



Common Area Rules and Regulations

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This policy is constructed with the member, OLE recorded documentation, and TN Code Annotated as guides.

In the event of any legal conflict between this policy and the specifications, the recorded documentation and applicable laws of the state of TN and Maury County TN shall prevail.

The Oak Lake Estates park and Big Oak Lake launch area are private property owned and maintained by the Oak Lake Estates Homeowners Association.

Only members of Oak Lake Estates Homeowners Association in good standing are granted rights to this common area. Trespassing is not permitted. Tapering with gate or video surveillance devices or accessing park by circumventing the gate is strictly prohibited and will be reported to the Maury County sheriff's department.

Park Hours:

Park opens at 6am and closes at 10pm unless it is in connection with public gatherings or special events for which approval has been issued by the HOA.

Boating:

The only motors allowed on Big Oak Lake are electric, trolling motors. While Big Oak Lake is a private body of water, you are responsible to read and understand the TN rules and regulations for boating, which apply to Big Oak Lake as well. For more information, visit the Tennessee Wildlife Resources Agency website at www.tn.gov/twra/

For more information on how and where to register your boat, visit the Tennessee Wildlife Resources Agency website at www.tn.gov/twra/

For complete boating rules and regulations, please visit

http://publications.tnsosfiles.com/rules_all/2017/1660-02-07.20170614.pdf

The docks on and the land surrounding the lake, other than the common Area, are private property and are not to be used for mooring without the property owners' permission.

There is no mooring of boats or foot traffic allowed on the dam or the spillways of the lake due to erosion impact. Please also be aware, these areas, while maintained by the HOA as easements for utilities only, are private property.

Fishing:

Unless further restricted herein or by special regulation, fishing within park areas shall be in accordance with the laws and regulations of the Tennessee Wildlife Resources Agency.

Fishing in all lakes in the state of Tennessee may require a fishing permit for which there may be a nominal charge.

Digging for bait is prohibited within all park areas.

Common Area Rules and Regulations, cont.

Other than the designated Common Area, the land surrounding and docks on the lake are private property and are not to be used by the public.

There is no fishing or foot traffic allowed on the dam or the spillways of the lake. These areas, while maintained as easements for utilities only, are private property.

State fishing licenses and park badges for associate memberships must be exhibited upon demand to any person authorized to enforce the provisions of these regulations.

A valid Tennessee fishing license is required for anyone ages 13 - 78 years. For more information on how and where to purchase a Tennessee fishing license, visit the Tennessee Wildlife Resources Agency website at www.tn.gov/twra/.

Swimming:

The lake is natural habitat to many species of fish, water prone insects, muskrats and beavers, snakes and turtles, as well as home to various species of waterfowl.

Swimming is strictly prohibited in the lake waters due to the presence of potentially dangerous wildlife including but not limited to snakes and snapping turtles. The homeowner's association is not responsible for injuries sustained by persons swimming in the lake waters.

Camping:

Camping and the use of trailers or other camper units is prohibited unless it is in connection with public gatherings or special events for which approval has been issued by the HOA. Temporary canopies and other items for shade or cover are allowed. The installation of permanent camping facilities is prohibited. Digging or leveling of the ground is prohibited.

Fire/Campfire policy:

All campfires are prohibited, unless it is in connection with public gatherings or special events for which approval has been issued by the HOA. Grilling with an appropriate grill is allowed.

Burning of tree cuttings and brush that are originally found in the Common Area is permitted for the cleanup and maintenance of the park as long as we follow the Maury County burning laws. Please go to the burn website below prior to scheduling a cleanup fire. It is required to inform the HOA prior to the fire. No outside brush or debris is to be brought to the Common Area for burning.

Please provide the following information to the HOA: A copy of the burn permit if required, name of the member that will be burning the debris, the date, time, approximate duration, and estimate of the number of persons that will be in the park supervising the burn at the time.

Please ensure proper tools such as shovels and other digging tools, are available to help keep the fire controlled and contained. If possible, please request the fire department to be available.

The state of Tennessee Department of Agriculture Division of Forestry requires a burn permit to be obtained from October 15th thru May 15th of each year for any open burning. Below you will find the BurnSafeTN website where you can obtain those permits online if the item or items you are burning meet the state regulations for online permits. If you do not meet those requirements, you must contact them by phone Monday thru Friday 8am till 4pm at 877-350-2876 www.burnsafetn.org/burn_permit.html To report illegal burning, please call toll-free 1-888-891-TDEC

Common Area Rules and Regulations, cont.

Dogs, cats and other pets:

Dogs, cats and other pets are permitted, if they are on a leash, crated or caged, or otherwise under physical restrictive control at all times.

Pets must be on a leash and must not be left unattended.

Proof of rabies shots and a physical description of the animals may be required upon request. Please remember that these are natural areas and domestic and wild animals sometimes have confrontations. The HOA is not liable for injuries of any nature sustained by pets in the park.

Persons shall clean up a pet's waste in any park area. Failure to clean up the waste is a violation of park rules

Wildlife and Hunting:

The hunting, killing, wounding, frightening or capture at any time of any wildlife is prohibited, except dangerous animals when it is necessary to prevent them from destroying human lives or inflicting personal injury.

Except as otherwise provided herein, the feeding, touching, teasing, molesting or intentional disturbance of any wildlife or the activities or phenomena of wildlife is prohibited.

