

TAB 5

PRP 2 COMMON AREA USE CHANGES PLUS NOISE REDUCTION POLICY

Issue:

The Office has received complaints regarding loud noise including loud voices and music coming from the Beach II area late in the evenings and at night.

Background:

There are quite a few new houses along Sleigh Drive over the last couple years which borders Beach II. Members are stating that excessive noise is occurring until 2:00 am especially on weekends. The residents are requesting that something be done to address this issue and further restrict behavior in that area at night.

Currently Association rules about noise are contained in PRP 2 Common Area Use only in the camping guidelines/rules. The Camping Permit states a different time limiting noise than the PRP. There are no general rules about noise reduction for the common areas/beaches.

PRP 2 has not been updated since 2019 and several new amenities have been installed in common area and the former golf course has been named Country Club Park.

Recommendations:

1. References to golf course property changed to Country Club Park.
2. In the first paragraph, additional amenities in common area added and "former Miller and Smith property" renamed Southside Nature Preserve (to coincide with Master Plan) and its location described.
3. "Quiet time", its definition and the hours, which now are consistent with the Frederick County Ordinance Chapter 118. Noise, are added under Common Area Rules with notation of the ordinance and to call the sheriff with complaints.
4. No gatherings of more than six people allowed on the beaches after midnight added.
5. Does the Board want to change the official time outdoor bathrooms are open to 10:00 pm from 7:00?
6. Camping Rules were updated with change in price for campsite to \$5.00/day and added wording on Permit which states no groups larger than 6 people at campsite.
7. Quiet time hours modified to camping rules for consistency.
8. Section E. Golf Course Property name changed and updated with new amenities.
9. Direct Office to make changes to reflect new camping costs and policy on Camping Permit.

Motion:

Approve the above recommended changes to PRP 2 Common Area Use and direct office to update the camping permit.

Pat Majewski, Director

June 22, 2021

Lake Holiday

POLICIES, RULES, AND PROCEDURES **PRP NO. 2**

Common Area Use

Revised and

Approved by the Board of Directors

Date: April 23, 2019

Table of Contents

| | |
|--|---------------|
| SECTION A. COMMON AREA RULES | 3 |
| SECTION B. LAKE SWIMMING & PICNICKING GUIDELINES | 54 |
| SECTION C. CAMPING RULES AND GUIDELINES..... | 54 |
| SECTION D. AUTHORIZED VENDOR RULES AND GUIDELINES..... | 65 |
| SECTION E. GOLF COURSE PROPERTY <u>Country Club Park</u> USE AND <u>GUIDELINES</u> | 76 |
| REVISION HISTORY | 87 |

PRP NO. 2 COMMON AREA USE

The common area recreational amenities consist of the lake, beaches, roadways, picnic areas, camping areas, volleyball, tennis, and basketball courts, playground, marina and boat ramp, ~~and~~ baseball field. ~~Additional common areas include~~ Country Club Park (former the golf course property), which has a dog park, disc golf course, gravel walking trails, horseshoe pits and bocce ball court, the Southside Nature Preserve, a forested undeveloped green space with hiking trails on the southwest side of the community, former Miller and Smith property, the property along Redland Road between the bus stop and community entrance which includes the, boat & RV storage areas, community garden, ~~gate house~~, and clubhouse.

All common area amenities are for the use and enjoyment of association members in good standing. **A property owner or resident must be present with guests at all times.**

It is the member's responsibility to keep their family and guests safe when using the recreational facilities. Children under the age of 12 should be accompanied and supervised by an adult (age 18+) at all times.

Call 911 in case of an emergency. A phone for emergencies will be provided near the clubhouse.

