

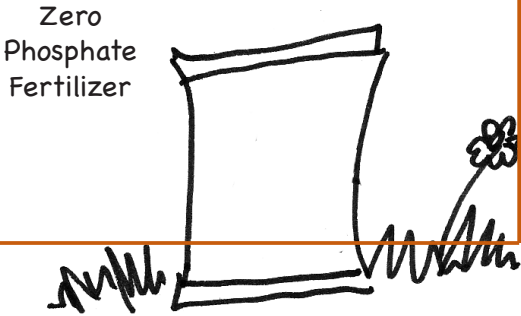
BEST LAKE PRACTICES

The following “Best Lake Practices” are guidelines recommended by the Board to help all of our residents protect and enjoy Amston Lake.

Safety first. Responsibility for safety and well-being always lies with the individual, not the District. We have no lifeguards and limited security personnel. Take common-sense measures to protect yourself, your family, your children and pets, especially around water and roads, and are responsible for their actions under state law. Dial 911 in emergencies.

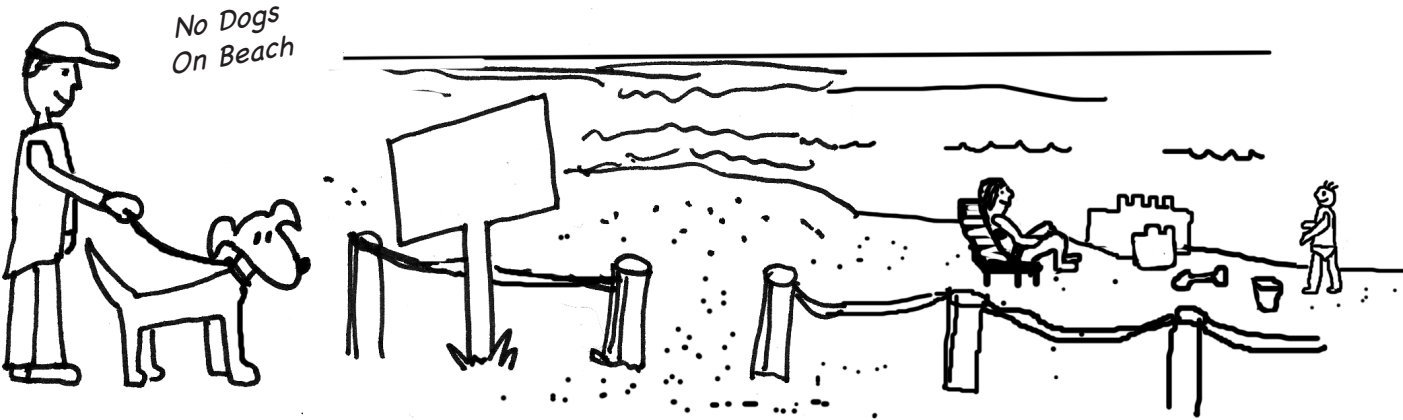
Local ecosystem. Amston Lake is a watershed, a habitat, and the heart of our community. Never allow chemicals or foreign plant or aquatic species anywhere near District Waters. Septic systems should be professionally cleaned every 24 months and carefully monitored for leaks. Report all known or potential contamination to the state or local departments of health and environmental protection and the ALD Board of Directors.

area already have enough phosphate. You may add lime to your lawn and this will make the existing phosphate more available for use by your lawn. Storm runoff may be slowed



Only use fertilizers which have no phosphates (the middle number on the fertilizer bag) as even a little phosphate may contribute to algae and weed growth in the lake.

with water gardens (shallow ponding areas with flowers and shrubs which catch rain water and reduce the amount flowing into District Waters.) Shrubbery near the waterside also helps to reduce the nutrients flowing into District Waters. When grading or excavating utilize silt fences and hay bales. Remove only nuisance weeds from waterfront such as lily pads and large leaf pond weed. If you see any plants which you suspect



Pets can leave waste that pollute — and therefore are not allowed on beaches between May 1 and September 30.

Beaches. Beaches and their parking areas are open from 7:00 a.m. to 9:00 p.m. daily. Pets are not allowed on beaches between April 1 and September 30. Open fires, glass containers, grills, and gas powered vehicles are prohibited unless pre-approved by the ALD Board of Directors.

Lawn care. Only use fertilizers which have no phosphates (the middle number on the fertilizer bag) as even a little phosphate may contribute to algae and weed growth in District Waters. Most properties in our

may be invasive, please bring this to the attention of the Board. Never use herbicides anywhere in the watershed.

Passes. Storing and using any boat and parking any vehicle on District Properties and District Waters, and using any beach requires a valid pass or sticker. Lake use passes may be denied to residents who are late on their District taxes. Property owners are responsible for providing passes to their renters. Passes are not otherwise transferable or saleable.

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. BEST LAKE PRACTICES (p. 4): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

their children and pets, especially around water and roads, and are responsible for their actions under state law. Dial 911 in emergencies. * Local ecosystem. Amston Lake is a watershed, a habitat, and the heart of our community.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).