

## **FTLA Rule Changes and Policy Additions**

### **May 2018 to Present**

#### **Policy Additions:**

2/07/17: Board approved policy that future \$5,000 initiation fees received after 12/1/16 are to be set aside to fund construction of a future community center and or future capital improvement projects on common areas on FTLA properties.

5/5/18: John Graham rehired for a 3 year contract rather than annually on a 1 year contract.

7/16/18: E & S – Only guests names on a member’s guest list will be allowed into lake during scheduled 4<sup>th</sup> of July event(s). No “open” house invitees will be granted admittance into lake.

8/06/18: Committee chairs should review and approve invoices pertaining to their committee expenses prior to payment by initialing or signing the invoice.

10/01/18: FTLA employees, Directors and Officers are asked to sign a “confidentiality agreement” pertaining to discussions and personal information regarding members which may be addressed at Board meetings or elsewhere on the property.

4/01/19: FTLA employees, Directors and Officers are asked to sign and comply with written “social media” and “harassment” policies as developed and approved by Board of Directors.

#### **Rule Additions/Deletions**

##### **May 1 to Present**

#### **Building & Grounds Rules: Section B Rule 9 – is replaced with the following:**

1. Travel campers, motor homes (RV’s), tents or any other permanent or non-permanent fixtures with overnight accommodations and or bathroom facilities that are parked or set up on a member’s property for the purpose of providing living, camping or overnight stays is strictly prohibited.
  - A. Campers, tents, motor homes or any other permanent or nonpermanent fixtures with overnight accommodations and or bathroom facilities that are parked or set up on members properties for the purpose of providing living, camping, or overnight stays is prohibited.
- 2) Occasional overnight tent camping on member’s and Flat Top Lake Assoc. grounds is allowed under the following conditions:
  - a. FTLA immediate family members living in a member’s residence must be present.
  - b. Superintendent is notified in advance: the location, member's lot number, number of people and length of stay.
  - c. Superintendent is notified in advance: the location, member's lot number, number of people and length of stay.
  - d. Occasional stays only, not to exceed three nights.

02/4/19: added to Section VIII. General – E. 3 – Former members who previously paid the \$5,000 initiation fee and reapply for membership have a grace period of 90 days from date of selling their prior lot to execute a contract with intent to purchase a Lot(s) and be exempt from paying the \$5,000 initiation fee.

#### **Section D Docks**

Private Boat Ramps or driveways capable of launching any type of watercraft from a member's lot is prohibited. Motorized watercraft with current FTLA registration shall only be permitted to be launched at the FTLA boat launch.

#### **Section F1 Construction security deposit - page 20**

Contractors, construction, or any general workers performing services for FTLA members may be exempt from providing the refundable constructors deposits providing the following requirements exist: A well-established reputation of satisfactory projects or services has been demonstrated on all previous projects at FTLA.

1. Satisfactory services are well known supported by the lake Superintendent.
2. The proposed members recommendations and support.
3. At the discretion and approval of the FTLA BOD.

#### **Rule III, A 8 Page 21**

8. Guests are only allowed to fish on a member's boat while accompanied by the member or someone having ownership at Flat Top Lake, this also includes civil partnerships & cohabitation. For the purpose of this rule, immediate family of a member shall only include parents, in-laws, children and grandchildren of the member or partner.

7/16/18: add to I. Safety - B. Boats 4 f (page 9) – all non-motorized watercraft need to be registered at the office and obtain unique FTL registration decal; no proof of insurance required.

02/04/19: I. Safety – B. Boats #7 (page 9) change maximum V-Hull boats length from (20' 6") to (21' 0"). Maximum allowable length for pontoon boats remains the same at 24'. Length is based on USCG registration length, not a physical measurement.

11/05/18: added to I. Safety – B. Boats E. General 4. (Page 14) Rules for parking of boats & trailers at Windy Point storage yard:

- a. Boats and trailers parked in storage yard must have a current FTL registration decal displayed.
- b. If boat registration decal has expired, boat owner must register watercraft with FTL office the required insurance coverage or remove boat from FTL property.
- c. Boats that are not properly registered will be classified as unrepairable and will be removed from the marina lot.
- d. Trailers including boat, cargo, jet ski, flats etc. must have an FTL "trailer" decal displayed. These trailer decals are available at FTL office and no registration is required.
- e. Flatbed trailers must be cleaned off in that nothing is to be stored on them.
- f. Boats must be stored on a functional trailer at all times (no missing wheels, etc).
- g. Boats and trailers need to be parked in designated areas specified on signage.

- h. There will be a \$50 hookup fee each time FTL personnel must move a member's trailer for violating the rules set forth.
- i. This unsecured boat storage area is offered as a convenience to the membership and the FTLA assumes no liability for damages, theft or vandalism that may occur to parked watercraft, vehicles, and trailers.

10/01/18: **added** to II – Building & Ground Rules – A. Building Permits #7 Page 16 – Prebuilt or assembled buildings of any configuration that are fabricated outside of Flat Top Lake are not allowed. Storage buildings are allowed if the building guidelines are met (as stated in the rules under II. Building and Grounds Rules page 14) and built on site on a permanent foundation excluding asphalt. Storage buildings should match or blend with the permanent dwelling on the member's lot providing the dwelling has been maintained in good condition. Top quality construction building materials are required for all stages shallow building construction. Existing structures not in compliance cannot be replaced and be removed upon the sale or transfer of the member's property.

02/04/19: **Deleted from** Building & Grounds Rules B #10 page 19 – This sentence: "Prior to cutting any living trees larger than 8" in diameter, member is to mark such trees and submit written request for approval of removal by Building & Grounds committee."

