

Rules and Regulations
NORRIS LAKE COMMUNITY BENEFITS CORP.



Norris Lake Community Benefits Corporation (NLCBC)

manager@norrislakega.org | 678-413-3377

8320 Norris Lake Road, Snellville, GA 30039

Community Rules & Regulations

GENERAL REGULATIONS

1. Construction or placement of any boat docks or other structures in or over the water from the property owner's shoreline shall require a special permit which may be issued by the Board of Directors by a majority vote, based on the recommendation of the Lake and Watershed Committee. Such permits must be approved before construction may begin, otherwise such construction will be ordered removed at the property owner's expense.
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 with permission from the Board of Directors or the Association Property Manager.
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 without permission from the Board of Directors or the Association Property Manager.
5. Monthly assessment payments are due on the 1st of each month unless there is an extension granted by the Board of Directors or the Association Property Manager. Monthly payments will be due before the 5th of each month and payments not received by the 7th of each month will be assessed a 10% late fee for that month's charge. A lien may be placed on properties with an assessment account balance of over one thousand dollars (\$1,000). Unless otherwise 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



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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 Association Property Manager of the intent and the sale of their property. Property owners who rent shall provide a copy of the lease and all tenant contact information to the Association Property Manager.

In order for a tenant within the Norris Lake Community Benefits Corporation community association to have access to and enjoyment of the Association's common property, including but not limited to the lake, Clubhouse, pool, parks, beaches, tennis courts, and other Association Property, the following rules shall apply:

- 8.1. Owners leasing their Lots must be current on all assessments and other charges due to the Association.
- 8.2. Any such tenants must be leasing the Lot only in its entirety, per zoning compliance.
- 8.3. No rooms, portions, or fractions of Lots may be leased, per zoning compliance.



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- 8.4. Owners and tenants may not share access to and enjoyment of the Association's common property; if a property is being leased then only the tenant shall have such access.
- 8.5. No transient, vacation, VRBO, HomeAway, AirBNB or any such similar type of temporary, hotel-type or vacation-type leasing shall have access to any and all of the Association's common property.
- 8.6. All leases shall be in writing, signed by all parties, and have both a lease start date and lease end date.
- 8.7. There shall be no subleasing of Lots or assignment of leases.
- 8.8. All leases must be for a term of not less than six (6) months.
- 8.9. The Owner must provide the tenants with copies of the Association's Bylaws and the Rules and Regulations at commencement of the lease agreement term.
- 8.10. The Owner must complete and return to the Association Property Manager, an Occupancy Affidavit listing all current residents of the Lot at commencement of the lease agreement term.
- 8.11. Violation of any of the leasing requirements above may result in fines to the property address and/or the suspension or revocation of the Member's rights and privileges to use the Association's recreational facilities.
9. All property owners, Officers and Directors of the Board, and the Association 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 residencies 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 two hundred and fifty dollar (\$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 Membership Card. Up to two (2) complimentary membership cards may be issued to the deeded owners of each Member household. Only owner-approved residents aged fifteen (15) and older, who have a government issued photo identification card, living at a property in good standing, are



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authorized to get Membership Cards issued. Residents aged fourteen (14) and under must be accompanied by an adult, seventeen (17) or older, who has an active Membership Card. There will be a twenty-five dollar (\$25) charge for additional Membership Cards and replacement Membership Cards. This includes cards for new tenants. Leases must be a minimum term of six (6) months to be granted Membership. If no lease is in place, and the resident is not part of a short-term rental, the property owner may instead contact the Association Property Manager directly to confirm the individual's residency. Membership Cards issued under these circumstances are at the discretion of the Association and may result in penalties to the property address if any rules are violated. Short-term renters are not eligible for Member privileges, regardless of the account status of the property. Members in good standing shall have their Membership Cards and photo identification 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 four (4) guests may accompany each Membership Cardholder, with a maximum of eight (8) guests per Membership Household if two or more Membership Cards are issued. Guests must be accompanied at all times while on community property by a hosting Member in good standing. Groups over ten (10) people may request a special guest limit increase from the Association Property Manager not less than 48-hours in advance. The Association Property Manager and Board of Directors may deny these large group reservations or rentals for any reason. Additionally, they may require the person renting or reserving a community property to sign a liability agreement and provide the Association with a copy of their liability insurance coverage showing their event will be covered. No organized partisan political activities will be permitted on community property, including the lake.

14. Members must obey lawful commands and requests from the Board of Directors, Association Property Manager, and members of security staff when on community property. Members' privileges may be suspended or revoked by the Board of Directors and the Association Property Manager 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 staff may suspend a Member's privileges for up to two (2) weeks for the same cause, without approval of the Board of Directors, pending review for final decision at the next regularly scheduled board meeting.
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.



