

## LAKE VIEW HOMEOWNERS ASSOCIATION

### REGULATION FOR USAGE OF LAKE & COMMON AREA IN LAKE VIEW

#### LAKE VIEW DECLARATION OF COVENANTS, ARTICLE IV, Section 5 (b):

"Swimming in any Lake is prohibited. No motorized boards, rafts, or other water craft shall be permitted on a Lake, except for boats used by The Association, either agents, designees, or a governmental agency. ANY PERSONS WHO SWIM IN OR OTHERWISE USE A LAKE SHALL DO SO AT THEIR OWN RISK AND SHALL HOLD THE ASSOCIATION HARMLESS FROM ANY CLAIM OR LOSS ARISING THEREFROM."

Over the years, numerous questions/concerns have been expressed by members regarding use of the lake and common area. To provide a clear understanding of lake and common area, the Board has established the following regulation regarding the use of the Lake and common area, effective 7/13/2015.

- The Lake View Common Area exists for the natural beauty and enjoyment of all present and future residents.  
(Ref.: Lake View Declaration of Covenants; Article V, Section 1: Easement of Enjoyment).
- **SAFETY IS OF UTMOST IMPORTANCE.** Every precaution should be taken to minimize dangers in and around the lake and common area.
- Be aware that snakes and alligators sometimes inhabit the lake and surrounding area.
- Residents are responsible to assure that all family members and invitees, including children, are aware of the Covenants and this regulations regarding use of the lake and common area.
- Fishing is allowed for residents and family members living in Lake View.
- Access to the lake is from the front easement area of Lake View for residents whose property is not abutting the Lake.
- Trespassing on a resident's private personal property to gain access to the lake is prohibited.
- Visiting family members and guests of residents may fish in the lake if accompanied by an adult from that residence.
- For safety reasons, children under age 14 must be accompanied by an adult living in Lake View.
- When using the lake, please be respectful and avoid disturbing other residents, including noise level.
- Fish caught in the lake are to be thrown back and should never be consumed due to possible presence of bacteria and contaminants in the lake water.
- Residents/guests must clean up any debris accumulated when fishing on the lake.
- Picnics on common area or around the lake are prohibited, as the area is not conducive for picnics.
- Dogs or other pets are to be kept on a leash on committed Lake View property, including areas surrounding the lake. Any individual must have the ability to keep a dog or other pet under control at all times. No dogs or other pets shall be permitted to have excretions left anywhere within the committed property. Excretions must be immediately picked up by the resident.

(Ref: Lake View Covenants, Article X, Section 9)

#### NON-RESIDENT ADULTS AND CHILDREN

- Non-residents are prohibited from fishing, using the lake, or loitering on common area and will be handled as trespassers, unless invited by a resident per this Regulation.
- If an unauthorized person is observed around the lake or common area, any Lake View resident may politely ask them to leave without confrontation. If necessary, the Palm Coast Police Department (or Crime Watchers-437-4116, Ext. 1) may be called to remove violators from the Lake View premises.

Approved by BOD on 7/13/2015  
Copy to HOA members on 7/2015

**THIS REGULATION IS TO BE ATTACHED TO THE LAKE VIEW DOCUMENTS.**