

Erskine Lakes Property Owners Association

SUMMARY OF MEMBER RULES & REGULATIONS – Effective June 16, 2026 Enforced Year-Round

Access & Identification

- Current ELPOA badges must be visibly worn at all times on ELPOA property, including beaches, clubhouses, access points, courts, and while using the lakes.
- Children age eight (8) and under must be supervised by a responsible adult at all times.
- Members are responsible for the conduct of their children, tenants, and guests.

Parking & Property Use

- Vehicles parked on ELPOA property must display a current parking decal.
- Overnight parking of vehicles, trailers, boats, or utility trailers on ELPOA property is prohibited unless authorized.
- ELPOA properties close at 11:00 PM except during authorized events.

Safety & Conduct

- Destruction, vandalism, theft, abuse of property, trespassing, or unsafe conduct is prohibited.
- Members should report criminal or destructive activity to local law enforcement.
- Climbing fences or misuse of ELPOA equipment or structures is prohibited.
- Obscene language, nudity, harassment, disruptive behavior, or excessive noise is prohibited.
- Smoking, vaping, tobacco products, alcohol, and intoxication are prohibited on beaches and where posted.

Environmental Protection

- Dumping liquids, debris, yard waste, or contaminants into the lake is prohibited.
- Feeding wildlife or waterfowl is prohibited.
- During off-season periods, all ELPOA properties operate on a carry-in / carry-out basis.
- Members are expected to keep ELPOA property clean and properly use recycling containers.

Prohibited Items

- Pets are not permitted on ELPOA property.
- Glass containers are prohibited on outdoor ELPOA property.
- Bicycles, scooters, skateboards, rollerblades, and similar devices are permitted only in parking areas.

Lifeguard Authority

- Lifeguards have full authority over waterfront safety during scheduled duty hours.
- Lifeguards may close the water due to weather, lightning, overcrowding, or unsafe conditions.
- A raised American flag indicates lifeguards are on duty.

Swimming and Beach Areas

- Boats and fishing are prohibited in designated swim areas.
- Swimmers may not go beyond designated swim boundaries during lifeguard hours.
- Canopies, tents and oversized umbrellas are prohibited.

Guest rules

- Only ELPOA members age eighteen (18) or older and in good standing may bring guests.
- Members must remain with guests at all times.
- Maximum seven (7) guests per member unless otherwise authorized.
- Guest use is limited to three (3) days unless approved.
- Guests must register as required.
- Members are fully responsible for guest conduct.

Winter Activities

- Ice activities are at participant’s own risk.
- Motorized winter vehicles, gas-powered augers, and bonfires are prohibited unless authorized.

Boating

- Gas-powered watercraft and electric jet skis are prohibited.
- All boats must display a current ELPOA decal.
- Electric propulsion is limited to ELPOA-approved motors.
- Swimmers and non-motorized vessels have right-of-way.
- All ELPOA waters are designated no-wake zones.

LAKEFRONT STRUCTURES & MEMBERSHIP – refer to the ELPOA By-Laws and Rules and Regulations.

Contact water@elpoa.com for more information.

For the full list of compliance rules, please refer to the ELPOA By-Laws and Rules and Regulations

MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. N/A (p. 1): 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:

* Pets are not permitted on ELPOA property. * Glass containers are prohibited on outdoor ELPOA property. * Bicycles, scooters, skateboards, rollerblades, and similar devices are permitted only in parking areas.

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).

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