



NOTICE REGARDING COVENANTS AND/OR RESTRICTIONS

The following Covenants and/or Restrictions are added as a courtesy only and are NOT WARRANTED by the property owner, their broker or agent as to completeness, accuracy, currency, or enforceability. Any interested buyer prospect is urged as part of their due diligence to contact the relevant Community Association or developer to determine for themselves what covenants and/or restrictions currently apply, how long they may remain in force, and if any changes or amendments may be currently under consideration. Additionally, or alternatively, one may wish to consider hiring an attorney to conduct this search for them and provide advice as needed.

RULES AND REGULATIONS GOVERNING GRANDVIEW LAKE, PICKENS COUNTY, GEORGIA

The Rules and Regulations governing Grandview Lake, Pickens County, Georgia, as approved by the Stockholders of Grand View Lake Company on May 20, 2006 (and amended by the Grand View Lake Company Board of Directors on February 23, 2020), are as follows:

1) PROPERTY USAGE:

- a) Each lot is restricted to one family residence with necessary outbuildings. (Note: This rule does not apply to the Salvation Army's Camp Grandview.)
- b) Prior to building any structure requiring a county building permit the owner must submit the following to the Grandview board in writing and receive written consent from the Board before beginning construction:
 - i) County building permit (for residence and out buildings).
 - ii) A set of plans with all setbacks from lake and road.
 - iii) A county septic permit that must locate the absorption field at least 50 feet from any surface water, especially the lake.
- c) No commercial enterprises will be permitted. (Note: The traditional activities of the Salvation Army Camp are not "commercial enterprises" for the purpose of this Rule). Commercial enterprises are defined as any income producing entity that uses Grandview Lake to promote itself. Home businesses, not open to the public, are exempt. Homeowners, who lease out their homes long term, may provide lake access to their lessees by obtaining board approval. Homeowners are responsible for lessee's boat and dock stickers. Lessees must sign waiver release and rules and regulations before receiving stickers.
- d) No permit for parking trailers will be approved for any reason after July 27, 1968.

2) LAKE USAGE:

- a) No structure in, on, under, or above the lake may be built or anchored without first submitting plans and receiving written consent from the Board. No dock structure can contain uncovered styrofoam.
- b) All discharge from toilets, baths, sinks, dishwashers, washing machines, etc. must be piped into a septic tank or drywell with a sufficient drain field. No waste of any kind may be dumped into the lake.
- c) Any property owner of a Grandview building lot or lots, together with a maximum of three guests, may fish at any time (except during official closing of the lake to all fishing) from their own property or from the lot owned by the Corporation. This restriction applies to stockholders, also. (Note: This does not apply to the Salvation Army.) Note: For fishing from boats see BOATING REGULATIONS, below.
- d) Quiet hours on the lake are 10:00 p.m. to 7:00 a.m.

3) BOATING REGULATIONS

- a) All boats are required to display a decal issued by the Corporation. These will be available on a yearly basis to those eligible to have a boat on the lake. Only property owners of Grandview lots and/or stockholders of Grand View Lake

Company will be eligible for these decals. There is a limit of two powered (2020 amendment) boats for each owned lot.

- b) As of May 17th 2004, no gasoline or diesel-powered motors will be allowed, operating or not operating, on Grandview Lake. The board can approve an exception for maintenance or repair.
- c) Electric trolling motors are allowed.
- d) Boats may be put in only at the boat ramp at the clubhouse or at the owner's property.

4) SWIMMING REGULATIONS:

- a) No one is to swim alone.
- b) No one is to swim more than twenty feet from shore unless safeguarded by some type of life preserver.

5) CLUBHOUSE REGULATIONS:

- a) Hours are 8:00 a.m. to 10:00 p.m. Special permission from the Board must be obtained for any other hours.
- b) No overnight camping.
- c) The clubhouse area is for members only. Keys or combination to the area shall not be given to non-members.
- d) All guests must be accompanied by a member.
- e) No member's children under the age of 12 shall use the area without an adult.
- f) No loud music or noise is allowed (2020 amendment).
- g) Any large group of 20 or more must pay a rental fee for use of the area outside the Clubhouse (2020 amendment).
- h) All dogs in the Clubhouse area must be kept on a 6 foot or shorter leash. All dog feces must be picked up and properly disposed of by the owner (2020 amendment).

6) GENERAL REGULATIONS

- a) Fishing must be done by hand line, pole and line, or rod and reel. Bottle fishing and the like are prohibited.
- b) No frogging will be allowed except for short periods of time as may be authorized by the Board.
- c) No skiing is permitted at any time.
- d) No firearms shall be discharged at any time into or over the lake.
- e) After July 27, 1968, no stock will be sold except to property holders and such stock must be transferred with the property.
- f) The Grand View Board may enforce any Rule by denying use of the Lake.
- g) Bass under 15 inches must be released.
- h) Only two trout per day, per person, may be kept.