

# LAKE JEANETTE ASSOCIATION

November 3, 1995

## Storm Water Drainage Systems - Resident Interaction Policy

Lake Jeanette, by zoning condition, has ribboned paved streets, open-side ditches, drainage swales and detention ponds that serve to take storm water off of home sites and detain it long enough for silt, fertilizers, and other unwanted contaminants to settle out before reaching Lake Jeanette. Each of these systems is vital in that every step in the process is dependent on the one that precedes it and influences the one that follows. How each of the residents of Lake Jeanette interacts with this overall system is everyone's concern and responsibility. The following are the three major components and the resulting policies of Lake Jeanette Residents:

### Open-Side Ditches

On all public streets the City of Greensboro is granted right of way which is property that includes the pavement, shoulders, ditches and any space between the ditch and front property line of lots. Maintenance then, of the pavement, ditches and culvert pipes under the driveways, are the property, and therefore the responsibility, of the City of Greensboro. The city asks that residents provide routine maintenance to the drainage ditches and culvert pipes associated with their homes. This would include keeping yard waste out of the ditch and debris off the top of yard inlets. If there is ever a situation where you feel the job is larger that you can handle, or if the inlet seems to be clogged completely, the city asks that you call the Department of Transportation at 373-2359. If, at a future date, you wish to change your driveway, inlets within your yard, or anything else that will affect the flow of water within the open ditch system, you will need to call this same number in addition to getting architectural approval from the village association.

### Drainage Easements

Many of the areas around homes within Lake Jeanette either back up to or side drainage easements. These easements show up on the recorded plats for neighborhoods and are noticeable, in some cases, by a graded swale and/or berm that directs water in a particular direction across your property. These swales are an important part of the drainage system for they carry water off individual sites to drainage inlets, where the water is then carried by underground pipe to detention ponds.

Maintenance for these drainage swales is the responsibility of the village associations. By their design the swales will be saturated for a few days after heavy rains and may cause some temporary build up of water until settlement occurs. Berms may not be

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### Storm water drainage systems - resident interaction policy

maintained free of debris and obstructions to function correctly. Also, the cutting of association sub-surface drainage pipe to drain standing water is not allowed. Unless this type of work is done by a licensed contractor, cutting the sub-surface pipe for individual yard inlets degrades the system greatly over time. If a situation arises around your home that involves this drainage system in which you feel something is not functioning correctly, please call the association and a representative will come to review the situation. Again, if the problem is within the street or side ditch call the above stated number for the City of Greensboro.

Many homes require foundation and gutter drains to carry water away from the home to minimize erosion. Drainage swales are designed for sheet flow conditions only, not point discharge. In other words, a drainage pipe discharging water with great force at a particular point will do damage to the swale over time. Gutter and foundation drains cannot be carried directly to the drainage swales in the back. They should be stopped short of the easement and a small patch of gravel placed at the point of discharge. Another method is to dig a small dry well (6" diameter) and cover with a small yard inlet. Water will "gurgle" out of this well slowing the water down and minimizing damage. If done correctly, both systems are almost unnoticeable.

The planting of landscaping will be allowed within the drainage easements as long as the landscaping is kept out of the drainage path (this is the area directly at the base of the swale). No fencing of any kind will be allowed to cross the drainage easement. Fencing has the potential of trapping material in heavy flow situations and causing further problems up stream. Decks and other permanent structures are strongly discouraged from encroachment on these easements. Any encroachment must be reviewed and approved by the City of Greensboro, Cornwallis Development Co. and the association prior to construction. A written agreement by the owner regarding maintenance and other responsibilities shall also be required with the request for approval. If the Association needs to take any encroaching structures out for maintenance reasons, all costs will be passed on to the resident. Also, any replacement costs will be the responsibility of the resident.

