

Crandon Lakes Country Club, Inc.

RULES AND REGULATIONS (As adopted June 24, 2021)

1. GENERAL PURPOSE

As idyllic as Crandon Lakes community living may be, Rules and Regulations are nevertheless required. The Board of directors is specifically charged in the Bylaws with the duty and responsibility to enforce the Bylaws and Rules and Regulations, formulate general policy and implement procedures.

Rules and Regulations benefit the Crandon Lakes community as a whole and may be updated as required.

Your Board of Directors respectfully request your fullest cooperation in observing the Rules and Regulations and making them effective in governing our community.

2. PERMITTED USE

Only "Members in good standing" and or their guests are authorized to use Club properties.

Who are "Members in good standing"?

Members in good standing are persons, corporations or other legal entities holding title to real property within the lake community who are "currently paid up" as of May 31st of any year in ALL stock purchase, dues, assessments, fees, penalties and other financial obligations imposed by the CLUB. They have no unpaid current year assessments, fees and other financial obligations imposed by the Club beyond thirty (30) days of such issuance. Members in good standing are also not in violation of the Bylaws, Rules and Regulations of the Club.

The properties include, but are not limited to, the lake, beaches, pavilion, parking lots, children's areas and ball field. Only members in good standing and or their guests are authorized to participate in club activities including but not limited to, music night, club sponsored picnics or other club sponsored events. Members not in good standing may not use facilities as a guest of a member in good standings. **All members either using Club properties or participating in a Club event must clearly display a valid current year beach tag or any other form of identification, as the Board may deem appropriate.** Everyone using the Lake for ANY purpose does so at his or her own risk in all respects.

Members and or non-members violating these rules are reported to the Lake Patrol, Beach Coordinator and current Board Members. The Lake Patrol, Beach Coordinator and current Board Members will document the violators name, address, phone number and may ask to see additional identification up to and including a driver's license. All such

gathered information will be provided to the Board of Directors or its designee for the appropriate action and follow-up.

By way of preventing abuse of privilege, entitlement to the use of Club facilities is necessarily subject to limitation.

Accordingly, "immediate family" status individuals and other invitees of "members in good standing" are limited to 10 on any occasion. When such groups are expected to exceed 10 in number, a written request must be made and prior written approval is required from the President or designee at least three (3) days prior to such occasion. In such instances, the President or designee may require a user fee or deposit.

3. SECURITY

The main purpose of our Lake Patrol is to provide membership, to the greatest extent possible, a vital service in support of the tranquility and well-being of private and Club property within our community.

Duties and Responsibilities

- A.** Patrolling lakes, roads, beaches and other public areas.
- B.** Observing and noting unusual situations on the lake and on Public and Private properties warranting attention to such matters as burglary, vandalism, rowdyism, motor vehicle violations, permitted use violations, etc.
- C.** Reducing "trespassing, property damage or ecological damage", may verify member and guest identification anywhere within the lake community to ensure only authorized members (Members in good standing and their guests) are utilizing Club properties.
- D.** Ensuring compliance with all provisions of the CLCC Constitution, Bylaws and these Rules and Regulations.

Lake Patrol personnel are clearly identified. They may be equipped with any equipment deemed appropriate for the effective patrolling of the LAKE as approved by the Board of Directors.

Activity logs are maintained separately by the Lake Patrol. Copies of the logs are kept in the office and are reviewed by the Security Committee, Board of Directors and President as needed.

The display of your current year beach tag or any other form of identification as the Board may deem appropriate is required when utilizing ANY Club property, facility or when participating at all Club events. Your cooperation in displaying your current year beach tag or any other form of identification as the Board may deem appropriate makes for an easy and effective way of aiding Patrol and Office personnel in carrying out their duties. In doing so, you are doing your part to make our community safer and more secure for all.

Any members or guests who fail to display a current year beach tag will be asked to leave until they return with and display a current year beach tag or other form of identification as the Board has deemed appropriate.

Discharge of any firearms (including air and gas powered rifles, pistols, cross bows or bows) within the community is strictly prohibited. No hunting or trapping within community boundaries is permitted unless authorized by the Board for rescue, safety or maintenance.

As a means to further protect CLCC properties and the community; the Board is exploring the establishment of a "Community Watch"

This is a private community. SOLICITING IS NOT PERMITTED!

