

GENERAL RULES OF THE LAKE FOREST ASSOCIATION

Lake Forest is privately owned by the Lake Forest Association Inc. not by homeowners living adjacent to the water.

Since the associations beginning in 1942, there have always been rules governing its members.

The rules are designed not only to protect members but also to make sure that this wonderful commodity, we share, is available to future generations.

THANK YOU FOR YOUR COOPERATION

Use of Lake Forest:

1. Only members in good standing of the Lake Forest Association are entitled to use the Association's facilities. Members and or their children are required to have a current electronic key when using the beach or lake. This electronic key is issued once. If a member becomes non-current or abuses the use of this key, the reader will be programmed to refuse entry. If the member renews his or her dues or is reinstated, the electronic key will be reprogrammed to permit entry. Replacement for lost or stolen keys will be charged accordingly before another is issued. Gate keys and/or fobs are to be surrendered when a membership in Lake Forest Association is dropped or canceled.

2. Members and/or their children are directly responsible for the safety and actions of their guest(s) and must remain at all times with their guest(s). Six (6) guests are allowed per family. Children under two (2) years of age are not counted towards the six (6) allowed guests. Children of members between the ages of sixteen to seventeen (16-17) who reside in a membership household are allowed two (2) guests only. Guests must leave the beach when the member and/or member's children leave. Groups of more than ten (10) non-member individuals constitutes a beach party and are subject to rental agreements and attending fees.

a. A party request must be made to the Board of Directors at least one month before the event is to be held. The fee for hosting a party is \$75.00 (seventy five dollars).

b. Members ignoring this rule may be asked to leave the beach. They will be invoiced for their party, have their fobs deactivated and have future membership denied until all monies owed are current.

c. Beach party request forms, and additional rules are posted on and may be copied from the website. www.lakeforestassociation.com

3. Residents of the Lake Forest area who have elected not to join the association are prohibited from using the lake or any of the association's facilities. This includes property owners and their guests. Residents of Lake Forest who have elected not to join the association are prohibited from being guests of members

4. All islands, the dam site, rock outcroppings and private property are off-limits at all times. Trespassers should be reported to the proper authorities (e.g., a member of the Board of

Directors or police).

5. Club rentals are handled by the Lake Forest Rental Manager.
6. Swimming from lakefront property is restricted to fifty (50) feet.
7. No one is allowed to swim across the lake . The exception being, related to, Field Day when accompanied by a competent boater.
8. Plans must be submitted to the Lake Forest Board of Directors, and permission granted,before new construction, of any floating dock, boat landing or wall at the water's edge. Docks and boat landings may not be more than four (4) feet deep and twelve (12) feet in length adjacent to the water's edge. After a site inspection by the board of directors, or their representative, variances might be allowed.
9. The dumping of leaves, branches, grass clippings, old tires, pails, or rubbish of any other substance is prohibited by the State of Connecticut and/or the City of Bridgeport. Violators are subject to penalties imposed by the State of Connecticut and/or City of Bridgeport.
10. Diving and sliding into the lake is strictly prohibited.
11. The use of inflatable swimming platforms,water trampolines and multi-person floats are permitted.
 - a. Proof of home owners liability insurance (\$500,000.00 minimum) and a signed letter of indemnification holding the LFA harmless from any damage to property or persons arising directly or indirectly from the use of the inflatable whatever it is must be presented to the board of directors before said apparatus are placed in the lake.
 - b. Swimming platforms,water trampolines and multi-person floats must have a minimum depth of six (6) feet of water below them.
 - c. Diving is not permitted
 - d. The apparatus must be secured to the member's property by a tether no longer than fifteen (15) feet and brought adjacent to shore when not in use.
 - e. Inflatable swim platforms may be no larger that eight (8) feet X eight (8) feet. f. Use of swimming platforms and inflatable water apparatus are solely at the homeowner's own risk.
12. Ice sports and activities are permitted at participants own risk .

Use of the Beach:

***** THE BEACH IS TO BE ENJOYED BY ALL MEMBERS AND THEIR GUESTS. PLEASE BE MINDFUL AND RESPECTFUL OF EVERYONE ON THE BEACH *****

1. Children under the age of fourteen (14) must be accompanied and supervised at all times by their parent(s) or an individual adult, eighteen years or older, approved by the child's parents when using lake facilities.