### Detention Ponds

#### *Aqua Shade*

There are several products on the market that tint water within the detention ponds from mud red to various shades of blue. Products like "Aqua Shade", which is environmentally safe and serves to keep the pond algae from becoming as bad during the hot summer months, would accomplish this. It takes only a few caps full of dye to color an entire pond to enable it to last a good while. The City of Greensboro has approved the use of this product after several successful trial applications. The Association has information on these products for residents. If you live adjacent to a

# **LAKE JEANETTE ASSOCIATION**

**March 30, 1999**

## **Rules for Use on Lake Jeanette– Violations Policy:**

The Lake Jeanette Association Rules for Use on Lake Jeanette which were adopted in March 1994, outline guidelines all members must follow while upon Lake Jeanette. All of the rules are designed to protect our largest amenity and resource, Lake Jeanette, and to maintain its waters and preserve its shorelines from environmental degradation. Last year went quite well as far as the communities following the rules and reporting violations to the Guilford Wildlife Club. We ask you to continue to do so. Unfortunately, despite our best efforts, violations will occur. We have therefore adopted the following policy for violation of the Rules for Use on Lake Jeanette:

### **Major offenses:**

Major offenses are serious infractions which harm or endanger other people or property, and often violate federal, state, or local laws. The Lake Jeanette Association may, in its sole discretion deem any violation severe enough to merit stronger action, but otherwise a “three Strikes and you’re out” policy has been adopted. It is as follows:

- 1) The first major violation will result in a memo that outlines the nature of the infraction, giving the location, date, and approximate time. An explanation of why this rule is necessary for Lake Jeanette will be sent to the homeowner and a copy of the Rules for Use on Lake Jeanette will be attached. A meeting will be requested between the Association and the homeowner. We have found that first offenses often occur because of lack on information and limited understanding. This meeting will reinforce the importance of all the rules and their purpose in maintaining harmony among all homeowners.
- 2) The second major violation will result in a memo that, again outlines the nature of the infraction, indicating the location, date and approximate time. It will refer to the first major violation and outline the consequences of one more violation.
- 3) The third major violation will result in a memo that outlines the nature of the infraction, noting the location, date and approximate time. It will also refer to the first and second major violations and outline a plan for temporary suspension of the homeowner’s lake privileges. This could include the suspension of the right to use the lake for boating, fishing, etc., the common area trails, Laika facility, and the shoreline behind individual homes for lake view residents. This suspension period would last for a minimum of three (3) months and a maximum of twelve (12) months, depending on the time of year.

# **LAKE JEANETTE ASSOCIATION**

**March 30, 1999**

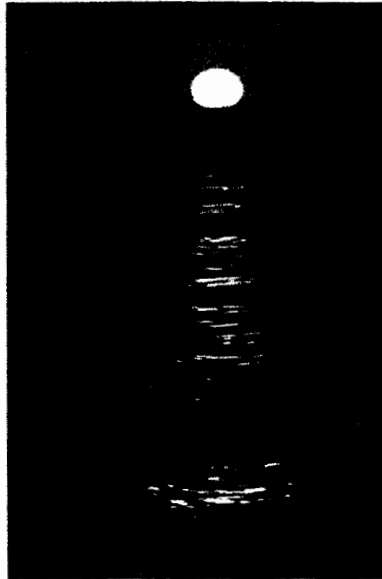
## **Minor offenses:**

Minor offenses are termed such only to denote that these offenses do not immediately harm other people or property. The action does, however, offend, or have the potential to offend, other people in the area. These offenses include, but are not limited to, dogs not on leashes, littering, loud and offensive behavior, not carrying membership cards, (first offense), etc. Three (3) minor offenses will constitute one (1) major offense and written notification will be given after each. Again, the Lake Jeanette Association may, in its sole discretion, deem any violation severe enough to merit stronger action.