4. BEACHES

Lifeguards are present for your safety when swimming in the confined beach areas during the times established and posted on the board.

When lifeguards are not present, swimming is at your own risk.

A responsible guardian must accompany children under the age of 13. Child sitters under the age of 14 for younger children are not permitted at the beach.

Pets must be on a leash at all times. Pets are permitted only in the Cove Area or boat launch ramps. Pets are not permitted on any other CLCC property. Failure to adhere to this rule will subject the owner to a first time written warning. A second violation will subject the owner to a \$10.00 fine and all subsequent violations will carry a \$25.00 fine. Pet owners are required to clean-up after their pets. Violators will be subject to a first time written warning and all subsequent violations will carry a \$25.00 fine for each offence. All fines will be subject to the regular CLCC collection process.

5. FISHING

Because the Lake is private, maintained and stocked through member dues, only members in good standing and or their guests have fishing rights. NJ Fish and Game Rules and Regulations must also be observed. Such anglers must also be in possession of a valid current year beach tag. All others will be considered in violation of the fishing rules.

Fishing is not permitted off the dam.

Only watercraft as delineated in SECTION 9 / WATERCRAFT with properly affixed current year decals and operated by members in good standing and or their guests with clearly displayed current beach tags are permitted.

A first time offence will receive a written warning. A second time offender will be subject to a \$50.00 fine. All subsequent offences subject the violator to a \$250.00 fine for each violation. In addition, fishing violations may subject the violator to additional Municipal and or State fines and penalties. All fines are subject to the regular CLCC collection process.

6. BADGES

Crandon Lakes Country Club's private recreational facilities are available only to eligible members. Identification badges (beach tags) are available to members in good standing.

Beginning in May beach tags can be obtained at the Office. These tags (beach tags) must be plainly displayed whenever on Club property and when recreational facilities are used or Club activities attended.

Lake Patrol, Beach Coordinator and current Board members are authorized to enforce CLCC Rules and Regulations. Members in good standing will be responsible for vouching for their guest and for their conduct. Guests must display a beach tag or other form of identification authorized by the Board. Guest violations will be charged to the Member that invited them. A guest not displaying a beach tag or other form of identification will be asked to leave. The Member will receive a first time warning for violation of guest policies. A second violation will subject the member to a \$50.00 fine. Subsequent violations will subject the member to a \$250.00 fine for each occurrence. All fines will be subject to the regular CLCC collection process.

Badges found are to be returned to Lifeguards, Lake Patrol, Beach Coordinator, Office personnel or any current Board member. Badges are numbered and registered with our Lake Patrol personnel.

Other forms of identification may be required from time to time. The purpose of which and the type will be at the sole direction of the CLCC Board.

Badges or other forms of identification are not transferable and their unauthorized use is prohibited. For the purpose of this Rule, the term "unauthorized use" shall include, but not be limited to the purchasing, lending or distribution of badges or other forms of identification for use by any person who is not a Member in good standing. Members are responsible for their badges and other forms of identification and as such members will be held responsible for the violation. The first offense will result in a written warning. A second offense will carry a \$50.00 fine. All subsequent violations will result in a \$250.00 fine for each violation. All fines are subject to the regular CLCC collection process.

7. CONDUCT

Lake Patrol personnel directions are to be obeyed.

When on duty, lifeguards are in charge of the beach areas and promptly must be obeyed. They are there to protect the safety of swimmers, they are not baby sitters, and they cannot accept special responsibility for children other than their prescribed safety function. Children are the sole responsibility of the parent(s) and or guardian(s) and unattended children under the age of 13 years old are not permitted at the beach.

For the common good, beach activities are necessarily limited to proper conduct at all times.

Recreational activities are greatly encouraged. Consideration must always be accorded other users. Interference with the rights, privileges, comfort or enjoyment of others will not be tolerated. Offenders will be given a written warning and asked to leave for the remainder of the day. A second offence will subject the offender with a \$50.00 fine and the suspension of all Club privileges for seven (7) calendar days. Each subsequent violation will subject the offender to a \$250.00 fine and suspension of all CLCC privileges for thirty (30) calendar days. Because of the seriousness of this type of violation, the fourth (4th) violation and beyond will be referred to the Board. Based on the "Facts and Circumstances" the Board may assess fines, loss of privileges or both commensurate with the offense and therefore they may be significantly higher. All fines will be subject to the normal CLCC collection process.

