

## **TAB 6**

### **Additional Revisions to PRP 2 Common Area Use**

#### **Issue:**

Two Board directors requested additional revisions to PRP 2.

#### **Background:**

The requested revisions involved more clarity about where dogs can go and about who can park their boat at the Beach II dock and when as well as some additional clarifications and changes.

#### **Recommendations:**

1. Change title to Common Area Recreational Use to distinguish from the PRP about entry gate, roadsand parking on common area.
2. In the general rules two numbered items were added about dogs.
3. Expanded where smoking is not permitted.
4. I still recommend closing the beaches after midnight or 1am? (This would allow calling the sheriff for trespassing if someone is causing a disturbance on the beach.)
5. A general rule paragraph about Beach II boat dock.
6. Additional revisions to the camping section, particularly about the boat dock and camping permits placed on boat.
7. Direct Office to make changes to reflect new boat dock 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

August 24, 2021

# Lake Holiday

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

### **Common Area Recreational Use**

Revised and

Approved by the Board of Directors

Date: **July 6, 2021**

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REVISION HISTORY ..... 887

{Add Section F Dog Park Rules and Regulations above Revision History and check page numbers}

## PRP NO. 2 COMMON AREA RECREATIONAL USE

The common area recreational amenities consist of the lake, beaches, picnic areas, camping areas, volleyball, tennis, and basketball courts, playground, marina and boat ramp, baseball field, Country Club Park (former 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, the property along Redland Road between the bus stop and community entrance which includes the boat & RV storage areas, community garden 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. There are two AEDs (automated external defibrillator) in the community. One is mounted on the wall on the lower level of the clubhouse near the snack shop. The other is at the gatehouse.**

[Violations of PRP No. 2 may be reported by any member to administrative office staff for appropriate action.](#)

### 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 Park, 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 [or wildlife including deer and bears.](#)
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.
7. [No dogs or other pets shall be permitted to run at large. A dog is considered running at large if roaming or running off the property of its owner and not under the owner's immediate control. Each pet owner shall comply with all requirements of law applicable to their pet including licensing, rabies vaccination and all laws regarding dangerous and vicious dogs. See Frederick County Ordinance Chapter 48. Animals and Fowl.](#)
- 7-8. [Dogs are permitted on Beach III, the Dog Park, and on the walking trails in Country Club Park. Dogs are NOT permitted on Beach I and II, picnic areas, sports fields/courts, and playgrounds. Dogs are only allowed in the lake in no-wake areas and should have on a life vest. Pet owners shall be responsible for the removal of their pet's droppings. Documented certified service dogs are permitted in all common areas accompanied by their disabled owners. No other service pets are permitted.](#)

- ~~8-9.~~ Discharge of fireworks within the community is prohibited with exception of planned commercial public displays with prior approval of the Board of Directors.
- ~~9-10.~~ 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.)
- ~~10-11.~~ Smoking is prohibited in Country Club Park [which includes the walking trails, disc golf course, dog park](#) and in the Southside Nature Preserve due to the threat of grassfires. Smoking is also prohibited on all the beaches, [the picnic and playground areas](#).
- ~~11-12.~~ 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.
- ~~12-13.~~ Do not harm, [trap](#) or destroy any native wildlife, naturally occurring vegetation, or domestic animals.
- ~~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.
- ~~15.~~ [The boat dock at Beach II is for use primarily by campers who have rented a campsite for an overnight stay. A camping permit shall be required to be placed on the dashboard of the boat. A boat may dock overnight if the registered owner of the boat has rented the campsite, is occupying the site and has installed a camper/tent on the site. Otherwise, the dock is for brief periods of use during the day for picking up and discharging passengers. If there is no camping -permit on the boat, then staff shall be authorized to remove the boat if the owner cannot be located and/or the owner shall receive a compliance citation. If no registered campers have registered a boat to be docked overnight, then any member may rent available space at the dock for \\$100 per week.](#)
- ~~13-16.~~ [Violations of common area recreational use rules, including noise violations, are subject to a compliance citation.](#)

## 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.

~~6-7.~~ [The lake is association-owned common area. Please see PRP No. 3 Lake Use, Boating, Fishing for additional rules about recreational use of the lake.](#)

~~7-8.~~ The bathrooms outside the lower level of the clubhouse close during the season (Memorial Day weekend through Labor Day) at 10:00 p.m. 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.

