**Whispering Pines Community**

**Guidelines/Rules: Lake, Dock, Picnic Area, and Beach Use**

**From the Lovers**

(rev 1 June 2020)

**Purpose**: To clearly communicate the updated rules regarding the use of the Lovers’ Lakes and Picnic Area/Beach

In general, the guiding principles of the Lake/Dock/Picnic Area and Beach usage have, and will always be, in the spirit of responsibility and respect when enjoying the designated areas. If that is not the case, for whatever the reason, that use will be denied.

• Risk: Those that are allowed to use the lakes, dock, picnic area and beach, do so at their *own risk*. They will hold Steve and Stephanie Lover harmless for any and all liability for said use. (**Effective June 5, 2020)** Prior to using the above mentioned areas ALL primary users must : 1) Read and sign the attached Release of Liability form. 2) Return a copy to the Lovers and 3) Primary users must have their own adequate insurance coverage for both themselves and all others that they may choose to bring on the property.

 • Access: Entry/exit access to the beach/picnic/dock area is from Whispering Pines Lane *only*. Vehicles must be parked just off of the driveway between the road and the wooden bridge. Do not drive onto the grass areas any further than necessary to clear the drive. It degrades the grass and ground areas. Do not proceed onto or beyond the bridge by foot or in any vehicle at any time while on the property.

• Large Groups: Groups of **9 or more** must request and receive approval from Steve and/or Stephanie Lover a minimum of 1 day prior to the requested event. Do not leave a voicemail message or send an email informing Steve and/or Stephanie of your intended use: a direct response is *required*.

 Additionally, a maximum of 4 adults’ weight (800 lbs) is allowed on the dock at the same time. It is not approved to hold more weight.

• Fishing, Boating and Swimming: No boats shall exceed 16 feet in length and shall not be propelled by gasoline motors. Paddles, Oars and trolling-type electric motors are approved for navigating on the lakes. Boats must be equipped with all approved and required safety devices (life jackets, seat cushions, etc.)

• Non-Homeowner Guests: Property owners *must* accompany non-homeowner guests while utilizing the approved areas and abide by any and all use guidelines and rules unless *specifically approved* by Steve and/or Stephanie Lover.

• Hours of Use: Any and all usage of the above mentioned areas must occur during daylight hours only (specifically an hour after sun-up until a half-hour after sun-down.)