



**Community Benefits Corporation**

**manager@norrislakega.org**

**Office: 678-413-3377**

## **Norris Lake Community Benefits Corporation**

### **Rules & Regulations**

Last Updated in January 2023

#### GENERAL REGULATIONS

1. Construction or placement of any boat docks or other structures in or over the water which protrude more than 20 feet into the water or more than 20 feet from the property owner's shoreline shall require a special permit which may be issued by the board of directors by a majority vote. Such permit must be approved before construction may begin, otherwise such construction will be ordered removed.
2. Soil stabilization must be maintained at all times, including during and after construction by properly constructed silt fences, sea walls, barriers or other appropriate techniques.
3. Adequate off-street parking must be maintained by each property or residence in accordance with current County Regulations. It is the responsibility of the property owner to keep informed of current County Regulations at all times. Residents' vehicles may not be parked on community property or streets.
4. There shall be no riding or parking of unlicensed vehicles on community property or streets! No vehicle shall be parked or operated in recreation areas except as is designated. Overnight parking of any vehicle on community property is prohibited.
5. Annual assessment payments are due by January 1<sup>st</sup> each year unless there is an extension granted by the Board. For 2020, a monthly instalment plan is now available with a \$10 monthly finance fee. To be eligible, homeowners with unpaid balances must bring their account current year-to-date and agree to pay by direct debit (ETF) or bank draft (ACH). Monthly payments will be due by the 5<sup>th</sup> of each month and payments not received by the 7<sup>th</sup> of each month will be assessed a 10% late fee on all outstanding balances. For subsequent years, all uncollected assessments as of February 1st will automatically enter the monthly payment plan with the February billing statement.

It shall be the duty of the Board to prepare a budget covering the estimated costs of operating the Association and maintaining the Association's Property and recreational facilities during the coming year. The Board shall cause the budget and the assessments to be levied against each Member for the year to be delivered to each member at least thirty (30) days prior to the due date of any general assessment. The budget and the assessment shall become effective unless disapproved at a meeting by a majority of the Total Member Vote in the Association. A "Total Member Vote" means the votes attributable to the entire membership of the Norris Lake Community Benefits Corp. as of the record date for such action, whether or not such members are present or represented at the meeting, if any, where such votes are to be cast.

Notwithstanding the foregoing, however, in the event the membership disapproves the proposed budget or the Board fails for any reason to determine the budget for any period, then and until such time as a budget shall have been determined, as provided herein, the budget in effect shall continue. Assessments shall be paid in such manner and on such dates as may be fixed by the Board of Directors, which may include, without limitation, acceleration, upon ten (10) days' written notice for delinquents. Unless otherwise



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provided by the Board, the assessment shall be paid in one annual installment or twelve monthly installments.

Assessments include any sums the Board determines necessary for the continued ownership, operation and maintenance of the Association Property, operating expenses of the Association, payment for any items of betterment and the establishment of reserve funds as the Board shall deem proper. Assessments may include, without limitation, sums for property taxes, insurance premiums, legal and accounting fees, management fees, charges for utilities, cleaning and janitor services, landscape maintenance, expenses and liabilities incurred as provided herein and in the Articles of Incorporation and Bylaws for indemnification of officers and directors and in connection with the enforcement of rights and duties of the Association against Owners and others. Members shall pay the full assessment as determined by the Board through the procedure outlined herein to have use and enjoyment of all the amenities provided in Norris Lake. Failure to pay the full assessment invoiced by the Association may result in the suspension of the rights and privileges of a member to use all of the recreational facilities located in Norris Lake as well as legal action to collect all sums owed including without limitation, principal, interest, costs, including attorney's fees actually incurred.

6. Property owners whose checks or electronic debits are returned by their bank as unpaid shall be responsible for all fees associated with said returned check, in addition to late fees or other penalties which may apply.
7. Yards and vacant lots which are not wooded shall be maintained to the extent that they are not eyesores in the community and in accordance with current County Regulations. If the board determines that maintenance on any property is required, management will give the property owner 10 days' notice of action. After 10 days, unless there is an appeal pending, the board may arrange for such services as are necessary and appropriate to maintain the property in keeping with the community standards, and bill the property owner for such maintenance. In the event of a timely appeal, the board shall hear such appeal and vote at the next regular meeting.
8. Property owners shall notify the Property Manager of the intent and the sale of their property. Property owners who rent shall provide a copy of lease to property manager for tenant contact information.
9. All property owners, Officers and Directors of the Board, and the Property Manager are authorized to swear out warrants for criminal activities which they observe taking place on community property.
10. Parents and/or guardians of minors shall be financially responsible for repair of any damage to community property incurred by their child or ward.
11. All homes in the community are zoned for single family only. Any violations such as renting out a portion of a home as a separate apartment will be reported to the Zoning Compliance Division of the appropriate County.
12. Littering and dumping is prohibited! Anyone dumping trash on community property may be assessed the cost of cleanup plus a \$250 fine by the NLCBC, in addition to any local or state fines.
13. Use of community property is limited to members in good standing who are carrying proper proof of identification and a current Association Member Card. Two membership cards will be issued to each member household. There will be a \$25 replacement charge for lost membership cards. Members in good



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standing shall have their membership cards at all times when present on community property and be prepared to present their cards to authorized security personnel to confirm active status. A maximum of 4 guests may accompany each cardholder. Guests must be accompanied at all times while on community property by a member in good standing. Groups over 10 people must be registered and permitted as a party a minimum of 24-hours in advance. All other organized groups must be registered and permitted as a party with reasonable notice of not less than 24-hours in advance. No organized partisan political activities will be permitted on community property, including the lake.