## **Enforcement:**

The Guilford Wildlife Club, Inc. enforces and reports on the rules, regulations and operations on Lake Jeanette. Homeowners are required to obey all rules and regulations and to comply promptly with the proper and reasonable requests and instructions of duly authorized officials of the Guilford Wildlife Club. Currently, David Finger is the Lake manager stationed at the Laika Facility on Bass Chapel Road. Part-time staff is provided during times when he is absent and the lake is open. Again, we ask that all infractions be reported promptly. When reporting the infraction, at least one witness will be needed to verify the incident. If no one else is around, the violation should still be reported because another person may have seen the incident from another location and will be able to verify the account. A warning will be issued if the incident cannot be verified.

David Finger's telephone number at the Wildlife Club is 288-3856, or call the Lake Jeanette Information Center at 282-LAKE



## **LAIKA GAZEBO**

### *RESERVATIONS*

Residents of Lake Jeanette may reserve the gazebo at the Laika Facility on Bass Chapel Road. The maximum number of people allowed at events is 100 with a recommended limit of 50. This facility requires a 30 day advance notice. If more than 50 people plan to be at the facility a parking attendant will be provided by the Lake Jeanette Association at a non-refundable charge of \$50.00. A \$100.00 refundable deposit is required when reserving the facility. Please make checks payable to the Lake Jeanette Association. For more information about reserving this facility, please contact the Lake Jeanette Information Center at 282-5253.

# LAKE JEANETTE ASSOCIATION

April 3, 1995

Third Addendum - October 15, 1996

## Lake Jeanette Buffer (Zones 1 and 2) - Violations Policy

Within the deed for each lakeview lot at Lake Jeanette, Cone Mills Corporation (Cone) grants ingress and egress rights across the first fifty feet (50') located between the lot and the lake's edge (the buffer). In return for this easement, Cone requires that the lot owner maintain this easement by keeping it clean and free from trash. The zoning conditions which deal with the buffer appear on each plat for individual villages and are also included in all lakeview lot deeds. Compliance with these zoning conditions is important for they deal with water quality and protection of the plant life around the lake's edge. In short, the conditions are as follows: In Zone 1, the first twenty-five (25') feet from the shore line, homeowners are allowed to take out dead material only. No other improvement or alterations may be made in Zone 1. In Zone 2, the second twenty-five (25') feet, homeowners are allowed to take out dead material and trees four (4") inches or less in diameter measured at breast height.

The following policy has been adopted to maintain the buffer in as much a natural state as possible. The City of Greensboro, Cone Mills Corporation, Cornwallis Development Co. and the Lake Jeanette Association are committed to enforcing these conditions.

### Illegal Cutting or Removal of Trees

If a tree is illegally cut from Zone 1 or Zone 2, the stump of each tree will be measured to determine its diameter at the cut. Then, depending on the location and diameter of the illegally cut tree, replacement trees will be planted at the expense of the homeowner who illegally removed the tree. Because of the cost and availability of large replacement trees, multiple smaller trees, instead of a single large tree, may, at the option of Cone Mills Corporation, be used to achieve the required replacement diameter. The diameter of any replacement tree, though, must be two (2") inches in diameter minimum measured four (4') feet above the ground. The following chart shows how many replacement trees will be required.

		Diameter of Tree Cut			
		0" - 4"	4 1/2" - 6"	6 1/2" - 10"	10 1/2" - UP
Zone 1	First 25' from water	For every one (1") inch in diameter cut, one (1") inch must be replaced.	For every one (1") inch in diameter cut, two (2") inches must be replaced.	For every one (1") inch in diameter cut, four (4") inches must be replaced.	For every one (1") inch in diameter cut, six (6") inches must be replaced.
Zone 2	Second 25' from water	Allowed	For every one (1") inch in diameter cut, one (1") inch must be replaced.	For every one (1") inch in diameter cut, two (2") inches must be replaced.	For every one (1") inch in diameter cut, three (3") inches must be replaced.

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October 15, 1996

## Lake Jeanette Buffer (Zones 1 and 2) - Violations Policy

Trees will not be limited to any variety or species, but thirty (30%) percent will be evergreens. All trees will be planted within twenty-five (25') feet of, and be within the same zone as, the original tree cut down. Cone Mills Corporation will contract with a landscaper to install the necessary trees to meet the size ratios outlined above. All decisions about type, size and placement of replacement trees will be made by Cone Mills Corporation.

