

## **Lake Maintenance Policy**

**Scope:** This policy encompasses the twenty interconnected lakes within the Waterford Storm Water Management System.

### **Definitions**

1. "Lakes" refers to the retention ponds and canals within the Waterford complex
2. "Golf Course" refers to Capri Isles Golf, Inc.
3. "WMOA" refers to the Waterford Master Owners Association, Inc.
4. "SWMS" is the WMOA Storm Water Management System, including all lakes, drains, control structures and anything else affecting the controlled discharge of storm water from the Waterford property
5. "ACC" is the WMOA Architectural Control Committee.
6. "Erosion" refers to lake bank erosion occurring within Waterford. It is characterized by the collapsing or undermining of a lake bank, and is evidenced by visible washouts, collapsed ground, and/or the deposit of lake bank soil into the lakes. Erosion is typically the result of:
  - a. Uncontrolled storm water runoff from roofs or property
  - b. Broken or leaking irrigation pipes; leaky, missing or broken sprinkler heads
  - c. Clogged or broken underground drains
  - d. Uncontrolled swimming pool discharge, usually occurring when back-flushing a pool, or pumping water out of the pool to lower the water level.

### **Policies**

#### **1. Grass Maintenance**

Homeowners, Sub associations, the Golf Course and WMOA, individually or their contractors, will mow to the water's edge of lakes, to the same height as the surrounding grass.

#### **2. Lake Bank Erosion and Repair**

- a. Under no circumstances may anyone, including contractors, penetrate the lake bank repair material (Eco-Tube® or equivalent) without prior approval of the SWMS Committee. The integrity of the repair materials must be maintained at all times to insure the longevity of the repairs.
- b. The repair of damage to lake banks is the responsibility of the homeowner(s), sub-association or the Golf Course.
- c. When damage to the lake banks is observed the SWMS will advise as to needed repair, and WMOA will provide a list of recommended contractors.

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- d. Repairs must be completed within 45 days, or WMOA may elect to undertake repairs and bill the homeowner(s), sub-association or Golf Course.

### **3. Gutters, Downspouts and Underground Drains**

- a. Homeowners abutting a lake are strongly urged to install gutters, downspouts and underground drainage to control runoff and prevent erosion of the lake banks.
- b. Down spouts and gutters in the rear of homes abutting a lake must be connected to an underground drain large enough to carry heavy rains away from the home and into the lake.
- c. Homeowner underground drains must be connected to the feeder pipes installed by WMOA on the lake bank, wherever available.
- d. Homeowner drains may lead directly into the lakes if approved by the SWMS and if they are installed properly. An ACC permit is required.
- e. Golf Course drains must be installed such that they terminate directly in the lake.
- f. All drains must extend at least six feet into the lake, and be weighted with a cement collar to keep them below the water surface.

### **4. Irrigation**

- a. Irrigation systems including underground sprinkler lines, sprinkler heads and control valves should be inspected monthly by the homeowner or a contractor to ensure there are no leaks, breaks or missing heads.
- b. Sprinkler heads will be installed no closer than five feet from the water's edge and the direction of spray will be away from the lake.

5. **Swimming Pool Discharge:** Swimming pool water must be chemically neutral before it is discharged. Homeowners must direct the discharge flow to the front of the home to mitigate damage from swimming pool discharge.

### **6. Aquatic Plants and Fish**

- a. WMOA will establish aquatic plants in designated littoral areas and/or along selected lake banks to help filter pollutants from the water and control lake bank erosion from wave action.
- b. WMOA will contract to have fish removed from the lakes, or new species introduced, to maintain a healthy balance between fish and plant life.

### **7. Water Quality And Maintenance**

WMOA will contract with a qualified licensed lakes management company to maintain the water quality of the SWMS lakes, spray weeds, control algae and unwanted plant life, and generally maintain the water quality of the SWMS to insure clean discharge from the system into Curry Creek.

## **Architectural Control Committee**

1. ACC will inspect all lake banks at least twice/year for signs of erosion and substandard lake bank maintenance.
2. ACC will verify that lake bank grass height is the same as lawn height, to the water's edge.
3. ACC will follow the procedures and practices set forth in WMOA Declaration of Covenants, Conditions and Restrictions, to enforce Lake Bank Policies. Violations may carry a fine as well as repair costs if WMOA makes repairs on behalf of any of the aforementioned entities.