

Listed below are the current Rules and Regulations adopted by the Silver Lake Estates Board of Trustees effective May 13, 2004 governing the use of Silver Lake, the Park, Boathouse and other Trust property. These Rules are subject to change by future action of the Board of Trustees.

I. PERMITTED USE OF THE LAKE AND THE PARK

- A. The Lake, the Park and other Trust property may be used subject to the Rules and Regulations of the Silver Lake Estates (SLE) Board of Trustees by: (1) all SLE Lot Owners and their immediate family who's Lake assessments are paid current (Lot Owner); (2) the invited guests of the Lot Owners.
- B. The use and privileges of the Lake, Park and other Trust property will be withheld from the Lot Owners: (1) who are temporally suspended for violation of these Rule & Regulations; or (2) for whom any SLE assessments remain unpaid.
- C. The rights and privileges associated with the ownership of a Lot within SLE are not assignable or otherwise transferable, except that such rights and privileges may be assigned for the current year when: (1) the subject Lot is vacant (i.e. an unimproved Lot; no residence constructed thereon) and (2) the SLE assessments are paid current and (3) the Lot Owner notifies the Board of Trustees in writing of the name, address and telephone number of the assignee.
- D. Lot Owners must sign-in at the Boathouse on each occasion the Lake and / or Park is used.
- E. Lot Owners are responsible for the conduct of their invited guests at all times.
- F. Lot Owners or a family member must accompany their invited guests.**
- G. Invited guests not staying with the Lot Owner as a houseguest may be invited to patronize the Lake and the Park once per calendar week.**
- H. Alcoholic beverages are NOT permitted on the Lake, the Park or other Trust property.
- I. From Memorial Day until Labor Day, the Lake and Park hours are from 8 AM until dark. Park Management may extend or reduce hours based on the weather. Such extended or reduced hours will be posted at the Boathouse.
- J. No dogs or other animals are allowed in the Lake or the Park at any time.
- K. Any Lot Owner or guest who violates any of the SLE Rules and Regulations, disturbs the quiet enjoyment of the Lake and the Park by others or proves to be a risk to others or himself shall be notified by the Park Management to refrain from such conduct. If the Lot Owner once notified, fails to refrain from such conduct, it shall be the duty of the Park Management to exclude the Lot Owner from further privileges of the Lake, the park and other Trust property for such time as the Park Management shall elect. The Board of Trustees shall take such further actions in the matter, as it deems necessary and proper.

II. SWIMMING

- A. Swimming is restricted to the bathing beach area.
- B. With advance approval of Park Management, one (1) swimmer may swim across the Lake when accompanied by a boat or other approved watercraft manned by two (2) qualified swimmers.
- C. No one shall talk to the Lifeguards while they are on duty, except when necessary for safety purposes and during breaks.
- D. All Lot Owners must obey all safety rules and instructions given by the Lifeguards and Park Management.
- E. Floating devices are only permitted between the roped off area and the bathing beach.
- F. No running, pushing or other horseplay is permitted on the Lake or in the Park.
- G. Only one (1) person at a time is permitted on the diving board or sliding board.
- H. All swimmers under the age of nine (9), must be accompanied by an adult.
- I. Individuals who have not passed the swimming skills test, as administered by Lake Management, will be considered NON-SWIMMERS. Non Swimmers are restricted to bathing in the lake area between the beach and the first floating rope, except upon express approval of Lake Management and based on the terms provided.

III. BOATING

- A. All boaters under the age of 10 and all persons who have not passed a swimming skills test provided by Park Management regardless of age, shall wear a U.S. Coast Guard approved type-one, -two or -three personal flotation device (PFD) at all times while on watercraft. At least one type-one, -two or -three PFD per person shall be carried aboard every boat at all times while on Silver Lake.
- B. All boaters are required to wear a PFD from September to May.
- C. Boating, canoeing, wind surfing, etc is only permitted during Park hours.
- D. Boating is only permitted outside of the swimming area.
- E. No motorized or power boats are allowed on the Lake except for: (1) personally owned electric trolling motors to be used exclusively for fishing purposes and (2) as authorized by the Park Management or by the express written permission of the Board of Trustees.
- F. All Canoes, sailboats, rowboats, wind surfers and boats of any kind must be stored in or moored adjacent to the Boathouse.
- G. All watercraft of any kind and watercraft accessories stored in the Boathouse must be marked with the SLE Lot Number and/or the Lot Owner's name.
- H. Lot Owners bear the sole responsibility for all watercraft and accessories stored at the Boathouse or moored adjacent to the Boathouse. Neither the SLE Board of Trustees, Park Management or other employees or agents are responsible for any theft, loss or damage sustained by any watercraft or accessories or other property stored in or adjacent to the Boathouse.
- I. No more than three (3) persons shall occupy any single rowboat or sailboat at one time.
- J. Occupancy of any paddleboat shall not exceed the U.S. Coast Guard rating for such paddleboat.
- K. All boaters under the age of twelve (12) must be accompanied by an adult.
- L. Lot Owners interested in securing a boat storage space may do so by registering in advance with Park Management at the Boathouse. Park Management will conduct a drawing on August 15th to determine which Lot Owners are entitled to occupy a boat storage space for the coming year beginning September 1st.