Impairment as the result of drinking, legal or illegal drug use, "rough play" and general rowdyism is prohibited. A first time offense will result in a written warning and all offenders will be asked to leave for the remainder of the day. A second violation will result in a \$50.00 fine and the suspension of all Club privileges for seven (7) calendar days. Each subsequent violation will subject the offender to a \$250.00 fine and the suspension of all Club privileges for thirty (30) calendar days. Because of the seriousness of this type of violation, the fourth violation and beyond will be referred to the Board. Based on the "facts and circumstances" the Board may assess fines, loss of privileges or both commensurate with the offense. The fines and loss of privilege are within the sole discretion of the Board and could be significantly higher. All fines will be subject to the normal CLCC collection process.

Loitering, undesirable gatherings, malicious mischief and vandalism are not permitted.

No one under the age of 21 is permitted to be on any Club property (beaches, parking lots, ball fields, etc.) after 10:00 PM without specific written permission from an officer of the Board of Directors, or unless accompanied by a member in good standing age 21 or older.

A first time offence will subject the property owner to a written warning. A second offense will carry a \$50.00 fine. Fines will increase by \$100.00 for each offense thereafter (the third offense will be \$150.00, the 4th \$250.00 etc.). All fines will be subject to the normal CLCC collection process.

Members are responsible for their Guests. A Guest who fails to obey our Lake Patrol is the responsibility of the member and as such that member, whether in good standing or not will be deemed responsible.

8. ENVIRONMENT

Our lake and surrounding landscape are precious natural resources that contribute to the natural beauty, value and recreation of our community. It is in everyone's interest to protect these assets. Civic pride, regard for the common good, and personal responsibility can go a long way toward protecting our environment. Your Board of Directors have put in place Crandon Lake community Rules and Regulations that may go beyond those environmental rules put in place by municipal, county, state and federal regulations to protect our community.

- A.** No person shall pollute the lake waters with garbage, leaves, or debris of any kind.
- B.** Members shall not deliberately or accidentally cause or allow any harmful substance or material that could adversely affect the water quality to enter the lake. This includes, but is not limited to, herbicides, algacides, gasoline, wastes from septic systems and dry wells, water from sinks, showers, and washing machines, soapy water from any source, and soil loosened in construction or carried by runoff.
- C.** No person shall extend his/her shoreline with fill material, however the use of sand is permitted to maintain private beach areas.
- D.** No person shall bathe or wash his/her hair in the lake. No person shall wash any pet in the lake.
- E.** No person shall wash cars, boats or other objects in a way that allows cleansers or waste water to enter the lake.
- F.** Construction materials used in objects to be placed on the lake or its shoreline must not have come into previous contact with water-soluble toxic chemicals. The construction materials themselves must not be toxic.
- G.** Members are required to comply with requests for information from the Board of Directors regarding the sewage disposal and wash-water systems.
- H.** The presence of combustion engines of any type, whether designed to power a boat, vehicle or mechanical device is prohibited in the CLCC Lake unless needed by the club for rescue, safety or maintenance, or as authorized by the Board.

- I. All permitted watercraft brought from other water bodies must be thoroughly washed prior to entry into the lake to prevent transfer of aquatic invasive species.

Any violation of the above "A" to "I" will be referred to the CLCC Board who may assess fines, loss of privileges or both commensurate with the "facts and circumstances" and refer the matter to local, county or state officials. All fines will be subject to the normal CLCC collection process.

9. WATERCRAFT

Members are subject to all New Jersey Statutes, Marine Law, Rules and Regulations pertaining to boating, including but not limited to rules of navigation personal flotation devices, requirement for a boat safety certificates, observance of safety requirements for boats operating after dusk. In addition, as the general public has no rights to the recreational use of a private lake, such rights being exclusive in the owner of the lakebed, members use of the Crandon Lakes for boating purposes is subject to the following rules:

