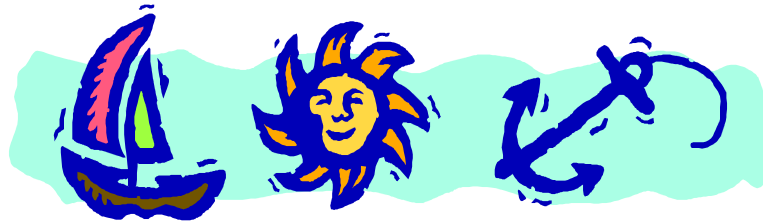




Lake Sovereign Homeowners Association, Inc.
(LSHOA)

LAKE USE RULES AND REGULATIONS



www.lakesovereign.net

Version 7.06
October 2008



Your LSHOA Lake Committee is dedicated to maintaining a safe and secure environment for all users of our lake. The members of the Lake Committee are:

| | |
|-------------------------|--------------------|
| <i>Phyllis Lea</i> | <i>Chairperson</i> |
| <i>Deborah Pesta</i> | <i>Member</i> |
| <i>Jim Derr</i> | <i>Member</i> |
| <i>Michael Flanagan</i> | <i>Member</i> |
| <i>Mike Daugherty</i> | <i>Member</i> |
| <i>Earl Gearheart</i> | <i>Member</i> |

Please review these rules and regulations with all members of your household. We need everyone's support and cooperation. Help us make our lake a place where all of us can enjoy the benefits of living in a lakeside community.

We welcome your comments and suggestions. You may send a message to the Lake Committee using the following email address:

lake@lakesovereign.net

Come enjoy the tranquility Lake Sovereign has to offer. "Thank You" to everyone for helping us make Lake Sovereign a safe, enjoyable and healthy lake.



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Lake Committee Goals

Lake Maintenance

- Maintain a safe, healthy lake environment
- Control algae and weed growth
- Maintain lake following severe rainfalls
- Lake Security and Safety
- Enforce Lake Use Regulations
- Enforce Boat Identification Program
- Perform periodic water quality tests including fecal coliform testing

Wildlife Management

- Maintain a healthy Bass and Sunfish population
- Reduce Crappie, Catfish, Gizzard Shad and Turtle populations
- Control nuisance animals and waterfowl

ARTICLE IX

Use Restrictions and Rule Making

The Common Property shall be used only for those uses and purposes set out in the Articles of Incorporation, the Declaration and in these By-Laws. The Board shall have the authority to make and enforce reasonable rules and regulations governing the conduct within and upon, and the use and enjoyment of the Common Property, provided that copies of all such rules and regulations be furnished to all members. The Board shall have the power to impose reasonable fines and to suspend a member's right to vote or to use the Common Property for violation of any duty imposed under these By-Laws or any rules and regulations duly adopted hereunder.

Source: By-Laws of Lake Sovereign Homeowners Association, Inc.

Lake Use

The 'use of the lake' in this document is defined as any activity that involves the use of the water and associated common grounds within the lake such as, but not limited to, boating and fishing.

The use of the private lake at Lake Sovereign is for the enjoyment of Lake Sovereign residents, in good standing with the LSHOA, and their guests. In addition, the 16 designated Lake-Access Lot residents at Copper Creek and their overnight guests also have use of the lake per the Reciprocal Easement and Restrictive Covenant Agreement between Lake Sovereign, LLC and Copper Creek LLC dated 5-7-98.

Copper Creek Lake-Access Lot Owners

Per the above agreement, the **only** residents of Copper Creek permitted use of the lake are the 16 designated Lake-Access Lot resident owners and their immediate family members and guests residing at the residence constructed on the subject lots. Under no circumstances, will such owners allow owners of Copper Creek Non-Lake-Access Lots within the Copper Creek Property to access the Lake through their subject lots or Common Area.

Guest

All guests must be accompanied by a resident when using the lake from common ground. Guest using the lake from a boat must display a LSHOA boat ID flag.

Hours

Quiet hours are in effect for the lake after 9:00 p.m.

All Lake Front Owners

Lake Front Owners may not erect or construct a boat dock on any portion of the Lake or their property.

Lake Bridge, Boat Ramp and Boat Docks

The Community Bridge, Boat Ramp and Boat Docks for Lake Sovereign are private property and are to be used by Lake Sovereign residents and guests only. The boat docks shall only be used during day from dawn to dusk (one hour after sunset). There shall be no overnight parking of boats at the boat docks.

The Boat Ramp is for launching and retrieving boats to and from the lake only. The Boat Ramp is a **NO PARKING** area when not actively launching or retrieving boats.

Children under the age of 12 must be accompanied by a competent adult* when using the Lake Bridge, Boat Ramp and Boat Docks.

Swimming

Swimming in the lake is not permitted.

Fishing

Fishing at this time is “catch & release” only until our fish populations have re-established and matured. State of Georgia fishing licenses are required to fish on Lake Sovereign. A resident must accompany guests at all times when fishing on the lake from Lake Sovereign common grounds. A LSHOA Boat ID flag must be displayed at all times when fishing from a boat. All state, federal, and local game and fish laws apply and must be observed.

*See page 9 for definition of competent adult.

Who Can Operate a Boat on Lake Sovereign?

The following regulations from the GEORGIA BOAT SAFETY ACT have been incorporated into the Lake Sovereign Lake Regulations

Those less than 12 years of age:

- May legally operate a boat which is either non-motorized or powered by a motor **(electric only)** of 30 horsepower or less **only if they are accompanied by a competent adult.**

Those 12 or 13 years of age:

- May legally operate a non-motorized boat without restrictions.
- May legally operate a Class A boat powered by a motor **(electric only)** of 30 horsepower or less only if they:
 - Have passed a boating safety course approved by the Department of Natural Resources.
 - Are accompanied by a competent adult.
 - Are under direct supervision of a competent adult.



