

## **Welcome to Waters Edge!**

*You are now part of one of the finest and most unique neighborhoods in the Lake Oconee area, boasting both lake and equestrian living!*

*Whether a full time or part time, old or new owner, please take a few minutes to acquaint yourself with this handbook. It provides updated information about many day-to-day activities and regulations in place to make our neighborhood an enjoyable and welcoming one.*

*For other activities or situations that arise, such as what to do when planning renovations or additions to your house, or adding a pool, patio or firepit on your property, you can find information about that and more in our official documents on the website at [www.weoa.net](http://www.weoa.net).*

*If you haven't already done so, please go to the website and click "request access" to receive a secure password for the website which gives you access to those documents. It also allows you to submit a question or request to the board or just check out what's happening in the neighborhood.*

*The information also applies to your guests, visitors, and workers such as house cleaning services, contractors, subcontractors and lawn maintenance, so be sure they are aware of them and that they follow them when they are in the neighborhood.*

*Thank you for becoming familiar with the information in this handbook, and for keeping our beautiful neighborhood a great place to live and visit. And, once again, welcome to Waters Edge!*

**Waters Edge Owners' Association**  
[www.weoa.net](http://www.weoa.net)



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## PARKING

### General

Please park your and your guests' vehicles in your own driveway. When that is not possible and parking on the street is unavoidable:

- Do not block your neighbors' driveways, or damage streetside landscape/terrain (be especially mindful when the ground is wet)
- Park all vehicles on one side of the street to ensure that emergency and delivery vehicles have unrestricted access.
- Lawn maintenance trucks and trailers may park on the street with cones marking the front and rear, using extra care to stay off the grass of a neighbor's lawn.
- Do not park in or near sharp curves where you can potentially be out of the line of sight of moving traffic. Waters Edge has a number of very sharp curves where this can be the case.

### Private events and parties

As a security measure, if more than 10 vehicles are expected for an event on their property, the owner should notify the board by email at [wepoa@plantationcable.net](mailto:wepoa@plantationcable.net) 30 days in advance and request a temporary gate code for event guests to use.

Remember to advise guests of regulations for the property, especially related to parking and noise. See "Use of Individual Property", which applies to all residents and visitors at Waters Edge, for more detail.

### Boats and recreational watercraft, trailers, RV's, campers, and other vehicles

No long-term storage is available in Waters Edge for undocked boats and watercraft, or for trailers, RV's, campers and other vehicles. There are nearby businesses that offer that service. Here are provisions for parking these items on the property:

**Short term** - May be parked outside on the owner's property for a maximum of five (5) days.

**Long term** – Store out of sight in enclosed garages or structures so they are not visible from any property line.

## **Designated Turnaround on Blue Heron Drive**

Parking is not allowed in the cleared/fenced area on Blue Heron Drive. The area is for exclusive use as a turnaround area for large/heavy duty vehicles (moving trucks, transport delivery services, etc.). More importantly, it is an alternate access to our neighboring community, River Bend, for faster response by emergency vehicles.

## **GATE CODES AND OPERATION**

While we do not have live security, there is a 24-hour camera mounted at the gate and we manage access using gate codes.

### **Gate Codes:**

Resident property owner, Bob Kelly, maintains our gate codes and transponders and is your contact to get your personal gate codes. He can also explain options for giving your guests and contractors a temporary gate code or being listed in the gate sentry box. A land line is not needed. Bob can be reached at 561-909-9709.

### **Gate Operation:**

The gate's timing system is set for a single car to pass through. For that reason, we strongly discourage "piggy backing" or following too closely to a vehicle in front of you as you pass through the gate. The system cannot tell if a car has temporarily stopped within the gate's swing radius, and it can begin closing while a car is still in the path of the gate.

Please be mindful of this as you use the gate system; Waters Edge is not responsible for damage caused by improper use of the system.

## **MOTORIZED VEHICLE USE (INCLUDES GOLF CARTS AND ATV'S)**

**License Required:** Only licensed drivers may operate vehicles of any kind in the neighborhood. Speed limit and stop signs are to be observed without exception by all vehicles.

**Speed Limit:** Current posted speed limits are 25 mph from the entrance to intersection with Blue Heron Drive, and then 35 mph in the rest of the neighborhood.

Motorized vehicles are not allowed on neighborhood horse trails which are designated for the exclusive use of horseback riding. Only vehicles approved for trail maintenance purposes are allowed on the trails.

## **USE OF OWNER'S INDIVIDUAL PROPERTY**

Owners should be mindful of the potential impact any act or use of their own property might have that could reasonably cause embarrassment, discomfort, or annoyance to their neighbors.

### **Outdoor Noise:**

- Activities that involve leaf blowers, lawn mowers, chain saws and other noise-generating tools such as those used in building and renovations, for example, are allowed between the hours of 7:00 AM to 8:00 PM.
- Building contractors and other outdoor contractors are not allowed to work in the neighborhood on Sundays or on national holidays.
- Outside entertainment activities that involve speakers, live music, lawn games, etc. are allowed between the hours of 7:00 AM to 11:30 PM.

Noise carries significantly along the shoreline and especially in cove areas of the neighborhood. Be mindful that even simple sounds like car doors closing or departing goodbyes may easily be heard by your neighbors next door and across the cove.

### **Outdoor Lighting**

Lighting provides security and aesthetic value, however, in lakefront areas, the position of your security, dock and landscape lighting can unintentionally impact a neighbor across a cove or on a point, for example. Here are four guidelines to help avoid that.

