

RULES AND REGULATIONS

HIGH CREST LAKE LODGE, Inc.

Updated January 2024

Article II of our by-laws states: "The Purposes of this organization are to acquire, hold, own and provide for the care, maintenance and control of the beaches, lakes, dams, piers, pavilions, clubhouses, buildings, and other structures and other grounds used for recreation and sports, boating, bathing, fishing of High Crest Lake, and all of the property used in common by the owners: to formulate rules and regulations for the use of the properties enumerated above: to insure the present and future character and well-being of the development known as High Crest Lake to promote the welfare of recreational, social, and intellectual interest of its members."

The rules and regulations contained in this document are intended to help fulfill the stated purposes of our organization. All members of the High Crest Lake Lodge, LLC are expected under the terms of the Declaration and the Bylaws to conform to, comply with and obey all the provisions of the Association's Rules and Regulations. A copy of these Rules and Regulations shall be posted in the Lodge and on the HCL website.

This document has evolved over time based on the experiences we have had throughout our history, changes in technology and collaboration with other lake communities in the area. We have also attempted to ensure these rules and regulations comply with known state & municipal codes which have also changed over time. Working together, our community can continue to improve this document so that we can better achieve the purposes of our organization. If you have any suggestions, questions, or concerns, please reach out to any Board member directly or email The Board at board@highcrestlake.com.

I. GENERAL PROVISIONS

1. **BADGES** -- Association identification badges are issued to each Association member in good standing. All Members, as well as the members of their immediate family who reside in the Member's household, and guests are required to wear badges at all times when they are on Association property, including the Lodge, lake, beaches, dock areas, grove, cove and fishing areas.
2. Members shall be with their guests at all times when they are on Association property.
3. For the protection of the lake, no weed killers, fertilizers or other chemical or natural compounds shall be used by Members which are not approved for use in wetland areas. No use of phosphorus is permitted.
4. All members shall follow appropriate soil conservation methods as set forth by the County and State in order that no soils or other drainage products run into the lake.

5. Members shall obey all posted signs concerning disposal of trash and recycling materials and/or utilize all receptacles provided for that purpose. Refer to West Milford ordinance. **321:Recycling**
6. No excessive noise is permitted between the hours of 10:00 P.M. and 8:00 A.M. Refer to West Milford ordinance. **226-6 (6):Noise**
7. The Statutes and Ordinances of the borough of West Milford and the State of New Jersey shall govern the resident's responsibility concerning pets, including dog licenses and periodic rabies shots. Animals shall not be permitted to run at large, to become a public nuisance or to create excessive noise. All feces shall be removed from the roads and right-of-ways. Refer to West Milford ordinance. **71:Animals**
8. No dog shall be permitted to run loose on High Crest Lake Lodge, Inc. property and each owner shall be responsible for cleaning up after his or her dog or other pets. Refer to West Milford ordinance. **71:Animals**
9. Each property owner shall keep all lots owned and all improvements thereon, in good order and repair, including but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the appropriate external care of all buildings and other improvements, all in a manner and with such frequency as is consistent with proper management. Refer to West Milford ordinance. **94:Buildings,Unfit**

II. FISHING/BOATING/LAKE USE

1. Fishers/Boaters shall wear Association identification badges at all times.
2. Members shall be with guests at all times when they are on Association property.
3. Regulations concerning fishing also apply to ice fishing.
4. No fishing is permitted from the swimming pier(s) or in the bathing area at any time.
5. All state regulations concerning licensing, the size, species and number of fish which may be removed from a lake shall apply to the Association's lake.
6. Vessel length may not exceed 16ft. Note that boats registered with High Crest Lake Lodge Inc. that are over this limit prior to May 2023 are grandfathered. The grandfathering does not apply to new boats purchased or built by the owners of current grandfathered boats, and grandfathered boats cannot be transferred to other members.
7. Gas engines are not allowed on the lake at any time.
8. ATV's, Snowmobiles and gas-powered ice fishing augers are not allowed on the lake.
9. Only electric powered motors are allowed on the lake.
10. No motorized boat/vessel shall cause a wake while being used on High Crest Lake. The boat/vessel shall remain at idle speed, the lowest speed at which a vessel can operate and maintain headway, Motorized vessel speed may not exceed 5 miles per hour.

All motorized vessels over 12ft shall be registered and follow NJ State laws.

11. All guest boats and trailers must be cleaned/washed prior to use on the lake to avoid bringing invasive or damaging growth into the lake.
12. There shall be no moorings in High Crest Lake.

