



HIDE-A-WAY LAKE CLUB, INC.

P.O. Box 1011
PICAYUNE, MISSISSIPPI 39466-1011

Phone: 601-798-1484 Fax: 601-798-0604
Web address: www.hawlms.com E-mail address: hideawaylake@charterinternet.com

Dear Property Owner,

Welcome to Hide-A-Way Lake Community. We are a private community located in a beautiful setting, designed to provide residents with a relaxed, pleasant and secure way of life. The beauty of our community is something we value highly and requires continued interest and co-operation of all who live here.

To help you understand how the Hide-A-Way Lake Community operates and the part you play in the lifestyle that you have chosen, we have compiled the following information that will answer many of your questions. Included is information about our facilities and amenities, a description of our organizational structure, its responsibilities, rules and regulations as well as some general information about the Picayune - Pearl River County area.

We hope you will enjoy living at Hide-A-Way Lake Community and make full and caring use of the many amenities. We encourage you to stop at our office and become acquainted with the professional management staff who can give assistance and suggestions to make your transition to a new community easier. You are also encouraged to attend the monthly board meetings.

Sincerely,

Bruce Devillier
General Manager

TABLE OF CONTENTS

EMERGENCY REPORTING PROCEDURES.....	4
Fire	
Police	
Ambulance	
FACT SHEET	5
HAWL Community Information	
Location, Acreage, Dam, Lodge, Tennis Courts, Swimming Pool, Playgrounds, Stables, Marina, Golf, Fishing	
Water-Skiing, Roads, Water System	6
Sewerage Disposal, Utilities, Garbage and Trash Collection, Fire Protection, Mail Service, Property Rental, Initiation Fee	
Dues Structure.....	7
POLICY FOR MEMBERS.....	7
SECURITY POLICY.....	8
Members, Guest Entry, Deliveries, Boats, Horses, Contractor Passes	
Concrete Delivery, Phone, Prospective Buyers/Sightseers	9
Teenagers, Towing	
SECURITY PROCEDURES.....	9
Security Gate Policy	
Gate Lane Usage, Gate Procedure.....	10
Contractors Entrance Policy.....	11
Security for Patrol Officer	
Boat Patrol, Incident Reports, Traffic Tickets	13
Protests, Traffic Accidents, Suspected DUI/DWI, Burn Permits, Special Occasions (Parking, Crowd Control, Fireworks).....	14
RULES, LAKE VIOLATIONS & ADMINISTRATIVE FEES.....	15
TENNIS COURT.....	16
BOAT RULES AND LAKE USE.....	17
Definitions	
Rules	
Fee Schedule.....	19
Violation Fees.....	20
SWIMMING POOL.....	20
General Swim Time - Lifeguard on Duty	
Adult Swim Times – Unsupervised.....	22
GOLF CART RULES.....	22
PLAYGROUND RULE.....	23
GATE ENTRY.....	23
Members	
Guest Entry	
Contractors.....	24
Renters	
Prospective Buyers/Sightseers	
CURFEW.....	24

Purpose	
Definition.....	25
Curfew for Minors	
Exceptions	
Parental Responsibility.....	26
Security Enforcement Procedures	
Penalties.....	27
CAMPING.....	27
MOTOR BIKES, GO CARTS, ATV'S & ELECTRIC SCOOTERS.....	27
BICYCLE RIDERS.....	27
WALKERS – JOGGERS.....	28
STABLE POLICY.....	28
HURRICANE EMERGENCY PLAN.....	30
Purpose	
Definitions	
General Information.....	31
Alert Conditions.....	32
Post Emergency Procedure.....	33
FIRE SAFETY RECOMMENDATIONS.....	34
SEPTIC SYSTEM MANAGEMENT PLAN.....	35
Public Education Activities	
Site Evaluation	
System Design	
Building Permits	
Operation and Maintenance	
Substandard Systems.....	36
Summary	
HAWL Septic Tank Inspection Policy	
HAWL Treatment Plant/Mechanical System Inspection Policy.....	37
AREA SERVICES.....	38
Churches, Health Facilities, Library	
State Parks and Recreation Areas	
County Extension Office, Public Utilities.....	39
Radio Stations, Television	
Newspapers	
LICENSES - TAXES – REGISTRATION	40
Drivers License, Vehicle Tags, Motor Vehicle Inspection	
Boat and Boat Trailers, Hunting-Fishing License	
Homestead Exemption, Property Tax,	
State Income Tax, County Privilege Tax, Voter Registration.....	41
Pearl River County Government	
SCHOOLS.....	41
Nursery and Private	
Primary and Secondary	
Colleges and Universities.....	42
CORPORATE STRUCTURE OF HAWL COMMUNITY.....	42
COVENANTS.....	44
BUILDING CODE REGULATIONS	HANDED OUT SEPARATELY

EMERGENCY REPORTING PROCEDURE

CALL 911 FIRST -- FIRE -- POLICE -- AMBULANCE

GIVE -- HOUSE NUMBER AND STREET NAME
(Do not give lot number)

FIRE

House numbers should be prominently displayed on the front of house or garage so they can be readily seen from the street.