~~8-9.~~ Tables at the picnic area are not reserved and are available on a first-come, first-served basis.

~~9-10.~~ \_\_\_\_\_ 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.

~~10-11.~~ \_\_\_\_\_ 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.

~~11-12.~~ \_\_\_\_\_ **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 [filling out the](#) application for use of campsites [as well as when the rental of the campsite begins](#).

~~1-2.~~ [Campsites are rented for a minimum of one overnight stay and a maximum of two weeks \(14 days\).](#)

~~2-3.~~ 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 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. You may request a specific campsite(s) ~~, (numbered 1 through 9).~~ There is a 14 day required waiting period before you can rent a campsite again.

~~3-4.~~ 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.

~~4-5.~~ 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.

~~5-6.~~ 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 p.m. until 6:00 a.m. daily at the campsites or on the beach. Call the Frederick County Sheriff to report noise disturbances.

~~6-7.~~ All refuse must be picked up and disposed of in the trash receptacles provided.

~~7-8.~~ Boats may be docked overnight near the campsites when a dock is available and only when the owner of the boat occupies a campsite. The occupier of the campsite must notify the office when they reserve their campsite that they will be docking a boat there and the boat's LHCC registration number. A camping permit will be issued to place on the dashboard of the boat connected to the campsite. Otherwise, any overnight docked boats shall be removed and/or given a compliance citation.

~~8-9.~~ All LHCC Boating Rules and Regulations apply (PRP-3).

~~9-10.~~ 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 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.

1. All prohibitions and restrictions previously written herein apply to Country Club Park. Please respect the rights and privacy of private property owners. Please enter and exit the park -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. Keep noise to a minimum and do not encroach on any private property. **Call 911 in case of an emergency.**

## **SECTION F, DOG PARK RULES & REGULATIONS**

1. Users of the dog park do so at their own risk. LHCC does not provide supervision of dog park visitors and shall not be held liable for any injury or damage caused by any person or any dog on or off leash. Dog owners and handlers are legally and financially responsible for the consequences of their dog's behavior and must comply with all applicable ordinances, regulations, and laws governing dogs. Violators of these Rules and Regulations are subject to immediate removal from the dog park.
2. The dog park will be open from dawn to dusk. Occupancy at any other time is prohibited. The dog park will be closed during periods of routine maintenance or when LHCC determines that hazardous conditions exist or that a health issue is present that may be hazardous to people or dogs.
3. Each dog must wear a collar with a current license tag and a current rabies vaccination tag.
4. A handler must use a leash when transitioning a dog to and from the dog park and when in the entrance/egress areas of the dog park. Dogs must be off leash while within the dog park. A handler may have a maximum of 2 dogs within a dog park area, must carry a leash for each dog, and must maintain visual contact and voice control over each dog at all times.
5. The small dog area is for dogs weighing less than 30 lbs. and the large dog area is for dogs weighing 30 lbs. or more.
6. Dogs must be removed immediately from the dog park by leash at first sign of aggression, unruly behavior, or rough play. Report unmanaged aggressive behavior by a dog or person to the LHCC office.
7. Aggressive dogs, dogs in heat, dogs under 4 months of age, or dogs with communicable diseases are prohibited from the dog park. Dogs declared potentially vicious or dangerous by Frederick County Animal Control are prohibited from the dog park.
8. For the safety of children and dogs, no one under the age of 16 years old is permitted in the dog park without a parent or adult 18 years or older.
9. No prong, training, shock, or choker collars are allowed when dogs are within the park.
10. Digging is prohibited. If digging occurs, please fill and compact holes.
11. Bones, dog treats, and dog toys of any type are prohibited.
12. Smoking, food, glass containers, exposed sharp objects, alcohol and drugs are prohibited in the dog park.
13. Handlers should provide water for their dogs.
14. Handlers must clean up their dog's solid waste. Waste disposable bags are provided at waste station. Dispose of the bags in the provided container.



*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
V9	07/06/2021	Clarified opening summary, added location of AEDs, revised language for quiet time to match Frederick Co. Code, added smoking prohibited at CC Park, Southside Nature Preserve and on all beaches. Revised Clubhouse bathroom times for summer season, updated guest list rule for camping, the daily fee for camping and waiting period before renting again. Quiet time at campground updated to match Fred. Co. Code and rule on parking a boat overnight at beach II. Country Club Park amenities updated with dog park rules and regulations added.	All Sections	PM