Because of the natural growing cycle, replacement trees will be planted between October and February only. An "estimated cost" pre-payment (amount to be determined on individual basis) will be required from the homeowner which will be placed in escrow until the funds are used. After installation, an invoice showing either a credit or additional payment needed will be forwarded to the homeowner for prompt payment or reimbursement.

This is a very tough policy for a very serious issue. The following is provided as an example illustrating how the policy will work:

If one seven inch diameter tree is cut out of Zone 1, twenty eight inches (or 7x4 - see the ratio on the previous page) will have to be planted as replacement. If you take three inch trees as the average size planted, it would take 9.3 trees. At a cost of \$210 a piece, the total equals \$1,960.

The way to avoid the hassle and expense related to violations of this zoning condition is to comply with Exhibit "A" of the lakeview lots deed. It simply states, "Grantee shall give written notice to Cone (or its designee) ... prior to the cutting of dead trees in Zone 1 and 2 and prior to cutting and removing understory vegetation and small saplings (as defined above) in Zone 2." If you wish to do any work within this buffer, contact a Lake Jeanette representative at 282-LAKE to set up a meeting on site to discuss this policy and to get approval prior to beginning any work.

## Addendum to Buffer Policy - August 10, 1995

### Limbing of Trees - Clearing of undergrowth

Limbing up is defined as the cutting off of any limbs, in part or whole, off a larger tree. In Zone 1, which again is the first twenty-five feet (25') from the water's edge, no alterations other than the cutting of dead trees and dead undergrowth is allowed. **There can be no limbing up or indiscriminate cutting or killing of undergrowth within Zone 1.** Limbing up of all trees to a point twelve feet (12') above their base and clearing of undergrowth is allowed within Zone 2 of the lake buffer.

October 15, 1996

Lake Jeanette Buffer (Zones 1 and 2) - Violations Policy

The zoning conditions also allow for a walking trail to the water's edge. This trail must be situated as so it does not require the removal of any tree over 4" diameter measured at breast height (DBH) within Zone 1. Selective limbing of trees may take place in order to open the trail head as it reaches the water's edge, but care must be taken to not change the overall character of the shoreline. As always, Cone Mills requires a representative to come to each site and review your plans for cutting before any work may be done. Pursuant to the terms of your deed, you must give written notice to Cone prior to installing walking trails and erosion control devices, prior to the cutting of dead trees in Zone 1 and 2 and prior to cutting and removing understory vegetation and small saplings in Zone 2. Illegal limbing and clearing of ground cover in Zone 1 will be handled as follows:

**Limbing of trees** - Limbs on trees within Zone 1 that are cut in any way will be classified into two groups, large (4" in diameter and greater) and small (4" in diameter and less). In the large group, each limb cut will require one (1) two inch (2") sapling of the same species to be planted within a twenty-five foot (25') radius of the trunk of the effected tree. Small trees will take the same calculation and specifications but the total number of replacement saplings will be divided by one-half.

**Indiscriminate cutting or killing of undergrowth** - Undergrowth along the water's edge plays a vital role in the protection of the lake. As each site will be different in slope, soil type, density of vegetation, etc., each corrective measure will be different. Actions may include, but will not be limited to, providing a permanent vegetative cover by sowing grass or planting water grasses and other aquatic-based shrubs. Erosion control measures such as matting, silt fencing, or berming will also be used as needed. If any grading of the lake's edge is done, in addition to the killing of the undergrowth, all efforts will be taken to return the shoreline to the original configuration. Each site will be visited and a determination of damage and the appropriate corrective action will be taken.