Please report any of the above cases directly to TWRA District 22 at 615-781-6622. Specific departments at TWRA can be found at <https://www.tn.gov/content/tn/twra/contact-us.html#regions>

Audio devices:

The operation or use of any audio devices including radios, television sets, musical instruments, and noise producing devices such as electric generating plants, or other equipment driven by motors or engines in such a manner and at such times so as to unreasonably annoy persons is prohibited.

Off road driving in the common area is strictly prohibited with the exception of slow and controlled on-road travel to and from the lake on the designated gravel roadway. Parking on grass may be allowed during a public event authorized and designated by the HOA or to load and unload picnic supplies only.

The operation or use of public address systems, whether fixed, portable, or vehicle mounted on land and water is prohibited except when such use or operation is in connection with public gatherings or special events for which approval has been issued by the HOA.

The installation of aerials or other special radio, telephone, or television equipment is prohibited unless authorized by the HOA.

Preservation of Public Property, Natural Features, Curiosities & Resources:

The intentional or wanton destruction, defacement, or removal of any natural or cultural feature or non-renewable natural resource is prohibited without a permit granted pursuant to rule 0400-2-2-.26 SCIENTIFIC SPECIMENS.

The intentional or wanton destruction, injury, defacement, removal or disturbance in any manner of any public buildings, signs, equipment, monument, marker or other structure or of any relic, artifact, ruin or historic or pre-historic feature or of any other similar public property is prohibited. The intentional or wanton possession of park equipment is prohibited without the authorization of the HOA.

Common Area Rules and Regulations, cont.

Gathering or collecting for personal use reasonable quantities of natural products of a renewable nature including but not limited to fruits, berries, and driftwood is permitted; however, the gathering or collecting of such products for the purpose of commercial sale or other commercial use is prohibited.

The gathering or collecting of small quantities of pebbles or small rocks by hand for personal use is permitted; however, the collection of such objects for the purpose of commercial sale or other commercial use is prohibited.

The destroying, digging, cutting, removing, or possession of any tree, shrub, or other plant is prohibited.

The use of any mineral or metal detecting device capable of detecting the underground or underwater location of geological, archaeological or historical objects or materials is prohibited. Provided, however, that this section shall not apply to fathometers, radar equipment and electronic equipment used primarily for the navigation and safe operation of boats.

Explosives:

The use or possession of explosives is prohibited unless it is in connection with public gatherings or special events for which approval has been issued by the HOA.

Any authorized use or possession of explosives shall conform with all applicable Federal, State, and local laws.

Picnicking:

Picnicking is permitted Please ensure all persons clean up behind themselves by disposing of all waste appropriately in provided trash containers. Leave no trace.

Public assemblies, meetings:

Public meetings, assemblies, gatherings, demonstrations, parades, and other public expressions of views are permitted within the park with a current homeowner association member taking responsibility for damages or disruptions.

A homeowner must inform the HOA prior to the event. Please provide name of the applicant, the date, time, duration, nature and place of the proposed event, and estimate of the number of persons

Report of injury or damage:

All incidents resulting in injury to persons or damage to property must be reported by the person or persons involved as soon as possible to the HOA. This report does not relieve persons from the responsibility of making any other accident reports which may be required under State law.

Alcoholic Beverages:

Alcoholic beverages may be allowed for private adult consumption. The State of Tennessee legal age for possession or consumption of alcoholic beverages is 21 years of age.

Begging and soliciting:

Begging and soliciting is prohibited.

Hitchhiking or the soliciting of transportation is prohibited

Commercial soliciting of any kind is prohibited

ATV/OHV Trails

Oak Lake Estates do not have any ATV/OHV trails. Riding on or in the common areas is strictly prohibited with the exception of slow and controlled on-road travel to and from the lake on the designated gravel roadway.

Firearms, traps and other weapons:

In park, the use of traps, seines, hand thrown spears, nets (except landing nets), firearms (including air and gas powered pistols and rifles), blow guns, bows and arrows or crossbows, and any other implements designed to discharge missiles in the air or under the water which are capable of destroying animal life is prohibited.

The possession of such objects or implements is prohibited unless they are unloaded and adequately cased, or broken down or otherwise packed in such a way as to prevent their use while in the park areas.

Exception 1: Authorized Federal, State, County and City law enforcement officers may carry firearms in the performance of their official duties.

Exception 2: Persons who possess a Handgun Carry permit and are in compliance with TCA: 39-17-1351.

Sanitation

All garbage, papers, cans, bottles, waste materials and rubbish of any kind must be disposed of only in designated cans for the disposal thereof, or removed from the area.

Draining or dumping refuse or wastes from any trailer, or other vehicle except in places or receptacles provided for such use is prohibited.

Cleaning food or washing clothing or other articles is prohibited.

Polluting or contaminating in any manner any watershed, water supplies or water used for drinking purposes is prohibited.

Fish entrails or other inedible parts of fish shall not be thrown into fresh waters or onto park area lands.

Depositing any body waste in or on any portion of common areas, except into fixtures provided for that purpose is prohibited.

Urinating or defecating is prohibited, except in backcountry, wilderness or other remote areas. A maintained portable facility is provided at the park during summer months when activity is highest.

Using refuse containers or other refuse facilities for dumping household or commercial garbage or trash brought as such from private property