

2014-2015 SPRING LAKE HUNTING CLUB RULES

1. This is a one year membership for an individual member, his immediate family (children 18 and under) and guest hunters. Dues of \$1500 per membership are to be paid in two installments of \$750. The first \$750 is due by April 1st. The second \$750 is due by September 1st. New members must pay a one-time initiation fee of \$500 in addition to the regular annual dues. Each member is allowed unlimited hunting guests. However, a fee of \$20 will be charged for each day a guest hunts, limit one guest at a time. If a guest hunts a full day it is considered two hunts (morning and afternoon). All guest fees are to be paid immediately. No guest hunter is to make more than six hunts per hunting season. Members must always be present for immediate family and guests to hunt and fish. There is no limit on the number of fishing guests a member may bring. No guest fishing fees.
2. Members are allowed two bucks and five does per year. If a member harvests two bucks they must both meet state minimum requirements. However, one of the two bucks must be mounted or pay the club \$300. Penalty for harvesting a buck that is not state legal is \$300. All guest kills count against their sponsoring members allowed harvest. All harvests must be brought to the spring lake skinning shed and weighed. A \$100 fee will be assessed for shooting a spike or button buck but it will not count against a members buck total. Spikes and button bucks will count against the members doe count. If more than one spike or button buck is killed by the same member or his guests, it will count against the members total buck count. Turkey hunting is not a part of this membership. All members shall have all appropriate hunting and fishing licenses.
3. The membership entitles the member the use of the hunting camp. Sleeping space is reserved for members on a first come first serve basis. Guests and family members must be reserved in advance and shall not displace a member. All members, family and guests must obey posted lodge rules.
4. Fishing is prohibited during hunting seasons except for lake #1 and lake #2. This includes turkey season.
5. All members, family and guests must sign out and in to an identified hunting stand. Guests are encouraged to wait for members/owners to sign out first unless doing so

jeopardizes a timely hunt. All hunters shall avoid movement through an active hunting area to access his/her hunting area. All the members contact info will be posted in the camp to help avoid "ride through" situations. No one is allowed to ride a vehicle in the woods after dark unless looking for a kill.

6. Members will participate in scheduled work days. Failure to participate in scheduled work days and or tend to the spring lake hunting club punch list will result in a forfeiture of membership. The punch list will posted be on the camp house board. Be sure to initial, date and scratch off the work you completed on the punch list.
7. New members shall have a scheduled pre hunt meeting to familiarize themselves with the rules and the property. A copy of the rules will be posted on the camp house board.
8. TRASH- Take everything out of the stand when you leave your hunt that you took into the stand. This includes empty drink cans, cups, food wrappers, newspapers, etc. If there is trash in the stand when you get there, take it out with you.
9. SKINNING SHED- Remains shall be dumped the day of the kill or the next day at a minimum. Meat locker is for hanging meat and short transition of a mounted head only.
10. SHOOTING RANGE- All brass, targets, trash, etc must be picked up after each shooting session.
11. CAMP CLEANLINESS- Be sure to clean up after yourselves when you've visited or stayed overnight at the camp. This includes laundry, dishes, old food in the fridge, sweeping the floors, whatever trash is around and taking out the trash. If we don't dump the trash it stinks up the camp house.
12. CULL BUCKS- A cull buck is allowed by a member or an owner only. Guests are not allowed to shoot cull bucks. No owner or member can kill more than one cull buck. A cull buck does not count against a member or owners two bucks. Potential cull buck must be on trail camera with the picture posted on the board for all to see. Members and owners must be in unanimous agreement that the buck in question is a cull buck. Once in agreement the photo should be marked "CULL" clearly. IF ONE MEMBER OR OWNER DOES NOT AGREE ON CULL STATUS THE DEER IS NOT A CULL AND SHALL BE

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REMOVED FROM THE BOARD. If a non-cull/non-state legal buck is killed a \$300 fine will be enforced.

13. There is no smoking inside the camp house.

14. No loaded firearms allowed inside the camp house.

**SPRING LAKE LOT OWNERS ASSOCIATION
RULES**

In addition to the provisions of the Bylaws and the License Agreement, the following operating rules will apply for the Subdivision and the lakes that are available for the lot owners.

1. Ownership of a lot provides access to and use of the lakes under the control of the lot owners association, for fishing, boating and swimming, but not for water skiing or speed boating. Boats to be operated with no visible wake. Use of the lakes is limited to the owner and the immediate family of the owner (wife, husband, daughter, son, father, mother, grandfather, grandmother, grandchildren, son-in-law, daughter-in-law, brother, sister). Also any bonifide guest or guests staying in houses at Spring Lake have the privilege of fishing in lakes one and two as if owner is present. For any guest to use lake three, the guest must be accompanied by a member of the immediate family of said lot owner. Lot owners without houses must have a member of the immediately family with any guest.
2. Any damage to the common area or common property caused by an owner, immediate family of an owner or his(her) guest must be repaired at the direct expense of the lot owner.
3. No structure shall be erected, altered or placed on any lot other than one detached single family dwelling, together with the usual and customary out buildings such as a garage or storage building. Further no structure of a temporary character such as a trailer, shack or mobile home shall be placed on a lot
4. Trees are not to be cut or removed from a lot except for construction, landscaping or for the removal of damaged or diseased trees.
5. No surface toilets or privies are to be erected and the disposal of sewage from said lot or lots must comply with the regulations of the Mississippi State Board of Health. All garbage, waste, and trash must be disposed of in accordance with good health practices including those prescribed by the Mississippi State Board of Health.
6. Any dwelling placed on the property must have a livable ground floor area of not less than one thousand square feet for a one story structure and not less than seven hundred square feet for a multiple story structure. The square footage required is to be exclusive of porches and garages.