**Cutting of material on adjacent properties**

Each lakeview lot at Lake Jeanette has Ingress/Egress lines that extend from the back corners of the lot to the shoreline (see the recorded plat or the exhibit attached to your deed). These lines delineate for most lots (see deed, Exhibit "A", lakeview lots) an area for exclusive movement and access for the homeowner, across Cone Mill's property, from his house to the water. When any material is cut from an Ingress/Egress (I/E) area other than that owned by the homeowner, a five-hundred dollar (\$500) fine will be levied for every property line crossed. This fine will be added to moneys collected for replacement costs of all illegal cutting, thinning, or killing of material on those properties. All moneys will then be used to replace such material with trees and shrubs as required by the replacement policy. The owners whose property is



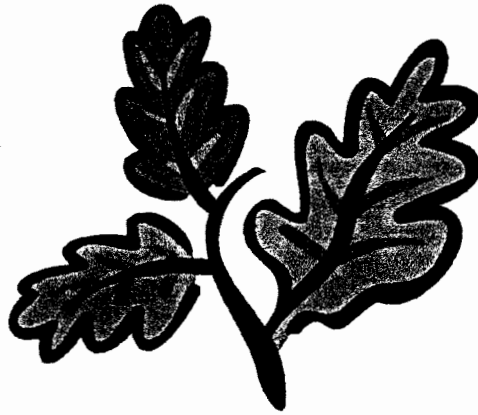
encroached upon will be given the opportunity to have appropriate amounts of replacement trees and shrubs planted on their I/E adjacent to the cut material. If these property owners do not wish to have replacement trees planted, the homeowner in violation will be required to plant those trees on his I/E at an area of his choosing - with the condition that all material must be placed within the same zone as the cut material it is replacing.

## **Addendum to Buffer Policy - October 15, 1996**

### **Storage of Personal Property within Buffer**

The ingress / egress easement agreement granted by Cone to lakeview lot owners requires that Zones 1 and 2 of the Lake Jeanette easement area must be left in a natural and un-improved state. This easement grants movement across the property for permitted purposes of boating and fishing, but does not allow the storage of property of any kind in the zones. This includes, but is not limited to, boats, furniture, planters, hammocks, yard waste and other such items. These items impede the natural infiltration of water and kill vegetation and ground cover. Also, the natural look of the lake's edge is changed when these objects can be viewed while on the water.

Article II, Section 1(d) of the Lake Jeanette Development Declaration of Covenants, Conditions and Restrictions grants the Association the right to impose regulations for the use of the common area which includes Zone 1 and 2 of the easement area. Upon discovery of any offending object within the buffer, the Association will notify the lot owner by certified mail that, upon the receipt of this letter, he/she has forty eight (48) hours to remove the property. If the property is not removed within this time period the Association will remove the property and put it into storage. Depending on the size and nature of the object(s), a fee for moving and daily rent will be charged to the lot owner until the property is claimed. After the third time the Association has to remove and store property of a particular lot owner, the Association will request that Cone terminate the easement agreement granted to their lot.



**Cross Vine Park**  
*The Point*  
*Deck & Shelter Reservations*

If you are a member of The Point Association, you may reserve the deck and shelter at Cross Vine Park. The maximum number of people allowed at any event is 100 with a recommended limit of 50. Parking for the Cross Vine Park Facility is allowed only on Cross Vine Lane from the trellis area to the Laurel Cove entrance columns. A \$100.00 refundable deposit is required when reserving the facility. Please make checks payable to The Point Association. Please call the Lake Jeanette Information Center at 282-5253 for additional reservation information.



## **Project Wild Shelter** ***Reservations***

Residents of Lake Jeanette may reserve the deck and shelter at Project Wild Education Center on Bass Chapel Road for various events. The maximum number of people allowed at events is 50 with a recommended limit of 25. Parking is allowed at Laika Boat Dock Facility only. Use of this facility requires a 30 day advance notice. A \$100.00 refundable deposit is required when reserving the facility, payable to The Lake Jeanette Association. For more information about reserving the shelter please contact the Lake Jeanette Information Center at 282-5253.