



PROTOCOLS FOR THE USE OF EAGLE LAKE FOR COMMUNITY MEMBERS AND GUESTS

This document explains how we as members of the Eagle Lake Community Association (ELCA) may use the property and facilities in a manner that does not infringe on anyone else's privacy or rights, with the goal that we can share this special place in harmony with our neighbors.

Please read this document carefully, share it with everyone in your household, and be sure to make it available to your guests. The intent of the ELCA Board of Directors in producing these protocols is to promote common courtesy and common sense among all who use our property, our amenities, and our infrastructure. Feel free to call a member of the Board (current members are listed in Appendix A to the ELCA Bylaws) if you have questions or concerns about anything relating to Eagle Lake.

PROPERTY MANAGER(S)

The Property Manager(s), Caretaker(s), live in the Caretaker's House on Site 1. This house, while owned by the Association, is their private residence and should be shown the same respect as any other home here. The Caretaker is responsible for maintaining the Eagle Lake common property, the facilities, and all the utility systems, not maintained by subcontractors, which support the community. The Caretakers are very knowledgeable about all aspects of Eagle Lake and are also good sources of information about Orcas Island. They are valued members of the Eagle Lake Community and wonderful friends.

CONSTRUCTION

Construction at Eagle Lake is governed by the property's covenants, conditions, and restrictions (CC&Rs) and by very explicit design considerations and procedures that are set out in the Eagle Lake Design Guidelines. Every property owner should have a copy of both of these important documents. Copies may be viewed on our website; www.eaglelakeorcas.org. As community members, you are responsible for all aspects of your own building projects in compliance with the CC&Rs and Guidelines. Maintenance of your homes and building sites, driveways, and access to utilities are also your responsibility.

TREE AND VEGETATION REMOVAL

Eagle Lake's current tree and vegetation removal policies are outlined in the Design Guidelines. Generally, tree and vegetation removal near driveways and home sites is the property owner's responsibility, and approval must be obtained from the DRC before cutting any large tree that is at least eight inches in diameter four feet from the ground. A process document that explains owner responsibility for all tree removal to clear view corridors or enhance light may be obtained from the DRC.

Note however that owners are encouraged to remove small trees (especially alders and hemlocks) from their sites and the surrounding common property while the trees are young and less than eight inches in diameter four feet from the ground. This thinning procedure does not require the use of the DRC tree cutting process or approval from the DRC. Small trees, branches and limbs can be taken to the nearest road or driveway where a chipper can be used. Please notify the Caretaker when chipping of thinned trees and branches needs to be done.

A committee of members will evaluate trees in the developed areas periodically to determine if there are safety hazards along roads and trails and near community facilities. But if you notice fallen or leaning trees in the developed areas where they might impede traffic or present a danger to walkers along the trails, please notify the Caretaker immediately.

THE MEETING HOUSE COMPLEX

The Meeting House is the site of the Community Association's office. The office is used by the Board of Directors and houses our community documents. Community members are asked to not use the office equipment or supplies for personal business and to limit phone use to local calls only. Private use of the meeting room may be scheduled through the ELCA Secretary. You and your group will be responsible for any cleanup needed.

Washrooms, a laundry room, and a shower room are also located in the Meeting House complex. It is your responsibility to clean up after your use of any of these facilities. Always turn off lights and heat, then lock the door. Please notify the Caretaker if paper goods are in short supply or if you see anything amiss. The codes for the key boxes to open these rooms are distributed regularly to all ELCA members.

LAKE SHELTER AND POTLUCKS

The Lake Shelter, with picnic tables, a barbecue grill, and a fireplace, is the site of the ELCA potlucks. Potlucks are held at 6 PM every Saturday evening between Memorial Day and Labor Day. Plan to bring your own table service and drinks, a dish to share, and something to grill if you wish. Your guests are always welcome.

Owners may schedule small private gatherings at the shelter by informing the Caretaker and the ELCA Secretary of the intended date and time. On such occasions, you as hosts are responsible for cleanup and garbage removal. If your event requires the Caretaker's time, you will be billed at the rate of \$75 per hour. Remember that no vehicles are allowed on the dam as they may damage the sprinkler system.

