

# RULES AND REGULATIONS

## OF

### Line Runner Ridge Maintenance Corporation, Inc. (A North Carolina Non-profit Corporation)

(Adopted 1983, amended June 5, 2021 and June 3, 2023)

1. **TEMPORARY STRUCTURES:** No structure of a temporary character, trailer, tent, shack, carport or other outbuilding may be used as a residence with the *exception* of one camper which may be used while the residence is being constructed. Obvious progress is necessary in accordance with county building inspection regulations.
2. **MOBILE HOMES:** A mobile home, as forbidden by the Restrictions, continues to be a mobile home regardless of whether it is added to another structure or another structure is added to it. A mobile home is one that does not require permitting by the county or certification by an engineer, may or may not have wheels attached, and is built on a metal frame. The county authorities shall be the final designator of the status of a dwelling in this regard when a disagreement exists.
3. **SIGNS:** There shall be no signs placed on Association property or rights of way (other than those placed by the Association), or on any individual Lot *except* to indicate the Lot owner and address, or that *the particular* Lot is for sale or rent.
4. **BOAT MOTORS:** Because of the erosive effects of wave action generated by motor driven boats and because of the obligation of the Maintenance Corporation to preserve the integrity of the dam, the use of motors on the lake is prohibited, except small, electrically driven trolling motors.
5. **SPEED LIMIT:** The speed limit on all Line Runner Ridge roads is 15 mph. Please adhere to this limit to minimize damage to the road.
6. **LRMC GATE:** The gate can be opened using a remote or via the keypad. Please wait for the gate to open fully before proceeding through with caution. BEWARE – the gate is only open for 15 seconds. If it is already open when you approach, stop and either use your remote or put the code in at the keypad. This will allow you a full 15 seconds to pass through so that the gate won't begin to close and possibly hit your car while you are driving through the gate. **NOTE: Line Runner is NOT responsible for damage to vehicles.** If you are having a problem with the gate, email [lrmcgatekeeper@sekur.com](mailto:lrmcgatekeeper@sekur.com) or call one of the Board members to report the issue. The email address is not for complaints; it is only to report an outage or issue with the gate. Complaints should be addressed with the Board.
7. **USE OF ASSOCIATION PROPERTY AT THE LAKE:**

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- No admittance to lake or Common Area is allowed without the property owner or the permission of the property owner.
  - Permission is signified by the possession of the owner's lake badge.
  - The badge must be plainly visible and worn around the neck of one individual in the group while on the lake, on the dam, or at the Common Area.
- Parking for the lake is on Line Runner Ridge Common Area only. Parking outside the gate is not permitted as that is private property and not part of the Common Area.
- The spillway at the west end of the lake manages the outflow of water from the lake. Tampering with the water flow in the spillway in any way is strictly prohibited.
  - Do not move the rocks in the spillway.
  - Do not block the water flow with additional rocks, structures or vegetation.
  - The North Carolina Department of Environmental Quality inspects the dam and spillway intermittently. If they determine that LRMC's monitoring and management of the water level is deficient, they can require that the lake be drained and the dam be removed permanently.
- No overnight camping is allowed on any Association property or rights of way.
- No open fires are allowed in the Common Area.
- Hours for activities at the lake or Common Area are sunrise to sunset.
- No diving is allowed from the community dock or dam.
- Swimming is at your own risk. No lifeguard is on duty at any time.
- Please be considerate in your use of the Common Area.
  - Trash should be kept contained and removed at the end of your visit.
  - Music and noise should be kept at low level. Sound carries across the water and it can disturb the neighbors.
  - No exclusive use of the Common Area is allowed. All owners and their guests can use the Common Area within the stated hours for activities (sunrise to sunset).

### 8. FISHING REGULATIONS:

- A. **Coppernose Blue Gill** - a pan fish that spawn several times a year. These fish are natural prey for Large Mouth Bass and account for a large portion of Bass' diet. **SIX (6) BLUE GILL MAY BE HARVESTED PER PERSON PER DAY WITH A MINIMUM SIZE LIMIT OF FIVE (5) INCHES PER FISH.**
- B. **Channel Catfish** - bottom feeders that mainly feed at night. The meat from Channel Catfish is very popular for eating. These fish can get very large and some of our catfish are over thirty inches in length at this time. **TWO (2) CHANNEL CATFISH MAY BE HARVESTED PER FAMILY/GROUP PER DAY.**
- C. **Largemouth Bass** - widely known as an aggressive fish for sport fishing. Their diet consists of mostly smaller fish and insects. These fish can grow to over 15 pounds in size under the right conditions. **THESE FISH MAY ONLY BE CAUGHT AND RELEASED AT THIS TIME.**
- D. **Triploid Grass Carp** - Triploid Grass Carp are scientifically bred and WILL NOT reproduce. We purchased 50 of these fish as a natural alternative to chemicals for treating weeds and algae. These fish are literally water "cows" and eat weeds and algae at an incredible rate. These fish are not good to eat and were purchased at a per fish price. **PLEASE RELEASE THE CARP IMMEDIATELY IF CAUGHT.**

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- E. **Koi** - During our largest fish stocking several Koi were accidentally added to the fish population. These fish grow quite large and are beautiful to look at. Koi are similar to Carp and are not good to eat. **PLEASE RELEASE THE KOI IMMEDIATELY IF CAUGHT.**

### 9. BOAT DOCK RESTRICTIONS:

- A. Plans for dock must be submitted to the LRMC Board for approval prior to construction. Plans must include size of dock, location of attachment to the shoreline and how far into the lake the dock will extend.
- B. If approved by the LRMC Board, LRMC will grant the Owner an easement for use of the property in the lake. Owner will grant a waiver and release of liability to LRMC.
- C. Dock size is not to exceed 200 square feet.
- D. Gangway will not be included in the calculation of the dock size. Gangway is not to exceed four (4) feet in width.
- E. Docks shall not extend more than 30 feet from the shoreline into the lake.
- F. Docks shall be fixed to the shoreline.
- G. All docks existing as of June 3, 2023 are grandfathered in as currently built. Modifications to size or location of the dock would require approval by the LRMC Board.
- H. Any variation from dock rules must be approved in writing by the LRMC Board.