2. No ball playing, rough-housing or disorderly playing is permitted.
3. No dogs or other pets are permitted on the beach at any time.
4. Absolutely no littering on the beach. Rubbish is to be discarded in the provided trash and recycling containers.
5. Smoking on the beach is not permitted. Smoking is permitted at the provided ashtrays outside of the gate and at the boat dock area.
6. Glass in any form is prohibited on the beach. No exceptions.
7. Swimming is confined to the buoyed area in front of Beach 1. Swimming from the boat docks or dam is strictly prohibited.
8. Personal floats, tubes, or inflatable rafts are limited to single user size in the swim area.
9. There is no cooking allowed on the beach. All cooking shall be done, using only the provided grills, on the upper patio. Members must supply their own propane.

Boating:

1. All boats, with the exception of paddle boards, must clearly display on both sides the member's annual sticker as well as the boat's identification number.
2. Boats on Lake Forest property without current annual and identification stickers may be removed by the Lake Forest Association for trespassing.
 - a. If a boat is removed from the lake for trespassing it will be brought and chained to the dock.
 - b. Once all fees are current the boat will be released to its owner.
3. All boats must be equipped with a personal flotation device suitable for each occupant.
4. Children under the age of fourteen (14) are required to wear personal flotation devices at all times and must be supervised by members while using boats and paddle boards. No exceptions.
5. Only electric motors are allowed on Lake Forest.
6. Upsetting and overloading boats is dangerous and absolutely forbidden.
7. Guests of lakefront homeowners may only fish or use registered boats when the member is present on his or her property.
 - a. Should the homeowner be having guests while they are not at home they must notify the board of directors and the boat warden with their guests names and duration of stay.

8. Boats are prohibited in the buoyed swim area.
9. Jumping or diving into the lake from boats is prohibited.
10. Swimming at the boat docks or dam is prohibited.
11. Glass of any kind is prohibited from boats. No exceptions.
12. Space at the boat docks and rack is allocated on a first-come, first-serve basis.
13. Before docks are placed, a limited number of boats with current stickers and signed docking agreement forms, on file, may tie to the wall in a manner that does not interfere with dock placement. After the docks have been placed, boats must be locked to the dock with transoms adjacent to the dock.
14. A separate docking space at the wall is reserved for the current boat warden.
15. There is no boat storage allowed on Beach 2.
16. Guests of Lake Forest members may not use their own boats on Lake Forest. Members who have used their boats outside of Lake Forest must wash their boats before returning them to the lake to prevent the spread of invasive aquatic species.
17. All watercraft, except for beach chairman's boat, must be removed from the boat dock area by the date announced in the newsletter and on the website. This date will be posted no later than two weeks before the assigned date.
18. Any member keeping a boat at the boat dock area must sign a waiver agreeing to remove their boats by the assigned date or forfeit them to the Lake Forest Association .

Fishing:

- 1 Fishing in Lake Forest is strictly catch and release for all species. This policy will remain in effect unless otherwise posted or announced. If announced, the catch limit per day per member is five (5) and daily catch limits will be shared by the member and his or her guest(s) for a predetermined period of time.
2. Per State of Connecticut regulations, no fish of any kind shall be added to Lake Forest.
3. Live bait not native to Lake Forest is prohibited.
4. Fishing is not authorized in swimming areas.
5. Unattended fishing lines are not permitted.
6. Any line, hook or lure tangled in trees or snagged on shore must be removed, if possible, as they present a danger.
7. Ice sports and activities are permitted and done so at the participants own risk.

If a member is found in violation of any of the above-mentioned rules, appropriate suspension of privileges can be enforced against the member pursuant to section 12a and 12b of the Lake Forest Association by-laws.

AS A MEMBER, YOU HAVE THE RIGHT TO ADDRESS ANYONE BREAKING THE RULES. YOU HAVE A VESTED INTEREST IN THE ASSOCIATION. PROTECT THIS INTEREST AS WELL AS YOUR REAL ESTATE INVESTMENT.

(REVISED 01/08/2020)