14. Members' privileges may be suspended or revoked by the Board of Directors for violation of these rules or for actions which they deem, in their sole discretion to be abusive, belligerent, or causing danger to themselves or others. In addition, Members of the Security team, the pool operator, or other designated members may suspend a member's privileges for up to two weeks for same cause, without approval of the Board of Directors.
15. The lake will be lowered every odd numbered year during the month of January without a specific vote, to allow for maintenance of the lake, seawalls, dam, and structures. The lake MAY be lowered in even numbered years during the month of January by a vote of the Board.
16. Property manager staffs the clubhouse a minimum 25 hours per week. Business Hours may vary depending on the season. Always consult the association's webpage and Clubhouse Bulletin Board for current business hours. For immediate assistance outside posted business hours please call the property manager and/or email manager@norrislakega.org.

#### **BEACHES AND SWIMMING**

1. The Main Beach and Sunset Beach are designated swim beaches, swimming is prohibited at Fisherman's Beach at Matheny Park and the Peninsula.
2. Swimming is permitted in marked areas only. No wading around the dam or clubhouse.
3. Swimmers swimming from private docks may swim only up to 50 feet from the dock or shoreline.
4. Diving is not permitted from the bridge or clubhouse roof!
5. NO PETS ARE ALLOWED IN DESIGNATED SWIM AREAS AT ANY TIME!
6. No glass is allowed Main Beach and Sunset Beach or in any designated swim areas. Smoking on Main Beach and Sunset Beach is permitted only in designated areas.
7. All trash must be disposed of properly in receptacles provided for that purpose.
8. Only members in good standing or their guests may use the beaches.
9. Members ages 14-17 may have one guest in the same age group. A member of a Norris Lake household which is not in good standing cannot be a guest. A member caregiver of a child under 14 needs to be at least 18 years of age. The nonmember caregiver must be registered with the property manager.



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### FISHING

1. Fishing in the lake is allowed for any member in good standing and one guest per member. Guests must be accompanied by sponsoring member.
2. State of Georgia Fishing Regulations will be enforced at all times on Norris Lake.
3. Minimum size and bag limits will be enforced in accordance with GA Regulations.
4. Catch-and-release is recommended for game species of fish.
5. Fish traps and unattended lines are prohibited.
6. Trapping, injuring or harassing other wildlife is prohibited and violators will be prosecuted.

### BOATING/JET-SKIS

1. ALL watercraft (including power boats, canoes, and jet skis, et al.) must be registered and have a current year decal before it will be allowed on the lake. Possession of a membership card without the decal is not sufficient unless written prior approval has been obtained from the Norris Lake property manager. If any watercraft does not have a current decal, it must be removed from the water. Failure to comply will result in automatic suspension of all membership privileges for the season, and in the case of a non-resident, will result in criminal trespass charges.
2. ALL watercraft shall be operated in a safe manner at all times at speeds of no more than 45 mph.
3. ALL powered watercraft entering the Main Beach cove at the south end of the lake and traveling past Fisherman's Beach and the submerged rock wall in the north end of the lake must use idle speed only.
4. ALL powered watercraft are restricted to idle speed between dusk and sunrise.
5. Use of powered watercraft shall be restricted to one powerboat or two personal water crafts per home at any one time, for a maximum of two craft per home at any time.
6. ALL powered watercraft shall be no more than 20 feet in length.
7. Coast guard approved boating equipment is required to be on board any vessel at all times, including a life jacket for each person in the boat, a fire extinguisher, and/or other required safety equipment as appropriate to the particular watercraft.
8. The order of right of way is: a. Manned free-floating life saving devices b. Sailboats c. Paddle boats or rafts d. Powerboats
9. ALL watercraft shall stay at least 100 feet from the shore at all times while underway.



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10. Watercraft under power and underway may not pass within 100 feet of any boat at idle, adrift, or anchored, per Coast Guard Regulations.
11. All watercraft shall travel in a counter clockwise direction around the lake when above idle speed.
12. Beaching of watercraft allowed on homeowner's property or launching ramp only.
13. All watercraft (including jet skis!) shall operate according to state boating laws.
14. Littering or dumping, including sewer and chemicals into Norris Lake will result in prosecution to the maximum extent of the law!

#### SKIING

1. Waterskiing is permitted from sunrise to sunset only.
2. Skiers or the watercraft towing the skiers are not allowed to travel within 100 feet of the shore line or any other watercraft, at any time.
3. Skiers must wear Coast Guard Approved life jackets at all times when skiing.
4. Skiing is permitted around the lake in a counterclockwise direction only.

#### TENNIS

1. If there are people waiting, the time limit for play is one hour.
2. The tennis courts are specially surfaced for that use and may not be used for any other purpose.

#### POOL

1. The pool attendant shall have sole discretion to prohibit any person from the pool area due to unacceptable behavior, or questionable identification or membership status.
2. A member must be in good standing and must provide proper Identification, including current Association Membership card to use the pool.
3. NO pets, food, glass, smoking, cans, open cups or alcohol allowed in pool area.
4. Any drink except alcohol is allowed into the pool area, but it must be kept in a covered container such as a water bottle, sippy cup or plastic bottle with screw cap.
5. All trash must be placed in the trash cans provided.



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6. Guests of members in good standing will be allowed at the discretion of the pool attendant, based on the space available.
7. No child over 7 will be permitted in the wading pool. Each child in the wading pool must be accompanied by a responsible person over the age of 15.
8. Minimum age requirements will be determined by DeKalb County regulations.
9. No running inside the pool area.
10. No children in water over his or her head unless he or she can SWIM at least one pool width.
11. Proper swim attire shall be worn at all times.
12. Pool attendant may require removal of any pool toy or other items not designed for pool use, from the pool at his/her discretion, when it becomes a problem to others.
13. The pool office telephone is for official and emergency use only.