

**** SRMPO, Inc. COMMUNITY REGULATIONS ****

These regulations are binding on all SRMPO member property owners and their tenants and guests. Members should take appropriate action to see that the rules are complied with, and report flagrant or repeated violations to the board of directors. Please inform renters and guests of these regulations.

CORPORATION PROPERTY

1. Property owners are liable for any damage to Corporation property. Owners MUST make the Slick Rock Mountain Community Regulations known to their guests and renters.
2. The entrance, lake, picnic, and parking areas are privately owned by the Slick Rock Mountain Property Owners Corporation and are POSTED. Use of this property is strictly limited to owners and their authorized guests and renters.
3. Firearms and hunting are not permitted on ANY Corporation owned property.
4. The speed limit on Slick Rock roads is fifteen (15) miles per hour. For passing, the general rule is that the vehicle going downhill and vehicles pulling a trailer have right-of-way. When two vehicles meet, both must stop and the one nearer the turn out should pull over, as safety and circumstances permit.
5. Mountain bicycles, off highway motorcycles, UTV/Side-by-Sides/Golf Carts, and ATVs shall yield to all other vehicles.
6. All motorized vehicles using Slick Rock Roads shall be covered by liability insurance.
7. Horses shall not be ridden on the roads of SRM or on property owned or controlled by SRMPO.
8. Vendors contracted for services by the board of directors as approved by either the Bylaws or by the membership should NOT be approached by any member without first contacting the appropriate member of the board. Only the individual serving on the board or designated as responsible for overseeing the work or service should make direct contact with the vendor.

LAKE

1. Please comply with all posted notices in community areas. Community regulations will be posted at the lake pavilion by the Lake Chair. All property owners and rental agents shall provide renters with a copy of the Community Regulations in advance of occupancy and on site.
2. SWIMMING AND BOATING ARE AT YOUR OWN RISK. Swimming and boating are prohibited when there are thunderstorms in the vicinity. Boating and fishing are not allowed in the designated swimming area.
3. Children under the age of 12 are not permitted in or on the lake or in the picnic area, which includes all corporation property in the vicinity of the lake, unless accompanied by an adult.
4. Electric motors are allowed on the lake with these provisions:
 - (a) Motors must not exceed 55 lbs. of thrust,
 - (b) Operators must be at least 18 years of age, and
 - (c) The motors and batteries may not be left with the boat at the lake, and must be removed after use.
5. All water craft and related equipment on community property are private. Permission for use must be obtained from the owner. Boats, canoes, and other water craft, at or near the lake and owned by members, houseguests, or renters, shall be locked securely and must carry appropriate, approved lifesaving equipment. The Corporation will assume no liability for any accident. Non-swimmers MUST wear life jackets.
6. Dogs are not permitted in the swimming area of the lake and when in the picnic area MUST be on a leash. Owners are responsible for cleaning up and properly disposing of any animal droppings. Dogs or other pets should be accompanied by their owners or another responsible person when not on their own property.
7. Fishing is NOT permitted from the swimming dock, boat dock, or in the designated swimming area.
8. Other than the community owned area including the main dock and pavilion and dam areas, the perimeter of the lake is private property. Fishing, docking, and storing boats should not occur on private property without the permission of the property owner.

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9. Plans for construction or installation of docks, piers, ramps, or decks which extend into or on the waters of the lake must be submitted to the board of directors for approval before construction or installation.

10. Any member wishing to have a function or activity using any Corporation property or equipment, such as the lake, picnic, or parking areas, in which the majority of participants are not members, must first secure clearance from the lake chairman, president, or vice president, in that order. At any such function, the member securing clearance must be present. Even after communication with the board member, no event will be considered exclusive. Other community members may still access the community property.

11. Renters may use the lake for fishing and swimming; however, they may not extend their privileges beyond their house guests.

12. All lake functions and lake usage generating a level of noise which disturbs members whose homes are in the lake area shall cease no later than 10:00 PM.

13. There is no trash collection at the lake. All residents and guests must not leave any trash at the lake- ie. "pack it in, pack it out". Also, personal items are to be removed each day, not stored on the dock or in the shelter or SRMPO storage areas.

PRIVATE PROPERTY

1. Except for the entrance, access roads, lake and picnic area, all property on Slick Rock Mountain (including the old trails) is privately owned and should be crossed only with the owners' permission.

2. Outdoor burning of leaves and other brush requires a fire permit. Fire permits may be obtained on the Transylvania County website.

3. Real estate signs and other "for sale" signs for real property may be placed **ONLY** on the property offered for sale.

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4. Property owners selling lots through agents must advise agents that lots may not be shown unless accompanied by the agent, property owner, or property owner's representative.
5. The property owner must advise the real estate agent of SRMPO, Inc. membership and responsibilities by providing the Community Regulations, Bylaws, and Road Maintenance Agreement. These documents should be shared with prospective purchasers.
6. When cutting accesses into existing roads, the property owner, at his expense, shall establish and maintain proper drainage and install necessary drains and culverts to prevent erosion of the roads.
7. Property owners are responsible for trees or brush which threaten community roadways.