

Complete Rules and Regulations

RULES AND REGULATIONS – November 17, 2015

The rules and regulations established herein apply to all members of Swan Lake Estates, Inc. and their guests. These rules and regulations were approved by the Swan Lake Estates, Inc. Board of Directors on December 10, 2013. Failure to comply with the rules and regulations of Swan Lake Estates, Inc. may result in loss of privileges, and revocation of membership in the corporation.

It is expressly understood that Swan Lake and all other properties owned by Swan Lake Estates, Inc., shall not be available to the general public. Only active members of Swan Lake Estates, Inc. and their guests shall be permitted to use the facilities.

DEFINITIONS:

- Recreational, facilities and service areas include the following: beaches, concession/bathhouse, fishing docks, picnic areas, coves, islands, parking lots, clubhouse, parks, boat ramp, dam, bridges and any other property owned by Swan Lake Estates, Inc.
- Guests: Family members and/or visitors not residing in Swan Lake Estates. Must be accompanied by a member when on the common property.

GENERAL:

- Recreational areas and facilities are to be used by dues paying members and their guests (must be accompanied by a member) only.
- A non-member residing within Swan Lake Estates subdivision may not be a guest of a current active member.
- Improper conduct, profane language, loud music and trespassing are prohibited on or in any recreational areas or facilities.
- No pets are allowed on the beach area.
- The use of alcoholic beverages is prohibited in the beach area.
- Smoking in designated areas only. No smoking is allowed on the beach.
- Large groups must contact the Board of Directors at (770) 474-1291 or bod@swanlakeestates.org

- No parking on the dam or bridges.
- No littering.

FISHING: Since the lake is privately owned, members and their guests are not required to have a Georgia fishing license. However, anyone fishing in the lake is required to have a current membership card or parking pass in hand. **Guests must be accompanied by a member.** Only sporting type fishing is allowed. No trot lines, seines, cast nets, or jug fishing are allowed in the lake. Sportfishing is defined as rod, reel, hook, and line. Cast nets are allowed only in creeks behind the dam.

BOATING: There are no horsepower restrictions on boats; however, everyone is expected to operate their boat in a courteous and safe manner.

- No wake is permitted.
- Boats can only be launched from the boat ramp next to the beach area.
- All boaters are required to carry a current membership card or parking pass.
- Boats are operated at idle speed (Idle speed defined by Georgia Department of Natural Resources)
- From October 2 – April 30, boats must be off the lake between the hours of 7:00 p.m. and a half-hour before sunrise. From May 1 – October 1, boats must be off the lake between the hours of 10:00 p.m. until half hour before sunrise. There may be exceptions to the curfew for community events organized by the Board of Directors.

SWIMMING: Swimming is limited to the beach area unless swimming from personal property belonging to an active member with the member's permission.

- When swimming from the beach, swimmers are restricted to 35 yards from the shoreline.
- All swimming is at the individual's own risk. Swan Lake Estates, Inc. provides no supervision or lifeguard and accepts no responsibility for swimmers.
- Children, under the age of 16, must be accompanied by an adult (over the age of 18).
- Parents of children under 18 must sign a letter stating that they understand the rules and regulations of Swan Lake Estates, Inc. and their children will comply with the rules and regulations.
- All swimmers are required to carry a current membership card or parking pass.
- Swan Lake Estates, Inc. does not warrant the condition of the water.

- No person shall swim except between such hours of the day as designated. 7:00 a.m. – 8:30 p.m. When the gates at the beach are locked, the beach is closed. Anyone jumping gates or fences will be in violation of the rules and regulations.
- Glass objects and sharp objects are prohibited on the beach area or swimming area.
- A swimmer may be requested to leave the beach by any Board member or operator of the concession stand for improper behavior and failure to follow the rules.
- No persons with excessive sunburn, open sores, or bandages of any kind are permitted in the swimming area.
- Running, rough play or personal conduct endangering the safety of self and others is prohibited.
- Persons drinking alcoholic beverages or in an intoxicated condition are not allowed on the beach or lake area.

PENALTIES:

- Any violations of the above-listed rules and regulations will on the first offense be warned; on second offense will have membership suspended upon a majority vote of the Board of Directors; on third offense, membership will be terminated.
- Any violation of county, state, or federal law on any Swan Lake Estates, Inc. property may result in the immediate revocation of membership upon a majority vote of the Board of Directors.