SECTION A. COMMON AREA RULES

1. No alcoholic beverages are permitted on the beaches or at the marina.
2. Parking permitted in approved areas only, which includes but are not limited to: clubhouse parking lot, bus stop, Country Club Parkecommunity hub, and parking areas at beach locations.
3. No open fires are allowed. Use of cooking grills while in the marina area is prohibited.
4. Do not feed the waterfowl.
5. No glass containers permitted on any beach area.
6. Quiet time begins at 9:00 pm and continues until 6:00 am daily. "Quiet time" is defined as the period of time when excessive noise is prohibited. In general this includes music, loud voices and the operation of any mechanical equipment. Please see Frederick County Code Chapter 118. Noise for further details, definitions, and enforcement. Call the Sheriff's Department to report noise disturbances.
- 5.7. No gatherings of more than 6 people on the beaches after midnight (12:00 am) daily.
- 6.8. Documented certified service dogs are permitted in common areas accompanied by their owners. All other dogs are permitted on common areas EXCEPT for ~~the B~~beach I and Iles, picnic areas, sports fields/courts, and playgrounds.
- 7.9. Discharge of fireworks within the community is prohibited with exception of planned commercial public displays with prior approval of the Board of Directors.
- 8.10. Neither planting nor removal of landscaping of any kind is permitted on any common area with exception of the Community Garden and by the Garden Club. (e.g. trees, bushes, flowers, etc.)
- 9.11. Smoking is prohibited in Country Club Park and in the Southside Nature Preserveon the ~~golf course property~~ due to the threat of grass fires.

~~10.12.~~ Trails courtesy - cyclists and runners are required to give pedestrians ahead the right-of-way. Passing is permitted only after offering a clear verbal indication of your approach, passing only when a clear, safe opportunity is presented.

~~11.13.~~ Do not harm or destroy any native wildlife, naturally occurring vegetation, or domestic animals.

~~12.14.~~ No member may place permanent structures (e.g. playsets, sheds, garages) on Association-owned property/common area without prior written approval from the Board of Directors.

SECTION B. LAKE SWIMMING & PICNICKING GUIDELINES

1. Swimming in the lake is at the user's own risk at all times. Use caution and be aware of changing water depths in the lake as the bottom slopes downward, oftentimes close to the shore.
2. Use caution when making entry into the water. One should never swim alone and always use the buddy system. Weaker swimmers should stay in chest-deep water and not use flotation devices in deeper water. Non-swimmers and weak swimmers should wear U.S. Coast Guard approved personal flotation devices (PFDs) while in the water.
3. Children that are not toilet-trained must wear swim diapers in the water to prevent the spread of bacterial illnesses and possible closure of the beach areas.
4. At the first sign of lightening or thunder, exit the water and all other areas and immediately seek safe shelter indoors.
5. It is recommended that footwear be worn in the picnic and beach areas. All trash must be placed in appropriate refuse containers.
6. Please use caution and be courteous during boat launch and recovery operations at the marina.
7. The bathrooms outside the lower level of the clubhouse close during the season (Memorial Day weekend through Labor Day) at 7:00 PM ([10:00 pm?](#)). The bathrooms are closed out-of-season. A portable toilet is available at the marina and near the camping sites and beach on the south side.
8. Tables at the picnic area are not reserved and are available on a first-come, first-served basis.
9. The picnic area may be used for group get-togethers and parties. A list of 6 or more invited non-Member guests is required at the Front Gate with the Member's reservation request form at least 48 hours before the scheduled event. The list will be posted at the gate to facilitate entry by guests.
10. All sports courts available on a first-come, first-served basis. If others are waiting to use a court, please limit your usage to one hour.
11. **Call 911 in case of an emergency.**

SECTION C. CAMPING RULES AND GUIDELINES

Camping is an amenity enjoyed by association members and guests at the designated area on the south side of the lake. Charcoal and gas grills are permitted and a special container is provided for the disposal of ashes and/or hot coals; however no open fires are permitted. All campers are expected to respect the danger of fire and exercise extreme caution.

Campers are responsible for following the camping rules. Campers are expected to maintain a clean and safe campground. Members must be present with their guests at all times. [The guest list is limited to six \(6\) persons including residents and children unless specifically authorized by the Board of Directors.](#)

1. All assessments and fees must be current at the time of application for use of campsites.
2. No less than one week in advance Members must provide a written request, a \$40.00 check or money order deposit, and [\\$5.00 per day](#) ~~40.00~~ usage fee per campsite in order to make a

reservation. The \$40 deposit will be returned upon inspection of the campsite provided there were no violations of rules. Reservations will not be taken more than three (3) months in advance. The maximum overnight camping stay is two weeks [\(14 days\)](#). You may request a specific campsite(s), numbered 1 through 9. [There is a 14 day required waiting period before you can reserve again.](#)

