



PROTOCOLS FOR THE USE OF EAGLE LAKE FOR COMMUNITY MEMBERS, EASEMENT HOLDERS, 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)/CARETAKER(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 Caretaker is very knowledgeable about all aspects of Eagle Lake and is also a good source of information about Orcas Island. S/he is a valued member of the Eagle Lake Community

GUESTS AND VISITORS

Your house guests are welcome to join you 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 s/he 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. An ELCA member must accompany "day use" guests. Blanket invitations to friends/family/guests (not staying with you in your home) to use our facilities without an ELCA member present are prohibited.

PETS

Leash your pets when using Eagle Lake common areas. Eagle Lake is a private community where children, people and dogs should always feel safe. Eagle Lake requires that **YOU MUST PICK UP AFTER YOUR DOG** at all times on Eagle Lake Community property. There are disposable bags available at the boat dock and on the play field.

As our houses are often close to one another, do not allow barking dogs to disturb your neighbors. Please act as a respectful community member and ensure that your dog(s) do not impact the enjoyment or comfort of other community members.

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 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.

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.

LAKE AND DOCK AREA

Eagle Lake and its common areas are meant to be a peaceful place for Eagle Lake Owners to gather, relax, and enjoy the beauty of the natural environment. This is meant to be an area for all ELCA Members and guests staying in their homes to enjoy. "Day Use" guests should always be accompanied by their Eagle Lake Owner hosts. Easement Holders' lake access is defined by their documents on file with San Juan County and is respected by ELCA.

Please be mindful of your impact on others when you enjoy the lake, dock area and lake shelter. If you have a group of 11 or more people, you must apply to host an event at the Lake Shelter. Details and blackout dates are listed below. You may not host a group of 11 or more people at the dock area or other parts of the lake as this impedes lake access for Eagle Lake Owners and Easement Holders.

Please ensure that if you are using the dock area, that you are not monopolizing the area and are allowing easy access to other Eagle Lake Community members. Eagle Lake owners should not feel as if the area has been overrun and there is no room for them to access the lake.

Be mindful that sound carries over the water and that gatherings at the lake are very loud for those who live along the lake. Please respect your neighbors and keep your sound to a minimum, especially in the morning and evening.

LAKE SHELTER AND ELCA EVENTS

The Lake Shelter, with picnic tables, a barbecue grill, and a fireplace, is the site of the ELCA Gatherings. Happy Hours and/or Potlucks are held at 5 PM every Saturday evening between Memorial Day and Labor Day. Details about these events will be posted on the website calendar.

Owners may seek permission to schedule a small private gathering at the shelter by emailing a request, including the intended date and time, to the ELCA Secretary. If you have a group of 11 or more people you must apply through this process to host them at the Lake Shelter. You may also reserve the facility for smaller groups. Any reservation requires the payment of \$100 fee to the Eagle Lake Community Association. On such occasions, you as hosts are responsible for cleanup and garbage removal. Eagle Lake Owners are allowed 1 private gathering per year. If your event results in anything requiring the Caretaker's time, such as a mess or broken items, 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.

BLACKOUT DAYS

No reservations are available at the Lake Shelter and surrounding areas over the Memorial Day Weekend, the 4th of July Weekend, Labor Day Weekend and on Annual Meeting Day, Field Day, and during ELCA sponsored events.

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. If you find boats, kayaks or SUPs (paddle boards) which are unlocked, please assume they are private and don't use them without permission of the owner. There are two Eagle Lake canoes locked on the rack near the boat shed which are meant for Eagle Lake Owners 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. Fish only at designated fishing areas, or from your boat. This is important, as every year we have swimmers injured by fishhooks. Fishing from non-designated fishing areas will result in loss of fishing privileges. Do not fish, bait hooks, or leave fishing gear on or near docks, deck, beaches and the Lake Shelter as these are for wading, swimming and boat/SUP access. Remember that fish must not be cleaned anywhere on the dam or near ELCA facilities.

TRAILS

There are many trails throughout the common property. The Eagle Lake Trails are for Eagle Lake Owners and guest staying in their homes. "Day Use" guests should always be accompanied by their Eagle Lake Owner hosts. These are private trails meant for the exclusive use of the Eagle Lake Community. Please keep your dogs leashed at all times on Eagle Lake Trails and along community roads. 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. Bicycles are not permitted on the walking trails.

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.

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

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. Quiet hours are from 10:00 pm to 9:00 am.

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. If privacy between neighbors is impacted ask for their approval prior to cutting. 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.

FIRES AND EMERGENCY PREPAREDNESS

Fires are permitted in the Lake Shelter fireplace, in ELCA campfire rings (if available) and in the barbecue grills at the lake and the beach parking area (see the ELCA Fire Policy for information regarding individual sites). Burning of debris or yard waste is not permitted at individual homes or sites or on the common property.

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.

Eagle Lake has developed an Emergency Response plan. In case of a major emergency the plan will be activated and staffed by community volunteers.

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.

SMOKING

There is no smoking allowed on any Eagle Lake Community Property.

VEHICLE PARKING, STORAGE, CAMPING

Storage of personal vehicles, boats and 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.

Overnight camping is not permitted on the dam.

UTILITY SERVICES

The water system is owned by ELCA and is maintained and operated by the Caretaker and/or outside contractors. Cubic-foot meters are required at all connections at the time of construction. They are read quarterly. Community drain fields and filtration systems are also owned by ELCA and maintained and operated by the Caretaker and/or 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, and must be inspected as required by San Juan County.

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.

RENTERS

Due to the potential negative impact on the Eagle Lake facilities, common areas, Property Manager/Caretaker 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 -Land's End 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. Eagle Lake Use Protocols are applicable to easement holders.

GARBAGE AND RECYCLING

ELCA contracts for a central garbage collection service provided through San Juan Sanitation. Dumpsters are located in the Service Yard. 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 are available on the county website. 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.

ELCA Members pay for garbage and recycling services quarterly. Use of the garbage and recycling containers is limited to ELCA members.

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 Caretaker, along with their e-mail addresses, are posted on the website; www.eaglelakeorcas.org.