Notify the gate house (601) 798-1247.

The **911** Emergency Number alerts the Carriere, Picayune and McNeill Departments.

1. Report fire first - do not attempt to put it out first.
2. Alert family and evacuate the house. Close doors as you leave.
3. Assemble at a designated area and count heads. Make sure all of the family is accounted for.
4. If safe, use a garden hose, extinguishers, etc. to extinguish the fire or prevent spreading until the fire unit arrives.
5. Immediately notify the arriving fire unit if anyone is still in the house and in what area they may be.

POLICE

Police protection at HAWL is provided by the Pearl River County Sheriff's Department which is tied into the **Area 911** system.

AMBULANCE

Local emergency ambulance services are provided by a private ambulance service under contract to the City of Picayune and respond to the HAWL community through the **AREA 911** services. Yearly membership is available through current ambulance service.

Note: **911 calls are to be made for EMERGENCIES ONLY.** Non-emergency calls to the above services should be through individual phone numbers which can be found in a local phone book.

HIDE-A-WAY LAKE COMMUNITY

FACT SHEET

LOCATION - Hide-A-Way Lake Community is located in Pearl River County, MS. 50 miles north of New Orleans, LA west of I-59 and 1-1/2 miles north of Picayune, MS on Highway 11 North. All lots in HAWL are in Township 5.

ACREAGE - Hide-A-Way Lake Community contains 1,558 lots averaging approximately 1/3 acre each and surrounds a fresh water lake of approximately 200 acres. The terrain is piney woods and hilly and ranges from 70-130 feet above mean sea level. The total area of the development is approximately 1,600 acres.

DAM - The length of the dam is 1,170 feet with a crown width of 10 feet and the maximum height is 38 feet. The concrete spillway is 232 feet wide located at the north-east abutment of the dam. The lake level is also controlled by valves located in a junction box at the base of the dam for draw down purposes.

LODGE - This large facility contains a dining room, recreation area, and a meeting room for community and numerous club activities. The full service restaurant is open to members and their guests, for dining, club social activities, and private member functions. Arrangements can be made, through the Restaurant Manager, for special occasions such as private parties, wedding receptions, etc. Your HAWL card is used for purchases in the restaurant, lodge, and pool. Seasonal schedules appear in the Hide-A-Way Echoes. **Lodge Tel. (601) 798-1484. Guard House Tel. (601) 798-1247.**

TENNIS COURTS - Double courts are located adjacent to the clubhouse. Keys are available to be checked out at the Lodge Office and Guard Gate.

SWIMMING POOL - The pool is opened from Memorial Day to Labor Day. In addition, there is a sand beach on the lake at the club house.

PLAYGROUNDS - Two (2) playgrounds are maintained, one on the west and east sides of the lake.

STABLES - Located in the northeast corner of the subdivision. The club office must be contacted for further information. Boarding responsibilities lie with horse owners. Horses must have certificate of Coggins Negative before entry.

MARINA - Two marinas with boat launching, docking piers and slips are available: one at the south end by the lodge, the other on the west side by picnic area. There is a boat registration policy and fee, see "Boat Rules" **page 17.**

GOLF- While the 18 holes golf course which adjoins the subdivision is not a part of Hide-A-Way Lake Community, golfing is available at adjacent Millbrook Golf & Country Club provided you make arrangements to become a member or to pay the greens fees.

FISHING - Fishing is excellent for bass, catfish, crappie and other pan fish. Fishing licenses are not required for members of HAWL.

WATER-SKIING - Is permitted on the open lake from sunrise until 30 minutes past sunset. Skiing is not permitted when flashing light is on at the lodge. A 40 mile per hour speed limit must be observed on the open lake in a counter-clockwise direction. No skiing within 100 ft of docks or shore.

ROADS - Roads within Hide-A-Way Lake Community are private and not open to the public. Admittance to the subdivision is through a guard gate manned 24 hours a day, 7 days a week. Admittance is only by membership card or windshield decal which is updated annually. A speed limit of 25 MPH is posted and radar enforced. Maintenance of the roads is paid from Hide-A-Way Club, Inc. dues.

WATER SYSTEM - A central water supply is obtained from two wells and a water tower that exist to serve all lots. Hide-A-Way Lake Club, Inc. is the owner of the water system. Water is treated and analyzed in compliance with State Health Dept. Regulations like any other municipal supply. The State Public Utilities Commission monitors system operation. Results of monthly monitoring are available at the office. Water is metered at a monthly minimum cost for the first 6000 gallons. Use of over 6000 gallons is charged per 1000 gallons. A hookup charge is made for new services. Contact the lodge office for additional information.

SEWERAGE DISPOSAL - Septic tanks (and/or treatment plants) will be installed at the expense of the individual lot owner. Pearl River County Health Dept. approval is required prior to construction. No central sewerage disposal is available.