A children's play structure is located just below the dam. Many children like to play there and in the sandy beach area near the shelter as well. In both areas, adults should accompany children at all times.

BOATS/BOAT SHED

No motorized vehicles are permitted on Eagle Lake, unless a special exception has been granted by the Board for maintenance such as removing fallen trees from the lake. All boats stored near the boat dock are owned by individual community members, but several are considered to be available for any community member's use. Please treat all boats with care and return them to locked storage clean and in good condition. The code for the community boat locks is distributed regularly to all owners.

The boat shed is to be used for paddles, life jackets, and floatation devices only. This gear belongs to individual members and is available for your use with the understanding that you will take care of it and always put it away properly. Limited space means that other personal items, including fishing gear, cannot be accommodated in the shed.

FISHING

The Association stocks our 17-acre lake with young trout each spring. Fishing on Eagle Lake is limited to a maximum of 2 fish per day or 50 fish per year per site. Catch and release is encouraged, but not mandatory.

Do not fish, bait hooks, or leave fishing gear within 20 feet of the deck and beach near the Lake Shelter as this is a wading and swimming area. The boat dock may be used for fishing. Remember that fish must not be cleaned anywhere on the dam or near ELCA facilities.

PLAY FIELD AND GARDEN

The play field and community garden are located just off Eagle Lake Lane. The play field provides a large, level area for running and games. Do not drive on the play field as that might damage the underground sprinkler system.

The Eagle Lake Community Garden is a level fenced area with a tool shed, a compost bin, and water available. It is currently in transition. Any ELCA member who is

interested in using the garden is encouraged to contact the Board of Directors through its Secretary. In any case, the one unchangeable "law of the garden" is ALWAYS KEEP THE GATE CLOSED.

ROADS

All drivers on Eagle Lake roads must be licensed. You and your guests should be aware that hikers, bikers, children, pets, service vehicles, and slow-moving equipment all share the roads with cars and trucks. ALWAYS DRIVE WITH CAUTION AND COURTESY IN MIND. The posted speed limit is 10 miles per hour. Unlicensed recreational vehicles are not permitted on the common property.

TRAILS

There are many trails throughout the common property. An Eagle Lake site map is posted in the breezeway of the Meeting House complex, and owners are provided with site maps as well. Please call the Caretaker if a trail is obstructed or is in any way unusable. He would also be happy to hear from you if you can help with trail building or maintenance. Bicycles are not permitted on the walking trails.

SALTWATER BEACH

A conservation easement was granted to the San Juan Preservation Trust for the saltwater beach property, meaning that this area will not be developed. Remember that the trail to the beach is not maintained and there is no vehicle access. Park in the parking area above the beach and use care when walking down to the beach.

PETS

Your pets must be under your control at all times. Most importantly, YOU MUST CLEAN UP AFTER YOUR PETS. To aid in that duty while you and your pets are in the common areas of the property, there are disposable bags available at the boat dock, at the beach parking area, and on the play field.

As our houses are often close to one another, please do not allow barking dogs to disturb your neighbors.

VEHICLE PARKING, STORAGE, CAMPING

Arrangements must be made with the Caretaker for you to use the Service Yard for short-term storage of your car, RV, or other vehicle. Storage of personal belongings is not provided anywhere on the common property. Camping on your site is allowed prior to construction. Refer to the CC&Rs for more information.

UTILITY SERVICES

The water system is owned by ELCA and is maintained and operated by outside contractors. Cubic-foot meters are required at all connections at the time of construction. They are read monthly. Community drain fields and filtration systems are also owned by ELCA and maintained and operated by the Caretaker and outside contractors. Tanks, pumps, and individual filtration systems located on the sites, or on common property to serve individual sites, are the responsibility of the site owners.

SECURITY SERVICES

The Eagle Lake common property is monitored daily, and individual unoccupied homes are viewed from the exterior weekly. If any disturbance is noted, the owner of the site will be contacted. An extra key and/or insurance information may be left with the Caretaker if you choose. The Association cannot make any guarantee of the discovery of problems that are beyond what is obviously apparent.