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16. The Association Property Manager staffs the Clubhouse a minimum twenty-five (25) hours per week. Office hours may vary depending on the season, holidays, emergencies, planned vacations, scheduled events, or amenity rentals. Always consult the Association Property Manager or the emailed community announcements for the most current hours.

AMENITIES ACCESS AND SWIMMING

1. The Main Beach, Sunset Beach, and the Peninsula are designated swim areas, swimming is prohibited at Matheny Park (formerly Fisherman's Beach).
2. Swimming is permitted in marked areas only. No wading around the dam or Clubhouse. Swimmers swimming from private docks may swim only up to fifty (50) feet from the dock or shoreline.
3. Diving is not permitted from the bridge, docks, boat slips, or Clubhouse roof.
4. Feeding geese or other wildlife on Association Property is prohibited.
5. No pets, other than verified service animals, are allowed without a leash on community property other than the Peninsula, which requires they be well mannered and voice trained. No pets, other than verified service animals, including leashed pets, are allowed at the Main Beach, Pool, Tennis Courts, or Clubhouse.
6. Glass is prohibited at the Main Beach and Pool areas.
7. All garbage must be disposed of properly in the garbage receptacles, when a bag is present. Littering is prohibited on Association Property.
8. Only Members in good standing or their guests may use community properties.
9. A Member of a Norris Lake household which is not in good standing cannot be a guest.
10. A Member caregiver of a child under fifteen (15) needs to be at least eighteen (18) years of age. The non-Member caregiver must be registered with the Association Property Manager.
11. All Association Property, excluding the lake itself, is closed from sunset to sunrise.

FISHING



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1. Fishing in the lake is allowed for any Member in good standing and two (2) guests per membership cardholder, or four (4) guests per Membership household. Guests must be accompanied by a sponsoring Membership Cardholding 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 mandatory for hybrid bass unless a change to this rule is officially announced by the Association Property Manager or the Board of Directors.
5. Fish traps and unattended lines are prohibited.
6. Trapping, injuring or harassing other wildlife is prohibited and violators will be prosecuted.
7. There will be no fishing at the bridge where the water enters the lake or at the bridge where the water exits the lake.

BOATING/JET-SKIS

1. All non-inflatable watercraft (including power boats, canoes, kayaks, and jet skis, et al.) must be registered and have a current year NLCBC Boat Sticker before it will be allowed on the lake. It's recommended to place the Boat Sticker on the front port (left) side of the watercraft for easier viewing from the patrol boat. Possession of a Membership Card without the Boat Sticker is not sufficient unless written prior approval has been obtained from the Association Property Manager. If any watercraft does not have a current Boat Sticker, 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 forty-five (45) mph.
3. All powered watercraft entering the Main Beach cove at the south end of the lake, traveling past Matheny Park (formerly Fisherman's Beach), by the submerged rock wall in the north end of the lake, and within one-hundred (100) feet from a dock or shoreline must use idle speed only.
4. All powered watercraft are restricted to idle speed between sunset and sunrise.



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5. Use of powered watercraft shall be restricted to one (1) powerboat or two (2) personal watercrafts per home at a time, for a maximum of two (2) craft per home at a time.
6. Powered watercraft shall be no more than twenty (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 one hundred (100) feet from the shore at all times while underway.
10. Watercraft under power and underway may not pass within one hundred (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 Matheny Park boat 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 one hundred (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 counter-clockwise direction only.



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TENNIS

1. If there are people waiting, the time limit for play is one (1) hour.
2. The tennis courts are specially surfaced for that use and may not be used for any other purpose unless given prior permission from the Association Property Manager or the Board of Directors.

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 photo identification, including current Association Membership Card to use the pool.
3. No pets, food, glass, or smoking allowed in the pool area.
4. Drinks are allowed into the pool area, but must be kept in a sealed, non-glass, non-breakable container such as a thermos, sippy cup or plastic bottle with screw cap at least six (6) feet from the pool itself.
5. All garbage must be placed in the garbage cans provided, when there is a bag present.
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 seven (7) will be permitted in the wading pool. Each child in the wading pool must be accompanied by a responsible Membership Cardholding adult aged eighteen (18) or older.
8. Minimum age requirements will be determined by DeKalb County regulations.
9. No running inside the pool area.
10. No children in water levels deeper than his or her head unless he or she can swim at least one (1) pool width.
11. Proper swim attire shall be worn at all times. This includes swimming diapers for children not potty trained.



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12. Pool attendants may require removal of any pool toy or other items not designed for pool use, from the pool at their discretion.

13. The pool office telephone is for official and emergency use only.

14. All Members must use the shower before entering the pool or wading pool.

15. The pool may be closed at any time by staff or the Association Property Manager for reasons including but not limited to severe rain, nearby lightning, chemical imbalance, or other reasons.