Those 14 or 15 years of age:

- May legally operate a non-motorized boat without restrictions.
- May legally operate any other boat (Class A, electric only) only if they:
 - Have passed a boating safety course approved by the Department of Natural Resources.
 - Are accompanied by a competent adult.
 - Are under direct supervision of a competent adult.

Those 16 years of age or older:

- May operate any boat (Class A, electric only) on the waters of Georgia if they have proper identification on-board.

"Competent Adult" means a person of age 18 or older who is not under the influence of alcohol or drugs and who is carrying proper identification.

"Direct Supervision" means within sight of and within 400 yards of a person who is aware of his or her supervisory responsibility.

"Proper Identification" means a valid drivers license (or legible copy) or any other government issued identification that contains a description of the person, a photograph and birth date.



Boats

1. References to boats in this document include all varieties including but not limited to pontoons, bass boats, row boats, paddle boats, canoes, kayaks, and rafts.
2. Boaters shall have full use of the waters of the lake; however, **there shall be only non-fossil fueled motors allowed on any boat on the lake** and no boat shall be over sixteen (16) feet in length. **An exception to the foregoing: The LSHOA Board of Directors has the authority to allow the use of fossil fueled motors and boats larger than sixteen (16) feet for lake management and maintenance purposes.**
3. Each boat on the lake must display a unique flag (obtained from the LSHOA Lake Committee) for identification as a Lake Sovereign resident or a Copper Creek lake-access lot resident.
4. The number of occupants and/or weight of the equipment in a boat shall never exceed the manufacturers recommended limits for that particular boat. **Horseplay is strictly forbidden in any boat on the lake.**

5. Swimming pool type flotation devices are not permitted on the lake.
6. Safe boating practices are mandatory.

Personal Flotation Devices (PFD's)

- All boats must have at least one Type I, II, III or V personal flotation device that is U. S. Coast Guard approved, wearable and of the proper size for each person onboard.
- Sizing for PFDs (Personal Flotation Device) is based on body weight and chest size.
- All children less than 10 years of age are required to wear a U. S. Coast Guard approved PFD while onboard any moving boat.
- One Type V may be substituted for any other type if it is specifically approved by the U. S. Coast Guard for the activity at hand.
- Type V PFDs may not be substituted on children weighing less than 90 lbs.



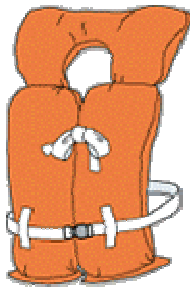
Personal Flotation Devices

All PFDs must be in good and serviceable condition and must be readily accessible.



TYPE I: Offshore Life Jacket

These vests are geared for rough or remote waters where rescue may take awhile. They are excellent for flotation and will turn most unconscious persons face up in the water.



TYPE II: Near-Shore Vest

These vests are good for calm waters and fast rescues. Type II vests may lack the capacity to turn unconscious wearers face up.



TYPE III: Flotation Aid

These vests or full-sleeved jackets are good for calm waters and fast rescues. They are not for rough waters since they will not turn a person face up.



TYPE IV: Throw-able Device

These cushions or ring buoys are designed to be thrown to someone in trouble. They are not for long hours in rough waters, non-swimmers or the unconscious.



TYPE V: Special-Use Device

These windsurfing vests, deck suits, hybrid PFDs and others are designed for specific activities, such as kayaking or water skiing. *Type V PFDs must be worn when underway to be acceptable.*

Lake Maintenance and Dredging

All lake access will be restricted during lake maintenance and dredging activities. Residents must obey all warning signs.

State Water Regulations

State water regulations apply to Lake Sovereign. "State Waters" include any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming apart of the boundaries of the State, which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Alcohol and Drugs

Just remember this simple rule: **Don't drink and boat!**

The Georgia Boat Safety Act prohibits anyone from boating under the influence (BUI) -- that is, operating any boat, sailboat, personal watercraft, sailboard or similar device while intoxicated.

It is also unlawful for the owner of a boat to allow anyone else to operate their boat while that person is under the influence of alcohol or drugs.

Georgia boating law states:

- It is illegal for those under the age of 21 years to operate a boat if their blood alcohol level is 0.02 or more.
- Those 21 years of age or older are considered to be under the influence, and may not operate a boat, if their blood alcohol level is 0.08 or more or if drugs are detected.

Enforcement

Primary responsibility for enforcement of the Georgia Boat Safety Act is with the conservation rangers of the Georgia Department of Natural Resources. **However, all peace officers are also authorized to enforce the law.**

The Georgia Boat Safety Act sets these penalties:

- Those arrested for boating under the influence may lose their privilege to operate a boat until they successfully complete a DUI Alcohol or Drug Use Risk Reduction Program approved by the Georgia Department of Human Resources. They will also be charged with a misdemeanor punishable by fines up to \$1,000 and/or prison time up to one year.
- By operating a boat on Georgia waters, you have consented to be tested for alcohol or drugs if requested by a law enforcement official. If you refuse to be tested, you will lose your privilege to operate a boat for up to one year and your refusal may be offered into evidence against you at a trial.
- A person found operating a boat under the influence while a child under the age of 14 years is onboard, is also guilty of the separate charge of endangering a child.



Failure to Comply

These rules and regulations have been established for the safety and general welfare of our LSHOA residents. The rules will be strongly enforced. Failure to comply with any of the lake regulations could result in loss of lake privileges and appropriate legal action as necessary.



**For additional copies of this booklet
or to send comments or questions
to the Lake Committee, visit
www.lakesovereign.net**

**Lake Sovereign Lake Committee
LSHOA
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Canton, Georgia 30114**