M. Park Management shall determine when boats may begin to be moored in Silver Lake in the Spring and when boats may no longer be moored in Silver Lake in the Fall and shall post these dates in advance on the bulletin Board at the Boathouse. No boat may be moored in Silver Lake between the Fall and Spring dates so established.

IV. FISHING

- A. No shore fishing is permitted, except from the Fishing Dock on the south end of the Boathouse.
- B. There is no limit on pan fish, except as otherwise posted at the Boathouse.
- C. Lot Owners who wish to participate in the extended hours fishing program shall (1) be 18 years of age or older and (2) prepare and submit a written application to Park Management and (3) pay a non refundable annual fee of \$5 (in addition to the Lake assessment)
- D. Lot Owners who are accepted into the Extended Hours fishing program shall (1) be entitled to fish during the extended hours of 5 AM to 11 PM **(from a boat)** from March 1 through October 1 each year (2) be given a key to the Boathouse deck, the row boats and related equipment for fishing purposes only; (3) be required to sign-in at the Boathouse whenever fishing during the hours that the Park is closed (4) be subject to having privileges under the Extended Hours fishing program revoked without refund if, in the sole discretion of the Park Management said participant is determined to have violated this special privileges.
- E. **No fishing after 9 PM at the Fishing Dock (effective 6/2/05)**

V. WINTER SPORTS

- A. All winter sports activities (i.e. ice skating, cross-country skiing, ice boating) are unsupervised and the Lot Owner who engages in such winter activities do so at their own risk.
- B. No ice fishing is permitted.
- C. No snowmobiles or other motorized vehicles of any type are permitted on the ice, the Park or other Trust property.

VI. GENERAL

- A. Lot Owners may reserve and use the picnic pods on the Park for picnic purposes. During the periods of heavy picnic pod usage as determined by Park Management, Lot Owners may reserve no more than a single picnic pod for one reservation period. A reservation period shall be one of the following: (1) 10 AM to 1 PM or (2) 1 PM to 4 PM or (3) 4 PM to Close (4) such other time approved by Park Management not to exceed four (4) hours. All reservations will be recorded by Park Management. A reservation for a picnic pod cannot be made more than three weeks in advance.
- B. Picnic pod reservations will be held for one (1) hour from the scheduled starting time. After this one hour waiting period the reservation will be considered a 'no show' and Lake Management is free to assign the area to another Lot Owner. If multiple reservations for a Lot Owner become 'no shows', Park Management reserves the right to restrict additional picnic pod reservations for the balance of the current season.
- C. **SLE is not equipped to accommodate large parties (company parties, reunions, weddings, etc.) at the Park and Lake. Picnic pod reservations, parties and similar events are limited to a maximum of 25 people (whether arranged by one Lot owner or multiple Lot Owners) during the Memorial Day to Labor Day summer season unless prior approval is obtained from the Board of Trustees. Lot owners interested in scheduling an event of over 25 people need to mail a letter to the Board of Trustees providing full details on the proposed event at least fourteen (14) days prior to the requested event. Lot Owner's letter should include the number of children and adults expected for the proposed event so that proper staffing can be arranged. This should be done before inviting guests to attend an event. The Board of Trustees reserves the right to approve, approve with conditions or reject any requested event over 25 people.**
- D. Except as authorized by express written permission from the SLE Board of Trustees, no hunting, shooting or trapping is permitted on the Lake, in the Park or on other Trust property.
- E. No private docks or other structures of any kind shall be constructed on Trust property surrounding the Lake, in the Park or on other Trust property.
- F. No boats or other personal property shall be stored on Trust property surrounding the Lake, in the Park or on other Trust property.
- G. Nothing shall be done to alter the natural location of the Lake shoreline, including the removal or trimming of trees on Trust Property unless authorized by express written permission of the SLE Board of Trustees.
- H. No bicycles are permitted in the Park except in the Boathouse parking lot or in the bike racks.
- I. No roller-skating, in-line skating or skating boarding (or scooters) shall be permitted in the Park, except in the Boathouse parking lot.
- J. All motor vehicles, bicycles, etc must be removed from the Boathouse parking lot by closing of the Park each day. Cars parked after hours or illegally will be towed at the owner's expense.
- K. Lot Owners must place all debris in the park's trash containers.
- L. Annual SLE assessments shall be considered delinquent as of June 1st of the assessment year. On delinquent assessments there shall be a 10% late payment penalty fee and interest shall accrue at 10% interest until the assessment is paid. A Lot Owner whose assessments are delinquent shall additionally be responsible to reimburse the SLE Board of Trustees for all out of pocket expenses incurred as a result of such assessment delinquency.