It is up to all of us to be aware of what is happening on our property. On any given day, contractors and service providers are likely to be here and are obviously welcome and necessary. Our friends and guests are often here as well. But don't hesitate to contact the Caretaker if an unknown person arouses your suspicions or something seems amiss.

FIRES AND EMERGENCY PREPAREDNESS

Fires are permitted in the Lake Shelter fireplace and in the barbecue grills at the lake and the beach parking area. Burning is not permitted at individual homes or sites or on the common property unless approved by the Caretaker, and then only during the Orcas Island Fire Department's official burning season.

Materials from our local fire and rescue people can help you to prepare for such unexpected disasters as fire or injury. Please take the time to prepare your own property. If you have items that would be useful in an emergency (blankets, first aid supplies, etc.) and that you are willing to share, please notify the Caretaker.

NOISE

With houses in close proximity, noise carries easily—especially along the lake. Please be respectful of the fact that silence is one of the virtues that attracts many people to Eagle Lake.

GUESTS AND VISITORS

Your guests are always welcome at Eagle Lake and, of course, may also use the trails, the lake, the docks, the shelter, and the washroom complex. You are responsible for the conduct of anyone who uses your site in your absence. It is especially important that you notify the Caretaker of such resident visitors, and the intended length of their stay, so that he/she will know what people to expect to see at Eagle Lake. Please ensure that your resident visitors read and understand these protocols, which are in effect at all times and everywhere on the property for anyone in residence.

RENTERS

Due to the potential negative impact on the Eagle Lake facilities, common areas, Property Manager and community, the Eagle Lake Community strongly discourages rentals of less than three months duration to any individuals who are not already Eagle Lake property owners. Vacation Rentals (rentals of a duration of thirty days or less) are prohibited in our Forest Resource-designated lands.

As noted above, these Protocols are in effect at all times for anyone in residence anywhere on the property. You are responsible for the conduct of anyone who uses your site, and it is understood that you will be responsible for any damages to the Eagle Lake Community or to community or private property caused by anyone using your home. Owners should ensure that those using their home become thoroughly familiar with these Use Protocols, and are reminded that the Board will assess special fees, per section 4.07 of the CC&Rs, to recover all costs incurred in enforcing these Use Protocols, including costs of any work undertaken to remediate actions which violate the Protocols.

ADJACENT PROPERTIES

Owners of properties adjacent to Eagle Lake (sometimes referred to as Blue Heron owners) have easements that allow them to use through-roads, the dam, the surface of the lake, and the saltwater beach trail and parking area. Numerous Blue Heron owners pay ELCA an annual fee for road maintenance and some pay for additional privileges such as use of the laundry and shower rooms. All visitors are welcome to use the restroom when at the Lake.

Many Blue Heron residents have used the lake for years for hiking or fishing and are welcome guests at the summer potluck picnics at the Lake Shelter. Please get to know them and make them feel welcome.

GARBAGE AND RECYCLING

ELCA contracts for a central garbage collection service provided through San Juan Sanitation. A dumpster is located in the Service Yard with a second dumpster provided for heavier summer use. The combination to the dumpster locks is sent periodically to all community members. This service is funded by a quarterly fee assessed to all property owners who are classified as Water Users. Please use the dumpsters for usual household refuse only, NOT for junk, old tires or electronic equipment, building materials, bulky styrofoam packaging, recyclables, or vegetation/cuttings.

The recycling bin, also located in the Service Yard, is provided through San Juan Sanitation. It is available for use in accordance with current San Juan County recycling guidelines. Copies of these guidelines may be obtained from the Board Secretary. Note: NO STYROFOAM of any kind. When guidelines are not followed, our recycling is not collected.

To recycle items that are in good condition but no longer needed by your household, take them to The Exchange at the County recycling facility, where they will be available to the community at large for a nominal sum.

COMMON COURTESY AND COMMON SENSE

As you can see, these Protocols are primarily a matter of common courtesy and common sense. They were developed to be a means of using our mutually owned land and facilities in a manner that is safe, practical, and enjoyable for all. If you have

questions about them, please contact a member of the Board of Directors. Current officers and members of the Board, and the Property Managers, along with their e-mail addresses, are posted on the website; www.eaglelakeorcas.org.