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Springwood Lakeside Individual Property
Owners Assoc., Inc

GENERAL PROVISIONS

November 14, 1984

The information and contents of this letter with inclosures is provided to each owner of land adjacent to/or surrounding the waters of Springwood Lake.

It has been determined by the Board of Directors and approved by the Membership of the Springwood Lake Individual Property Owners Association Inc., that the provisions of this letter and its contents, as a minimum, will be complied with:

1. Property Owner

(a) Any lakefront property owner having failed to pay any and all money or fees assest for the repair, construction, legal, membership, and etc., duly approved by the Board and Membership, may be subject to the forfeiture of all rights and the use of the lake. Exceptions, may be approved by the Board upon written application.

(b) Those individual lakefront property owners and other type lakefront property owners who have not paid approved assessments prior to 1 January 1985, appropriate legal action will be initialed by the Board, as deemed necessary to recoup all charges.

(c) Property owners that have paid all monies due the Association are in good standing and have the right to use the resources of the lake for their personal use and for the use of house guest.

(d) Dumping of debris, yard trash or any object into the lake is prohibited. Any chemicals applied to the lake or its waters must be approved by the Board of Directors.

(e) Only lakefront property owners are authorized to draw water from Springwood Lake for their own personal use.

(f) The Board of Directors will determine the level of the lake, lowering of lake for repairs, necessary maintenance, inspections, and etc. and no other individual or group posses this authority.

(g) Individual property owners are responsible for the conduct, liability, safety, and etc. of all persons considered house guest and authorized or permitted to use the facilities of the lake.

(h) All general areas having access to the lake assume full reponsibility for individuals or groups permitted to or gain access to the lake through their respective area. This includes, but not limited there to, for the provisions of "Life Guards" for swimming areas, adult supervision, security, and etc.

2. Non-lake Property Owner

Other than house guests of the individual lake front property owner, there will be no access to the waters of Springwood Lake except those areas designated for same ie, Springwood Club Inc., or specific areas designated by Developers and approved by the Board of Directors, Springwood Lake Individual Property Owners Assoc., Inc.

3. Water Level

The level of the lake will normally be maintained within three (3) inches of the overflow level of the spillway (old) as prescribed by Land Resources, S.C.

(4) Inspection

Annual inspection of dam and the three (3) discharge units will be conducted on an annual basis by the Board of Directors and appropriate reports rendered as prescribed by Land Resources, S.C. and Dept. of Defense. All other areas will be inspected as deemed appropriate.

ANNEX:

- A. Docks
- B. Boating
- C. Fishing



Bert T. Richardson
Chairman

General Provisions

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Springwood Lake

ANNEX-A
DOCKS

To insure that Springwood Lake is maintained, presents a good environment and that constructions does not prohibit the use of Springwood Lake water, the following rules apply:

1. All docks or any construction extending over or on the waters of Springwood Lake will not be permitted without the written approval of the Association. Individuals will submit plans and location of all new construction to the Springwood Lake Individual Property Owners Assoc., Inc. for approval prior to construction.
2. All docks, boat houses, and etc., now existing, will be approved by the Association upon receipt of letter from requesting parties concerned. The request will be submitted no later than 31 December 1984 for approval.

ANNEX-B
BOATING

To insure safety requirements, protection of property surrounding the lake and over crowding or excessive boat use, the following rules will be enforced:

Authorized

1. Only those boats displaying the Springwood Lake decals.
2. Boat motors will not exceed 9.5 horsepower.
3. Boats will meet all normal safety requirements.
4. There will be a maximum of five (5) boats authorized to be launched or in use upon the lake from each of the authorized general public area(s).
5. The Springwood Lake Individual Property Owners Association, Inc. assumes no responsibility, legal or other in those matters pertaining to personal liabilities or property damages resulting in the use of the waters of Springwood Lake.

Not Authorized

1. Motors in excess of 9.5 horsepower.
2. Overcrowding or unsafe boats or water crafts.
3. Boats or water surface crafts not displaying the Springwood Lake decal.
4. Swimming from boats or other water surface crafts.

ANNEX-C
FISHING

Springwood Lake has been stocked with Bass, Bluegills, Bream, and Shellcrackers at considerable cost to the Association. Therefore, your cooperation is desired in protecting our lake and compliance with the following reasonable rules:

Authorized

1. Fishing permitted on or after 1 June 1986.
2. All Bluegills and Shellcrackers should be kept regardless of size.
3. All Bass in excess of 12 inches may be kept.
4. Fishing from boats and land adjoining the lake is permitted; however, that area of the dam and spillway is not authorized.
5. Proper state fishing license as required.

Not Authorized

1. Use of live minnows.
2. Fishing from the of the dam and roadway surface.
3. Fishing within 15 feet of docks or designated swimming areas.
4. Trot lines and seines.
5. Retaining Bass 12 inches and under should be released.