HIGHLAND LAKES CONDOMINIUM ASSOCIATION

RULES FOR WATERCRAFT

The rules set forth below are not new, but a compilation of 50 years worth of discussion.

1. HLCA requires all registrations and sticker applications to be completed by June 1st. Registration Stickers are valid for the calendar year in which they are purchased. Registration stickers must be applied to the watercraft in a clearly visible area. On the paddleboat, this is usually the front of the craft, on the paddle shroud. On boats and canoes, stickers must be placed at the front or back of the boat, above the waterline and clearly visible. Clean the surface prior to applying the sticker.
2. Only co-owners of Highland Lakes Condominium Association (HLCA) in good standing, or a homeowner of Scenic Harbor Drive or Rippling Lane that has paid their recreational easement assessment fee for the given year may dock a watercraft or otherwise use our lakes (Swan Harbor and Silver Spring/Curtis Lake ONLY).
3. If your contact information changes at any time (i.e. new phone number, email, sale of home, etc.), you must notify the clubhouse office within 5 days. If we need to contact you regarding the watercraft, we can only use the information we have available.

If the watercraft is not properly registered, stickered, maintained and stored, the following actions will be taken in the order presented:

   a. HLCA will attempt to contact the owner by June 15th, using the last available contact information.
   b. The watercraft will be confiscated on July 1st.
   c. The owner claiming the watercraft from impound must pay a $75.00 impound fee before the watercraft is released.
   d. If attempts to locate the owner have failed and the violation has not been cured, after 30 days HLCA will sell the boat. Confiscation and seizure may occur at any time if these rules have not been followed.

4. The legal co-owner of the condominium bears the responsibility for adherence to HLCA rules and policies. A renter or land contract vendee is still bound by the rules and policies. Legal owners may extend their privileges to their respective renters or land contract vendees, who have completed a census form; and they must also register the watercraft as if they were the actual owner of the condominium. Watercraft rights and privileges may be transferred only to those with a legal or possessory interest in the condominium. Those privileges are not infinitely extendable, and do not extend to friends, family and acquaintances.

Docking and Storage:

1. Watercraft is to be stored in the patio area of the condominium in which the registering owner resides, docked in the water tethered to the shoreline, or stored on a provided boat rack.
2. Watercraft may not be stored on the shoreline, overturned or otherwise, due to the damage that the watercraft causes to the common grounds or grass areas, or to the aesthetics of the community. Failure to properly dock, store, and maintain a watercraft will result in confiscation.
3. The watercraft must be secured with a chain and padlock when not in use. HLCA is not responsible for the theft or damage to any watercraft.
4. Watercraft stored in the patio areas must be stored so as not to create an unsightly appearance for neighboring co-owners. Watercraft must be clean and without standing water in them.
5. At the end of the season (October 1st), kayaks and paddle boards will be stored only where there is a double tiered storage rack or on the co-owner's patio.
6. Storage racks are for Highland Lakes Condominium Association residents ONLY.
7. All watercraft must be removed from the water by November 1st.

Condition of Watercraft:

1. All watercraft must be cleaned and maintained on a regular basis to maintain the visual integrity of our lakes and shorelines, and provide for a safe atmosphere.
2. Paddleboats, canoes, kayaks and other open watercraft are susceptible to the collection and pooling of rainwater. All watercraft must be drained of water following a rainfall severe enough to cause such pooling of water. Water pooling causes mosquito breeding and infestation on the property.
3. Watercraft must be kept in good working order.

Use of Watercraft:

1. Watercraft in use on any lake owned, in part or whole, by HLCA may only be used for the purpose for which they were intended and in the manner for which they were intended.
2. Ingress, Egress, Transporting Watercraft: Watercraft shall be transported to the lakes by carrying or with non-motorized transport equipment, such as rollers or dollies. Trucks or other heavy equipment may not drive on the lawns or common areas of HLCA for the purpose of transporting watercraft. Any damage to the lawn or common area due to an impermissible vehicle will be charged back to the co-owner or resident.

HLCA reserves the right to take action against any watercraft that is not registered for that specific calendar year.

HLCA does not insure or maintain co-owner boats. HLCA strongly recommends that the owner add the watercraft to their insurance policy.

Revised 10/2026