- A. Beaching of watercraft is limited to designated launch areas and furthermore, is expressly forbidden in beach areas. Watercrafts are prohibited from operating within 50 feet of designated beach areas.
- B. Boats (paddle, row / oar, and sail craft) in excess of 16 feet in length, 6 feet in width, or have a draft of more than 5 feet are NOT PERMITTED. Canoes in excess of 20 feet are NOT PERMITTED.
- C. Pontoon boats in excess of 8.5 feet in width, 18 feet in overall length ARE NOT PERMITTED.
- D. Operation of all craft must observe consideration of other user's activity. Safety is the primary rule.
- E. An adult must accompany children under 16.
- F. Only eligible watercraft for members in good standing with a valid decal are permitted. Upon application to the CLCC identifying decals will be issued for all eligible watercraft. The issuance of watercraft decals addresses two issues:
 - 1. Identifying aid in the case of theft or misuse
 - 2. Ready determination if craft is entitled to operate on the lake
- G. Only electric powered motors are permitted.
- H. Floats shall not be placed more than 30 feet from shore. Any watercraft operator not adhering to these basic safety requirements will be immediately asked to leave.
- I. All boats, including non-power boats, in use after dusk shall have proper navigation lights shining at all times, while in motion or while stopped.
- J. Craft operating in the area between shoreline, docks and floats shall proceed at slow trolling speed be mindful of swimmers from private homes.
- K. Fishing craft operating in the area between shoreline, docks and floats must be mindful of the risk caused by casting to swimmers from private homes and the beach areas.

- L. No craft shall be operated for commercial purposes except as specifically authorized by the CLCC.

All permitted watercraft must clearly display a properly affixed current year decals. All operators must display a current beach tag. All others will be considered in violation of the Rules and Regulations. First time offenders will receive a written warning. A second violation will subject the offender to a \$50.00 fine. Each subsequent violation will subject the offender to a \$250.00 fine. All fines are subject to the normal CLCC collection process.

All boating privileges are contingent upon compliance with all applicable statutes, rules, regulations. CLCC reserves the right to deny boating privileges to any member who fails to comply. Boat registrations issued to a member are revocable by the CLCC without refund if, in the judgement of the lake patrol, the boat is used in violation of the rules herein set forth.

10. VEHICLES

Members are subject to all New Jersey statutes, Motor vehicle laws, rules and regulations, including but not limited to:

- A. Vehicles are permitted in beach areas only for boat launching or beach maintenance.
- B. Lake Patrol personnel are authorized to take suitable measures to halt observed hazardous vehicle operations in any area.
- C. Bicycles operated during the nighttime hours must be equipped with reflectors front and rear and with night-lights.
- D. Snowmobiles on any property owned and or leased by CLCC or CLAPO is strictly forbidden.
- E. Use of ATV's on any property owned or leased by CLCC and CLAPO is strictly forbidden.
- F. Parking is not permitted in recreational areas, except where designated. Parking on community grounds is prohibited.
- G. All licensed motor vehicles must be registered and display a current parking permit, while parked on CLCC or CLAPO properties, including but are not limited to , the beaches, parks, the Clubhouse, boating areas, fields and parking lots.
- H. Members in good standing will be furnished with identification for vehicle identification. Identification must be clearly displayed.

First time violators will receive a written warning. A second offense will result in a \$30.00 fine, a third offense will result in a \$50.00 fine and all subsequent violations will carry a \$100.00 fine. All fines are subject to the normal CLCC collection process.

11. WINTER ACTIVITIES

During the winter months the lake may be frozen. CLCC makes no determination about whether the lake can be accessed safely.

Fishing policies remain in effect during winter.

Anyone venturing out on to the lake does so AT THEIR OWN RISK.

ATV's are not permitted on the Lake.

