

**RED CEDAR LAKE PROPERTY OWNER'S ASSOCIATION, INC.**

**LEBANON, CT**

**Revised AUGUST, 2011**

**RULES AND REGULATIONS**

The following rules and regulations apply to all property owners and their guests:

**RECREATIONAL AREAS**

1. Red Cedar Lake is a shallow man made lake, owned by the State of Connecticut. Positions of underwater obstructions and water levels change. Caution must be exercised when traveling on or entering into the water.
2. Proper owner identification as defined by the Executive Committee is required for use of the recreational areas. Use shall be limited to property owners and their guests.
3. No pets are permitted in the recreational areas.
4. Boisterous, rough or dangerous activities or behavior, which reasonably interfere with the permitted use of facilities by others, is prohibited.
5. Children under the age of 14 must be accompanied by an adult at the Main Beach or Little Beach. Parents will direct and control the activities of their children in order to require them to conform to the regulations. Parents will be responsible for violations, or damage caused by their children whether the parents are present or not.
6. Due to shifting raft positions, underwater obstacles and the general shallow nature of Red Cedar Lake, diving from Association raft is dangerous and strictly prohibited.
7. The Executive Committee may suspend the right to use the recreational areas for just cause.
8. There are no lifeguards on duty. Use of Association property is at your own risk.
9. Use of the recreation areas is allowed from sunrise to sunset.
10. No smoking allowed on the Main Beach and Little Beach.

**WATER CONSERVATION**

1. All chemicals and fertilizers should be used with discretion on lawns and shrubbery, noting that anything used may eventually seep into the lake or wells.
2. No trash or litter is permitted in the lake.
3. Septic tanks should be cleaned out on a regular basis to eliminate excessive seepage in the ground and potentially into the lake. The Town of Lebanon recommends cleaning at least every three years.
4. When conducting maintenance or fueling recreational vehicles do not allow petroleum products or chemicals to enter into the lake.

## **BOATING RULES AND REGULATIONS**

1. Since Red Cedar Lake is a state owned lake, Department of Energy and Environmental Protection will be periodically patrolling for compliance with all state rules and regulations, i.e., fishing licenses, boat regulations.
2. Obey all Connecticut Department of Energy and Environmental Protection Boating Division statutes and regulations.
3. In addition to the above regulations, it is recommended that the following guidelines be observed. These guidelines are based on common sense and traditional use of Red Cedar Lake:
  - a. No boats are allowed within the designated swimming area.
  - b. All power boating and skiing is to be traveled in a counterclockwise direction.
  - c. No boats shall be launched from the Main Beach between 11:00 a.m. and 4:00 p.m. on weekends and holidays. Caution is to be used on land and water when launching boats. Watch for children on beach and in water.
  - d. No speed in excess of 5 mph is allowed when the Sunday morning sail race is taking place.
  - e. Boaters are reminded this is a shallow lake having 4-8 foot depths in the center with tree stumps and other underwater obstructions. Extreme caution is advised when boating the lake and special cautions should be exercised on the southeast half of the lake (side away from dam) where the depth average is less than 3 feet.
  - f. Self-propelled water skis and surf boards and remote control devices, which tow water skiers are strongly discouraged because of the smallness and shallowness of the lake.

## **SECOND BEACH BOAT LAUNCH**

The following rules apply to boats stored at Second Beach:

1. The Association assumes no liability for the loss of or damage to or caused by boats stored at the launch.
2. Boats may be stored only for the duration of the season.
3. Boats must be identified with the owner's name and address on the boat itself.
4. Boats must be securely fastened away from the water so as not to obstruct launching and beach activity.
6. The only boats that may be stored at the launch are non-motorized boats such as rowboats twelve (12) feet and under, kayaks, and canoes.
7. This accommodation is for the benefit of members only.
8. An application must accompany dues payment, as a maximum of twenty-four (24) boats may be stored at the launch. A lottery system will be used if necessary.

## **ROAD USE**

1. Obey all posted speed limit signs. Members are responsible to inform guests, workers, and delivery persons of the 10 miles per hour speed limit.

2. Keep a watch out for children and pedestrians, especially around corners and bends near the beach areas.
3. ATV'S, motorcycles, dirt bikes and any other type of vehicle must obey the rules of the road.
  - a. As an indication of our intent and desire, ATV's, motorcycles, dirt bikes, bicycles and any other types of vehicle must obey the rules of the road. The RCLPOA does not and will not give permission (written or otherwise) to anyone to use any recreational vehicle on RCLPOA's roads. Anyone that does use recreational vehicles on RCLPOA's roads will do so at their OWN RISK and RCLPOA's will not assume any liability.
  - b. No motor vehicles including ATV's, motorcycles, dirt bikes, and automobiles are permitted on RCLPOA roads unless registered and insured in accordance with Connecticut laws.
  - c. No one is permitted to operate any motor vehicle on RCLPOA roads unless licensed by law.
  - d. RCLPOA hereby adopts and incorporates by reference the laws of the State of Connecticut pertaining to the operation and equipment of motor vehicles.
  - e. Operators of any motor vehicle on RCLPOA roads do so at their own risk and RCLPOA assumes no liability for any acts or omission of any motor vehicle operators on its roads
4. No riding of any type of vehicle is permitted on the beach.

#### **GENERAL**

1. No offensive activity shall be carried on nor shall there be any done, which may be an annoyance or nuisance to other property owners.
2. Members and guests must obey the local noise ordinances.
3. Property owners shall be responsible for the actions of their children and their guests.
4. Any complaint regarding the management of the Association or regarding actions of other property owners shall be made in writing and signed and sent to the Executive Committee.
5. Since the lake is owned by the State of Connecticut, any new or expansion of existing docks or floats must receive written permission from the Department of Energy and Environmental Protection and Town of Lebanon.
6. All persons will comply with Connecticut State Laws, Department of Motor Vehicle Regulations, RCLPOA By-laws, and applicable local or State ordinances or restrictions. These restrictions supersede any Red Cedar Lake Property Owners Rules and Regulations.
7. Each property must be accurately and visibly marked with current house number. Numbers should be 3" in height per Town code and visible from the road.
8. Property owners shall not allow the accumulation of debris or other bulk trash at the roadside for greater than 48 hours.
9. These rules may be periodically updated through the Association newsletter or other notice.