7. No activity or endeavor is to be carried out by any lot owner that might result in the pollution of any of the lakes or property around the lakes.
8. No poultry or animals including, but not limited to sheep, goats, cattle, swine, horses or dogs shall be kept or maintained within the area controlled by the Spring Lake Lot Owners Association, if any such animal is construed to be a nuisance of any lot owner. Such nuisance is to be reported to the governing board and a member of this board will contact said lot owner and ask them to remove cause of said nuisance.
9. The discharge of guns of any kind including but not limited to, pistols, rifles, shotguns, and air or pellet guns is prohibited within the confines of the Spring Lake Subdivisions and the additional lake areas used by the Spring Lake lot owners.
10. Dues for the maintenance and care of the lakes, common area and common property are set at ~~\$200.00~~ ^{\$500 beginning in 2015.} annually with each owner required to pay a minimum of ~~\$200.00~~ regardless of how many lots that he might own. This payment will allow one vote in deciding the affairs of the Spring Lake Lot Owners Association. If any owner has title to more than one lot, he is allowed the opportunity to pay dues at the rate of ~~\$200.00~~ for each additional lot that he owns and will be allowed an additional vote for each lot on which dues have been paid. A written report of the finances of the Spring Lake Lot Owners Association will be distributed at the annual meeting of the association.
11. Any action or property that is offensive to a lot owner should be reported to the governing board and a member of this board will contact the party causing or maintaining the nuisance and ask that corrective action be taken promptly.

Adopted 7/17/86

L I C E N S E

WHEREAS, the undersigned C. S. Whittington is the owner of the lake known as Spring Lake or Spring Lake No. 1, and of Spring Lake No. 2, both situate in that certain tract of land containing 188.75 acres, in Section 33, Township 18 North, Range 4 East, Second Judicial District of Carroll County, Mississippi, more fully described as an exception in that certain deed from C. S. Whittington to Radcliffe Investment Company, dated April 27, 1977, recorded in Deed Book 12A, at page 430, of the Land Records of said Second Judicial District of Carroll County, Mississippi;

AND WHEREAS, the undersigned Highland Lake Farms, Inc. is the owner of Spring Lake No. 3, now being constructed on and situate in the South Half of the Southeast Quarter of Section 33, Township 18 North, Range 4 East, and the North Half of the Northeast Quarter of Section 4, Township 17 North, Range 4 East, Second Judicial District of Carroll County, Mississippi;

NOW, THEREFORE, for a valuable consideration, receipt of which is hereby acknowledged, we, the undersigned C. S. Whittington and Highland Lake Farms, Inc., hereby grant unto each and every present or future owner of a lot in Spring Lake Subdivision, Spring Lake South Dogwood Addition, Lakeside Addition-Spring Lake South Dogwood Addition, or in any additional subdivisions or additions platted hereafter on that part of the above mentioned 188.75 acre tract not embraced within said presently platted Subdivisions and Additions, the right, license and privilege, as an appurtenance to each such lot, in common with all other such lot owners, of using all three of the above described lakes for fishing, boating and swimming, but not for water-skiing or speedboating.

The right herein granted to use said three lakes shall be subject to rules and regulations promulgated by a Committee composed of three of said lot owners, elected by majority vote of all of

said lot owners, each lot to have 1 vote, and subject to the power of said Committee to deny the use of one or more of said lakes to any present or future such lot owner who fails to pay assessments imposed by such Committee, either an initial assessment for the construction of said Spring Lake No. 3, or future assessments for the maintenance of said three lakes.

The same right, license and privilege to so use said three lakes is hereby granted to the officers of Highland Lake Farms, Inc., and to any successor in title of the lands presently owned by Highland Lake Farms, Inc. in said Section 33, whether a lot owner, as herein defined, or not.

The undersigned C. S. Whittington and Highland Lake Farms, Inc. further convey unto each of the above described lot owners the right of ingress and egress from the present Spring Lake Subdivision to the above mentioned Lake No. 2 and Lake No. 3, over and across other lands owned by the said Whittington and Highland Lake Farms, Inc., along routes to be specified by said respective land owners, or their successors in title.

WITNESS our signatures this the 17th day of November, 1978.


C. S. WHITTINGTON

HIGHLAND LAKE FARMS, INC.

By 
HIRAM M. ALEXANDER, President

STATE OF MISSISSIPPI

COUNTY OF LEFLORE

Personally appeared before me, the undersigned authority in and for the above jurisdiction, the within named C. S. Whittington, who acknowledged that he signed and delivered the above and foregoing instrument of writing on the day and year and for the purposes therein mentioned.