12. MISCELLANEOUS

- A.** Owners must notify the CLUB'S secretary of when their property is rented. Owners are responsible for activity of tenants and must advise and provide tenant with a current copy of the CLUB'S Rules and Regulations. Owners must comply with all municipal and state ordinances regarding rental properties
- B.** Boat Stickers and Badges will be issued to the property owners. It is the property owner's responsibility to see that he/she is a member in good standing for if they are not / no stickers will be issued to the property owner and the property owner will have no stickers for the tenant.
- C.** Owners are charged with the knowledge of all Bylaws, Rules and Regulations. Owners are responsible to contact the Board in the event clarification is required. Lack of knowledge will not be a defense to any fine or penalty for violations.
- D.** Structures, tents, trailers or other temporary structures intended for or capable of habitation are not permitted on non-conforming lots. Property owner will be given a written warning for removal and will have three (3) calendar days to comply. After three (3) calendar days, the property owner will be subject to a \$250.00 per day CLCC fine subject to the normal collection process. Property owners who claim their structure is subject to the terms of Township Ordinances allowing for pre-existing non-conforming structures must so advise the Board within three (3) days of the written warning and will have ten (10) days to obtain a Certificate pursuant to that stating the structure is exempt. After submission to the Board, the Board will review and advise the property owner in writing within ten (10) days. Any repeat offense will not require the warning steps but will instead be viewed as cumulative with the property owner subject to an immediate \$250.00 / day CLCC fine.
- E.** No overnight out of doors sleeping of any kind is permitted on a property that lacks a permanent, fully functional (home) dwelling complete with running water and a permanent, fully compliant septic system. Violations will subject the property owner to a first time written warning, a second offence of a \$100.00 fine for each night, the third offense of a \$250.00 fine for each night and all subsequent violations with a \$350.00 fine for each night. These fines are cumulative. A new year does not restart the process, rather it continues.

- F. No house trailers or mobile homes of any type shall be used as residences anywhere in the CLCC community. Property owner will be given a written warning and have three (3) calendar days to comply. After three (3) calendar days, the property owner will be subject to a \$250.00 per day CLCC fine subject to the normal collection process. Any repeat offense will not require the warning steps but will instead be viewed as cumulative with the property owner subject to an immediate \$250.00 / day CLCC fine.
- G. Open fires are not permitted. Controlled fires or an open pit fire are permitted only on properties with a permanent dwelling (home), complete with running water and a fully compliant septic system or at the two designated beach areas. The use of propane grills are permitted. A first time offence will subject a member to a first time warning. A second offence will carry a \$50.00 fine. All subsequent offences will carry a \$250.00 fine. These fines are cumulative. A new year does not start the process over, rather it continues.
- H. No structures of any kind (temporary or permanent including but not limited to storage sheds, porta-john's etc.) are permitted on any property that lacks a permanent dwelling for habitation, running water and fully compliant septic system.
- I. Temporary structures in place prior to April 1, 2021, must be removed by September 30, 2021. After September 30, 2021, the property owners will be subject to a \$250.00 per day CLCC fine.
- J. Temporary structures put in place after April 1, 2021 property owners will be given 14 calendar days to remove the structure. After the fourteenth (14th) day the property owner will be subject to a \$250.00 per day CLCC fine.
- K. No boisterous activities, including loud music, barking dogs, fireworks between the hours of 10PM to 7AM are permitted. . First time offense will result in a written warning. Second offence will result in a \$50.00 fine, third offense will result in a \$250.00 fine and all subsequent violations will each carry a \$500.00 fine.

All fines delineated in section 13 and all other sections of this document will be subject to the normal CLCC collection process.

14. APPEALS

Knowledge and understanding By-Laws, Rules and Regulations and Policies are the members' responsibility. Upon request, written documentation will be provided.

If, however a member is subjected to fine, the member may appeal it.

The member will have ten (10 business days from the receipt of the fine assessment notification to request an appeal to the Board. The appeal must be in writing. It must be delivered to the CLCC office during normal hours of operation.

Once the request is received a written notice of the time and place of the hearing before an appointed committee will be provided to the member

At the time of the committee hearing, Members may introduce written materials, concerning the facts and or witnesses. The members must furnish to the Committee three (3) days in advance a copy of those “facts” and a “witness” list.

It is the Goal of the Board to handle ALL disputes with care, diligence, impartiality and efficiency. If the matter can be resolved at the committee level, the matter is closed.

If the matter cannot be resolved, the member can request a hearing before the entire Board. The determination of the Board as to fines penalties and loss of privilege is final.

The Member could also request “Mediation” as a non-binding alternative to litigation.

A no cost mediation panel would be made up of three (3) to five (5) members. Some would come from CLCC and others from local lake boards. Both parties would first agree on the panel makeup.

The Member would also have the right to use a Professional mediator. Both parties would first have to agree on the person; however, the cost would be the responsibility of the member.

Lastly, the Member is free to pursue an alternative course.

September 1994

June 2003

June 28, 2010 as revised

May 27, 2011 as revised

October 2012 as revised