3. Camping sites are located to the right of the numbered post as you face the lake. RVs and similar vehicles must pull straight into their site.
4. A camping permit issued by the association office must be displayed on the owner's tent or RV at all times. If there is no permit or the permit has expired, all personal property on the campsite will be removed and brought to the Association office. The Member having made the reservation shall be responsible for all costs associated with disposal and/or storage of personal property left behind. All personal property must be removed from the campsite at the end of the reservation.
5. Be respectful of others and keep your noise level down. Sound carries easily over the water. No loud music or other disruptive noise [from 9:00 after 11:00 p.m. until 6:00 a.m. daily. No gatherings at the campsites or on the beach of more than 6 people after midnight daily.](#)
6. All refuse must be picked up and disposed of in the trash receptacles provided.
7. Boats may be docked overnight near the campsites when a dock is available and only when the owner occupies a campsite.
8. All LHCC Boating Rules and Regulations apply (PRP-3).
9. **Call 911 in case of an emergency.**

SECTION D. AUTHORIZED VENDOR RULES AND GUIDELINES

1. A vendor is defined as a business who wishes to sell its products to members. A vendor shall provide his/her own equipment and supplies for operating its business on the premises.
2. A vendor will only set up in a designated space on the common area. This designation will be determined by the General Manager and his agents.
3. Vendors must be authorized by the General Manager to sell on common area. The vendor will be required to sign a hold harmless indemnification agreement, provide a copy of the declaration page of the vendor's liability insurance policy with LHCC listed as an additional insured and fill out an application with necessary contact information.
4. All vendor equipment and supplies must be removed from the common area at the end of each vending day. If the vendor will be selling for more than one consecutive day and has a vehicle or trailer from which its sales are transacted, arrangements may be made to remain in place until the sales are completed for that period. Clean-up on a daily basis is the responsibility of the vendor prior to departing the LHCC premises.
5. All LHCC Rules and Regulations apply to vendors. Serious infractions may result in the loss of permission to conduct business at Lake Holiday.
6. It is solely the vendor's responsibility to ensure the safety of patrons while they are purchasing products at the vendor's station on the common area.
7. **Call 911 in case of an emergency.**

SECTION E. COUNTRY CLUB PARK—GOLF COURSE PROPERTY USE AND GUIDELINES

The former golf course property may be used for recreational activities such as walking, running, jogging, hiking, cycling, exercise of pets on-leash, picnicking, sports in open areas, catch-and-release fishing, photography, operation of electronically controlled remotely-piloted aerial and aquatic vehicles, and more. The park contains a disc golf course, horseshoe pits, bocce ball court, walking trails and a dog park. See the sign at the entrance of the dog park for rules. Please always pick up after your dog.

All prohibitions and restrictions previously written herein apply to Country Club Park~~the golf course property~~.

~~4.~~ Please respect the rights and privacy of private property owners. Please enter and exit the park~~golf course property~~ where it abuts a roadway or at the gravel parking area. With the express permission of any property owner, you may enter through that owner's property.

~~2.1.~~ Keep noise to a minimum and do not encroach on any private property.

~~3.2.~~ **Call 911 in case of an emergency.**

REVISION HISTORY

| Revision | Approval Date | Subject | Revised Sections | Initialed for LHCC Records Entry: |
|----------|---------------|---|------------------|-----------------------------------|
| V1 | | Original | | |
| V2 | 7/28/2008 | Beach I use rules & guidelines | D.19 | |
| V3 | 4/26/2011 | Total rewrite | All | |
| V4 | 7/26/2011 | Pets | A.6 | |
| V5 | 6/26/2012 | Rename | | |
| V6 | 9/23/2014 | Service dogs, list of non-member guests | A.6, B.16 | |
| V7 | 3/27/2018 | Clarified opening summary; clarified & consolidated existing rules & regulations. Added Section E, Golf Course Property | All sections | ALM |
| V8 | 04/23/2019 | No permanent structures on Association Property added | A.12 | ALM |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |