

RULES AND REGULATIONS GOVERNING
GRAND VIEW LAKE, PICKENS COUNTY, GEORGIA

The Rules and Regulations governing Grand View Lake, Pickens County, Georgia, as recommended by the Rules Committee and approved by the Grand View Lake Company Board of Directors on July 8, 2020 are as follows:

1) PROPERTY USAGE:

- a) Each lot is restricted to one family residence with necessary outbuildings. (Note: This Rule does not apply to the Salvation Army's Camp Grandview.) No residence or other structure may be built within 150 feet of the lake and a natural buffer of no less than 150 feet shall be maintained along the lake shore. For details, see Code of Ordinances Pickens County, Georgia, Chapter 26, Article III--Water Supply Watershed Regulations.
- b) Prior to building any residence or structure requiring a County building permit, the owner must submit to the Grand View Board a copy of the building permit application and a county septic permit that locates the septic tank and drainage field at least 150 feet from any surface water, especially the lake. The Board shall be given access to inspect the operation of any septic system at such times as the Board determines necessary. All residence construction shall be completed promptly and shall utilize sufficient silt fencing or like devices to prevent any construction runoff into the lake. Large structures that diminish the natural setting around Grand View Lake are discouraged.
- c) No commercial enterprises are permitted. (Note: The traditional activities of the Salvation Army Camp are not "commercial enterprises" for the purpose of this Rule). Commercial enterprises are defined as any income producing entity. Home businesses, not open to the public, are exempt. Homeowners who lease out their homes for terms of at least 12 months may provide lake access to their lessees by obtaining Board approval. Homeowners are responsible for obtaining any boat decals to be used by the long term lessee. Long term lessees must sign a liability waiver and release form and an acknowledgement of these rules and regulations before using the lake in any way.
- d) Short term leases of properties are discouraged and short term lessees shall not have access to or any use of the lake including swimming, boating and fishing.
- e) No manufactured, modular or mobile home may be located on any lot.

2) LAKE USAGE:

- a) No structure in, on, under, or above the lake may be built or anchored without first submitting plans and receiving written consent from the Board. No dock structure may contain uncovered Styrofoam. All docks shall display a decal issued annually by the Board to property owners in good standing. The Board may establish a fee for dock decals. No new docks are permitted without special Board approval.
- b) All discharge from toilets, baths, sinks, dishwashers, washing machines, etc. must be piped into a septic tank or drywell with a sufficient drain field. No waste of any kind may be dumped into the lake.
- c) Any property owner or Class A stockholder in good standing, together with a maximum of three guests, may fish at any time (except during official closing of the lake to all fishing) from their own property or from the clubhouse area. (Note: This

does not apply to the Salvation Army.) Note: For fishing from boats see BOATING REGULATIONS, below.

- d) Quiet hours on the lake including all boats, docks and the clubhouse area are from 9:00 p.m. to 8:00 a.m.

3) BOATING REGULATIONS

- a) All boats used on the lake, including kayaks, canoes, and paddle boards, must display a decal issued annually by the Board. Only Class A stockholders in good standing and property owners in good standing are eligible to have a decal for a boat on the lake and no decal shall be attached to a boat not owned by a Class A stockholder or property owner or Board approved long term lessee. There is a limit of two boats for each property owner and one boat for each Class A stockholder who is not a property owner. Kayaks, canoes, and paddle boards are not subject to the limits on the number of boats. No boat, kayak, canoe or paddle board shall exceed 20 feet in length.
- b) No gasoline or diesel-powered motors will be allowed, operating or not operating, on Grandview Lake. The Board can approve an exception for maintenance, repair or emergency services use.
- c) Electric motors of no more than ten horsepower are allowed.
- d) Boats may be put in only at the boat ramp at the clubhouse area or at the owner's property. Boats owned by non-property owners may be put in only at the boat ramp at the clubhouse area.
- e) No boats shall be operated by an intoxicated person.
- f) The entirety of the lake is a no wake zone.
- g) No more than four people may fish from a boat.
- h) The Board may establish a fee schedule for the decals required on all boats, including kayaks, canoes and paddle boards, and may set different fees for such decals based upon the type of boat, the size of the boat, and the method of powering the boat.
- i) No lot owner or stockholder may obtain decals for more than 6 boats of any type.
- j) No more than 6 boats of any type may be in the water and attached to the Grandview Estates dock at the north end of the lake.

No changes in the numbers or size of boats or motors allowed by rules 3 a), c) or i) above that are more restrictive than earlier rules will be applied retroactively to boats or motors purchased before the effective date of these rules.

4) SWIMMING REGULATIONS:

- a) No one is to swim alone.
- b) No one is to swim more than twenty feet from shore unless safeguarded by some type of life preserver.

5) CLUBHOUSE AREA REGULATIONS:

- a) Clubhouse and clubhouse area hours are 8:00 a.m. to 9:00 p.m. Any use is subject to the same quiet hours as on the lake. Special permission from the Board must be obtained for any other hours. Fishermen may launch or recover their boats only within these hours. No fishing from the clubhouse area is allowed outside these hours.
- b) No overnight camping.
- c) The clubhouse area is only for members with membership limited to Class A stockholders and property owners and approved lessees in good standing. Keys to the

clubhouse area may be issued at a fee to be determined by the Board only to members in good standing and shall not be given by members to any non-members except as described in this paragraph below. The clubhouse area is for use by members to whom keys have been issued and the member's immediate family (spouse, children, parents, and step parents) and no more than 3 additional individuals. Keys to the clubhouse area shall be used only by the member and adults in the member's immediate family. Prior to receiving keys, members must sign and agree to abide by these rules and regulations and shall agree to provide the number on the key to any representative of the Board who asks for the number while a key is being used to provide access to the clubhouse area. No person is allowed in the clubhouse area except when accompanied by a person authorized to have and use a clubhouse area key.

- d) No children under the age of 12 shall use the clubhouse area without an adult.
 - e) No loud parties, music or noise at any time.
 - f) Any large group of 20 or more proposing to use the clubhouse area must obtain prior approval of the Board and pay a reservation fee set by the Board for use of the area outside the clubhouse. Any group of 10 or more proposing to use the clubhouse must obtain prior approval of the Board and pay a reservation fee to be set by the Board. Reservation of the clubhouse shall provide exclusive use of the kitchen, dining room and porch only and shall not preclude use of other clubhouse areas (including bathrooms) by other individuals authorized to use the clubhouse area. Reservation of the clubhouse area shall provide exclusive use of the Ragsdale shelter and reserved picnic tables but shall not preclude use of the other clubhouse areas by other individuals authorized to use the clubhouse area. Reservation of the clubhouse and clubhouse area shall be made only for members in good standing and the member who makes the reservation must be present at the event.
 - g) All pets in the clubhouse area must be kept on a 6 foot or shorter leash. All pet feces must be picked up and properly disposed of by the owner.
 - h) Swimming in the clubhouse area is allowed only in the area near the dock attached to the clubhouse. No swimming is allowed in the area of the fishing dock near the boat ramp and no fishing is allowed in the swimming area.
 - i) All trash created by users of the clubhouse area must be removed from the area by those users.
 - j) All vehicles, including autos and ATVs, shall stay on the parking lot or boat ramp when in the clubhouse area. No overnight parking of vehicles or trailers.
- 6) GENERAL REGULATIONS
- a) Fishing must be done by hand line, pole and line, or rod and reel. Bottle fishing and the like are prohibited.
 - b) No taking of frogs or turtles will be allowed except for short periods of time as may be authorized by the Board.
 - c) No skiing is permitted at any time.
 - d) No firearms shall be discharged at any time into or over the lake and no firing range shall be located on any lot in the vicinity of the lake.
 - e) Any property owner who owns Class A stock must transfer at least one share of that stock to the buyer in the event the property owner sells their property.
 - f) Any Class A stock sold to a non-property owner not a member or the stockholder's immediate family shall not authorize the new holder of such stock to any use of the

lake via membership in the clubhouse area or otherwise. Class A stockholders are encouraged to offer the Board an opportunity to purchase any Class A stock that the stockholder might otherwise sell to anyone other than a property owner.

- g) Only two trout per day, per person, may be kept.
- h) No brook trout may be taken from the lake before January 1, 2021.
- i) No security or other bright lights shall be located so as to shine onto the surface of the lake.

7) DEFINITIONS

- a) As used in these rules the terms “property” or “lot” mean a lot or lots as shown on the Grand View Lake Development Company Subdivision plat and survey by R. M. Grant and G. P. Holcomb dated October 10, 1946 and recorded in Plat Book A, page 45, Pickens County, Georgia, Records. The term “property owner” shall mean an owner of at least one lot in this Subdivision. The Board may consider requests for the inclusion of lots adjacent to the Subdivision to be treated as lots within the subdivision if the owner of an adjacent lot demonstrates that the current or recent past owners of the lot enjoyed a multi-year history of Grand View Lake access and usage.
- b) As used in these rules, “stockholder” or “shareholder” means a holder of at least one share of Class A stock in the Grand View Lake Company. Nothing in these rules is intended to create any right to use any asset of the Grand View Lake Company, including the lake, on the basis of ownership of Class B stock in the Company.
- c) As used in these rules, the term “in good standing” or “member in good standing” means a Class A stockholder or property owner or approved lessee who has paid all fees required by the Board for the past 5 years. In the event the stockholder or property owner or approved lessee has owned the stock or property or approved lease for less than 5 years and the previous stock, property, or lease owner has not paid the required fees for the past 5 years, the new stock, property, or lease owner may be in good standing by paying any deficiencies in the payment of fees during the past 5 years.

8) ENFORCEMENT

- a) The Board may enforce any violations of these rules by denying the violator access to the lake, including boating, fishing or swimming, for such term and under such conditions as the Board may determine in its sole discretion.
- b) In the event a property owner does not obtain the decal required for a dock by Rule 2a, the Board may remove any portion of the dock located on, over or in the lake and, if determined by the Board to be appropriate, take any other action, including legal action, to obtain removal of the dock from the lake.
- c) In the event a property owner or Class A stockholder believes that the enforcement of a particular portion of these rules will work an undue hardship, the Board may consider granting exceptions. The grant or denial of any requested exceptions shall be made in the sole discretion of the Board.