- Angle/position your lights downward as much as possible to prevent direct view from properties nearby or opposite yours
- Use lower wattage/lumens
- Limit overnight lighting where practical and appropriate
- Schedule lights on timers and time them to be off by 11:30 PM

## **TRASH AND LANDSCAPE WASTE DISPOSAL**

Putnam County provides recycling convenience centers throughout the county for free trash and recyclable waste disposal. The Wards Chapel Convenience Center is located just 1.5 miles from our gate entrance at 345 Wards Chapel Road. Some owners have opted to forego a waste services company and regularly use these centers.

### **Location of disposal containers**

Store trash/garbage containers and trash/garbage bags in either your garage or an outdoor structure that has been approved by Waters Edge Architectural Control Committee (WEACC)

For waste pick-up services, vendor-issued containers can be placed at the end of driveways on the day of pick-up service, with the container being removed from the driveway and stored by the end of that same day of service.

### **Landscape waste and debris**

Most landscapers and lawn maintenance services already know to remove their waste and debris from the premises when they leave the property. In any case, please be sure that you, and your landscape workers, are aware of and follow these measures

- Do not dispose of landscape yard maintenance waste in the lake
- Do not blow leaves and yard cleanup materials from one owner's property to a common area, vacant lot or into the lake.

More detail can be found in your copy (or on the website) of the Covenants and Restrictions document under the Architectural Control, Use and Development section.

## MAILBOX SPECIFICATIONS

There are detailed specifications for mailboxes to maintain a consistent look throughout the neighborhood. Before purchasing, repairing or repainting your mailbox, contact the current Waters Edge Property Chair listed at [www.weoa.net](http://www.weoa.net) for:

- Dimensions and color of the mailbox
- Where to purchase the specified notched mailbox posts
- Paint type/color for mailbox posts (paint may already be available for your use)

The Waters Edge street number decal is available from **44 Signs (706-999-1515, or [info@44signs.com](mailto:info@44signs.com))** for \$30, payable by Venmo or cash. More detail can be found in the Architectural Control Building Guidelines.

## PETS AND HORSES

For purposes of Waters Edge, pets include dogs, horses, birds, and any other category of pet that can create an annoyance to neighbors and/or negatively affect the quality of life and aesthetic appeal of our neighborhood.

**Walking Pets:** Please keep your pets, and in particular, your dogs and horses, on roads and roadside easements. Make every effort to avoid an owner's property.

**Clean up:** Pet owners are responsible for cleaning up waste left by their animals in all public areas.

## USE OF BOAT RAMP AND DOCK

Waters Edge has a boat ramp and dock available for property owners to access the lake. As it is a shared and limited resource, please follow these guidelines:

**Ramp:** Do not block the ramp at any time other than when launching your watercraft.



**Dock:** In addition to docking your watercraft while moving your vehicle/trailer off the ramp, the following is also allowed:

- Day use: If you need longer day-use of the dock, move your craft to the slip side of the dock and out of the way of the ramp side
- Overnight use: While discouraged, this is permitted for one night. To request to dock your watercraft for more than one night, email [wepoa@plantationcable.net](mailto:wepoa@plantationcable.net)

## WATER SAFETY

The Georgia Department of Natural Resources (DNR) has law enforcement authority on the water and for its use. Become familiar with their laws and regulations at [www.gadnrle.org/boating-rules-regulations](http://www.gadnrle.org/boating-rules-regulations).

Here are some quick notes that owners and their guests and visitors need to know before setting out on the lake in any type of watercraft.

- Operating watercraft (defined as boats or personal watercraft like jet skis) within 100 feet of a dock is allowed as long the watercraft is at idle speed. Anything over idle speed within 100 feet of a dock is illegal.
- Operating watercraft close to shoreline can be dangerous, the wake can damage other watercraft that are docked, and it can erode and damage both your and your neighbor's sea walls.

## SHORELINE MANAGEMENT

**Georgia Power** owns a fee-simple strip of land along the Lake Oconee shoreline giving them direct control of the shoreline on your property for land management purposes. This is in compliance with the Federal Energy Regulatory Commission (FERC) license, and with other applicable federal and state laws and regulations.

If you plan to remove trees, change your landscape or place/build any lakeside structures, such as fire pits, patios, gazebos or

storage structures, for example, be sure to contact Georgia Power to discuss your project before you begin. There have been cases when owners have had to make unexpected and costly changes after beginning the project because this was not done. For more information, contact Georgia Power at 706-484-7500 or visit their website at:

<http://georgiapowerlakes.com/oconeesinclair/shoreline-management/>

## QUICK REFERENCE CONTACTS

To contact Waters Edge Board Members and committee chairpersons, go to [www.weoa.net](http://www.weoa.net)

### **Emergency Services** **911**

Putnam County 911 is a division of the Sheriff's Office. Call 911 to report any occurrence requiring IMMEDIATE dispatch of law enforcement, fire and/or medical services.

**Putnam County Sheriff Office** **706-485-8557**

(for non emergency calls)

**Putnam County Tax Commissioner** **706-485-5441**

**Piedmont Water** **800-248-7689**

### **Georgia Power\***

**Shoreline management** **706-484-7500**

**Customer Service for power** **888-660-5890**

**For power outage/emergency** **888-891-0938**

**Tri-County EMC\*** **478-986-8100**

**Waters Edge Gate Control** **563-909-9709**

(resident Bob Kelly)

**Two acute care critical access hospitals are within 15 minutes of Waters Edge:**

**Putnam General Hospital** **706-485-2711**

101 Lake Oconee Parkway

Eatonton, Georgia 31024

**Saint Mary's Good Samaritan Hospital** **706-453-7331**

5401 Lake Oconee Parkway

Greensboro, Georgia 30642

\* In 1973, the Georgia Territorial Electric Service Act assigned territories for Georgia utilities. The individual properties later parceled as Waters Edge were each assigned to one of two service providers, which is why you may be served by either Georgia Power or Tri-County EMC, depending on your location in the property.

## NOTES