11/03/16: **Added** to II Building & Ground Rules A. Building Permits #19. Page 17 – No permits will be issued for a perimeter, property line or privacy fence of man made materials – What is allowed is a "living wall" of shrubbery to be used as a hedge, border by planting junipers, hollies, white pine, spruce or hemlocks or similar vegetation, with growth controlled and well maintained. For dog fences, FTLA Recommends the "invisible" electric fence for this purpose. Architectural metal Ornamental fences and gates may be approved with restrictions on a case by case basis by FTLA Board of Directors.

### **Wildlife & Conservation**

8/3/20: revised Rule III, A 8 Page 21 - Guests are only allowed to fish on a member's boat while accompanied by the member or someone having ownership at Flat Top Lake, this also includes civil partnerships & cohabitation. For the purpose of this rule, immediate family of a member shall only include parents, in-laws, children and grandchildren of the member or partner.

3/04/19: **Revised** rule, III Fish & Conservation A. 4. (Page 21) The daily limit of 5 trout per person is changed to: No daily limit on trout caught by members, guests are limited to 5 per day."

8/06/18: **Revised** rule, III Fish & Conservation A. 6. (Page 21) Daytime fishing with a member is allowed from boat launch pier along shoreline to the beach pier. At nighttime, members only are allowed to fish from beach road. Members Only are allowed to fish from spillway across the toe of dam. Parking of vehicles is not allowed on Dam by those fishing from this area.

8/06/18: Bow Rules for Bear, Deer & Turkey Section III Part B (page 22) in place of rules 3 & 4.  
TO OBTAIN A FTLA HUNTING PERMIT, YOU MUST HAVE A CURRENT WV HUNTING LICENSE. ALL WV RULES APPLY.

- TO BE ELIGIBLE FOR A PERMIT, YOU MUST BE AN FTL MEMBER OR ONE OF THE FOLLOWING: SPOUSE, CHILD, GRANDPARENT, OR GRAND CHILD) OF A MEMBER. THE MEMBER MUST BE ON SITE DURING HUNTING AND IS RESPONSIBLE FOR HIS/HER FAMILY MEMBER. CHILDREN UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY THE PARENT OF MEMBER. **ALL HUNTERS MUST BE REGISTERED TO HUNT ON FTLA PROPERTY.**

- MEMBER MUST BE IN GOOD STANDING IN ORDER TO HUNT.
- HUNTING WILL BE PERMITTED DURING WV WILDLIFE HUNTING DATES SET BY THE STATE OF WV.
- ALL DEER HARVESTED SHALL BE TAGGED AND REPORTED IN ACCORDANCE WITH WV STATE LAW.
- ONLY LADDER STANDS AND TREE CLIMBERS ARE PERMITTED. WEARING A HARNESS IS STRONGLY RECOMMENDED. ALL STANDS MUST BE TAGGED WITH AN APPROVED FTL REGISTRATION TAG.
- HUNTING WILL NOT BE ALLOWED CLOSER THAN 500FT FROM THE PERIMETER ROAD.
- ALL MEMBERS MUST OBTAIN AN FTL HUNTING PERMIT AND WEAR IT AT ALL TIMES.
- ALL HUNTERS MUST SIGN AN "ACCEPTANCE OF RISK" form AND RETURN TO F&C COMMITTEE TO FILE IN THE OFFICE.
- ALL DEER KILLED MUST BE REPORTED TO F&C CHAIRMAN.
- ANYONE CAUGHT HUNTING THAT IS NOT REGISTERED: FIRST OFFENSE- VERBAL WARNING SECOND OFFENSE-LOSE HUNTING PRIVILEGES REST OF YEAR.
- STANDS OR BLINDS NOT PROPERLY MARKED WILL BE REMOVED BY FTL ASSOCIATION. THERE WILL BE A \$50 FINE TO RETRIEVE YOUR PROPERTY

12/03/18: **Removed** Rule "T" in Section VIII. General on page 28 and **replaced** with following:

It is the policy of the Flat Top Lake Association and the Board of Directors that the Work and Membership environment will be free from all forms of harassment of any employee, member and applicant for membership, workers or Member of the Board of Directors. Illegal harassment in any manner or form is expressly prohibited.

A complete copy of the FTLA harassment policy is on file for members, employees, applicants for membership, workers, or members of the Board of Directors' review at the FTL Association office.

12/03/18: The following rule was **adopted** by the Board of Directors in regard to "**speeding on perimeter road**". The Association takes speeding and reckless driving very seriously and has determined that violators will be subject to disciplinary action as outlined in Section VIII General Part G page 26.

1. First violation: Written warning to member.
2. Second, third & fourth violations: Appearance of member the before the Boating & Safety Committee and assessed a \$100 fine. Chronic violators will be subject to loss of privileges ie. Loss of use Associations roads, use of lake and common areas, removal of watercraft from storage areas, limited to one (1) gate card and no entrance phone access for 60 days.
3. Fifth violation in a year in a 1 year period is a \$250 fine.
4. Members, our bylaws state in Article II Members, Page 32, Section 5: "your membership can be revoked".
5. Members are responsible for those who you allow to enter the Association. Any fines or citations issued to your guests or notice to appear before the B& S committee will come to you. See Section V – Gate Security System, Part E: Admittance of Members' Essential Service Personnel, including contractors and their employees Rule 1 & 2 on Page 24.
6. "Members are responsible for the conduct of their guests." Stated Section VIII General Item D on Page 26