13. Skating is allowed, but at your own risk. It is strongly recommended to not go out on the lake alone and without alerting others of your intentions.
14. Open burning/fires on the lake are not permitted.
15. Pets shall be permitted to swim or be in a boat unleashed provided they are under the control of a responsible handler.
16. Noise travels very easily over water. Please respect our peaceful environment for all lake residents by limiting noise on and around the lake.
17. Do not feed any waterfowl.

III. BEACH

1. Members and guests under the age of twelve (12) shall have an adult or other guardian present when in the beach area. All swimmers under the age of 12 will be required to pass a dock test.
2. Use of the beaches or swimming in the lake is strictly at the risk of the Member.
3. The Association's beaches open each year during the last week of May (Memorial Day weekend) and remain open through Labor Day Weekend.
4. Snorkeling is permitted if done within the buoy markers.
5. No running or horseplay is permitted on any of the docks or on the diving float. Only one person at a time is permitted on the diving board and no one may dive until, and unless, the diving area is clear of swimmers. No swimming is permitted under the docks or the diving float.
6. No running or rough play is permitted in or out of the water.
7. Pets are not allowed on the beach or docks between May 15th and September 15th. Dogs are permitted on the grove/cover areas, provided they are leashed, and the owner cleans up after them.
8. Members in good standing may request to rent the grove area by filling out a "Grove Reservation Agreement" and submitting it to the Rental Coordinator for approval. The form and instructions can be found on the HCLL website.
9. Only Members and Non-Resident guests are allowed to swim at the beach.
10. Badges must be worn at all times and members shall be present with their guests at all times.
11. Lifeguards are in charge while on duty.
12. Bikes or motorized vehicles are not permitted on the beach.
13. All litter shall be placed in proper receptacles.
14. Glass containers are not permitted.
15. Alcoholic beverages are not permitted.
16. The Beach closes one half hour after sunset.
17. Lifeguard hours are posted on the Lifeguard stand and are subject to change at the direction of the Lake/Beach director.
18. Smoking is not permitted on the beach or in the water.
19. No swimming is permitted during an electrical storm.

IV. COMMON AREAS

1. The grove/cove/right-of-way is considered part of the lake and is common property. All Members may walk or fish along these areas, which shall not be obstructed.
2. All activities taking place on the Common areas are at the risk of the Member utilizing such Common areas.
3. When renting the Lodge or Grove, all High Crest Lake residents who attend your party must be High Crest Lake Members in good standing (dues paid in full).

Rules & Regulations

1. Covered docks, moorings and boat houses are not permitted.
Temporary structures referred to in item 4 include floating docks, rafts and any floating structure that is not removed from the lake on a daily basis. Floating structures are limited to a maximum area of 100 square feet and must be approved in advance per item 4 in Lakefront – Policies per By-laws above.
2. Limit fertilizations of lawns. It is recommended to get a soil test to find out what your lawn needs and look at the fertilizer labels. Phosphorus is the chemical that causes algae blooms in freshwater.
3. Do not irrigate your property directly from the lake, drain or backwash pool water into the lake.
9. Do not remove land vegetation within five (5) feet of the high waterline. The trees and plants protect the soil from erosion caused by hard rains and wind. In addition, please do not place mulch along the shoreline, as rain can cause mulch to be expelled into the lake.
10. Do not rake or blow leaves, grass clippings or any other vegetation into the lake.
11. Septic tanks must be periodically cleaned (pumped) to remove floating scum and sludge that accumulates. West Milford ordinance calls for pumping every three (3) years.
12. Noise travels very easily over water. Please respect our peaceful environment for all lake residents by limiting noise on and around the lake.

VI. Board of Directors

1. Board of Directors at High Crest Lake Lodge Inc. are entitled to one free lodge rental per year of service. These rentals must be used during board service and expire at the end of each year.

VII. Renters of Homes at High Crest Lake

2. Renters of homes at High Crest Lake must be Class C members in good standing in order to use High Crest Lake Lodge, Inc. property. Class C members will be issued Member badges upon the acceptance of their membership application by the Membership Committee or Board of Directors and payment of any required fees. (Refer to by-laws sections 2 and 3 for details).
3. Applications for membership must be submitted with a copy of the lease/rental agreement which must be for a term of one year or more to be considered.
4. Renters may not use Member or Guest badges issued to homeowner members to gain access to High Crest Lake Lodge, Inc. property.