UTILITIES - Electricity is supplied by Coast Electric and Mississippi Power Companies and is available to all lots as is telephone service. Cable TV service is available to most but not all lots. Check with Charter Communications at (601) 798-8080. Natural gas is not available.

GARBAGE AND TRASH COLLECTION - Garbage is contracted out to Coastal Waste Services (CWS) and picked up each Monday. A 96-gallon cart on wheels will be available for your garbage use. In addition to the cart, you may use up to 2 additional garbage cans. Yard waste is to be cut into 4-foot lengths (4' x 4') area or less and either bagged or bundled and placed next to the cart. Garbage cart/can should be placed by the side of the road by 5:30 a.m. and removed after pickup. There is a monthly charge added to HAWL monthly statements for this service.

FIRE PROTECTION - A fire truck is located at the HAWL firehouse near the main entrance. HAWL is in an unincorporated class eight (8) fire area and depends upon the Carriere, McNeil Volunteer Fire Departments, and the Picayune Fire Dept. to respond. An annual donation to the Carriere Volunteer Fire Department is encouraged.

MAIL SERVICE - Property owners must contact the Carriere Post Office for the regulations regarding the placement of mailboxes. Mail is delivered to each house through the Carriere, MS Post Office. Tel. (601) 798-5261.

PROPERTY RENTAL - Check with lodge office for policy.

INITIATION FEE – Effective July 1, 2008, Hide-A-Way Lake Club, Inc. began administering a non-refundable \$500.00 initiation fee for all new club membership registrations to any person acquiring a lot in the Hide-A-Way Lake community with or without a structure on it. This initiation fee must be paid in full at the time of registration and is subject to full monthly dues in accordance with Hide-A-Way

Lake's policy, rules, covenants and regulations. The only exception for administering the initiation fee will be current property owners who are registering a newly purchased adjoining lot.

DUES STRUCTURE CURRENTLY IN PLACE - Normal billing cycle is from 26th of month to the 25th of the following month. Statements are mailed monthly around the last day of the month, with payment due in the office by the 25th of the following month. A finance charge which is equal to 1.5% of the outstanding balance and a \$15 late fee are charged to accounts for bills not paid on time.

FOLLOWING MONTHLY FEES CHARGED WHERE APPLICABLE:

OPERATIONAL FEE:	\$ 51.00	lots with or without house
CAPITAL RESERVE	\$ 15.00	all lots, set aside for capital projects
SECURITY FEE	\$ 5.00	lots with houses
	\$ 1.00	lots without houses
GARBAGE FEE	\$ 13.55	all lots with houses
WATER FEE	\$ 15.35	first 6,000 gallons
	\$ 1.75	per 1,000 gallons, pro rated after 6,000

POLICY FOR MEMBERS

1. Hours of the lodge operation will be posted on the lodge bulletin board and published in the HIDE-A-WAY "ECHOES".
2. No pets are allowed in the lodge, grounds, pool, tennis court, beach, boat launch or parking lot.
3. Bathing attire is not allowed in the lodge at any time without shirt or cover up. No wet dripping bathing suits. No bathing suits or bare feet in dining room at any time.
4. Members are responsible for the conduct of their children and guests at all times.
5. The covered drive-thru at the front of the club house is for loading and unloading only. NO PARKING under same is permitted with the exception of handicapped parking.
6. Posted rules affecting various activities are to be adhered to by all members and guests. Members violating rules may be excluded from use of the facilities upon written notice and fined.
7. For safety's sake a maximum speed of 25 miles per hour must be adhered to by all members, guests, contractors and employees on the premises of Hide-A-Way Lake Community. Use extreme caution when passing on HAWL's roads. Watch for walkers, joggers and bike-riders.
8. Guests - See gate entry rules, **page 24**.
9. Members who fail to keep payments current on any one or more of their account(s) will be refused the privilege of making further charges or use of amenities. Amenities are to include, but not limited to the use any of HAWL facility including the pool, tennis court, RV Park area, horse stables, lodge, restaurant and the open concern time at the Board of Directors Meeting.

10. Dumping of logs, limbs or trash or otherwise obstructing road drainage ditches is prohibited.
11. Prior to cutting trees on any property a tree cutting permit must be obtained from the club office.
12. Prior to burning on any property a burn permit must be obtained from the club office.
13. Vehicles, boats or other objects must be parked off the road so as not to create a hazard. Be considerate of your neighbors and the community.
14. Do not use vacant properties for disposing of trash, limbs, grass clippings etc. without permission of the property owner.
15. Do not park vehicles, boats, boat-trailers, etc., on vacant properties without permission of the property owner.
16. Use of fireworks is permissible only on December 31st, January 1st, July 4th, and July 5th. Due to the potential for starting fires, the shooting of those fireworks commonly referred to as bottle or sky rockets or similar projectiles are prohibited. Use of fireworks at any other time will require a permit from the lodge.

SECURITY POLICY

MEMBERS - Hide-A-Way Lake windshield decals are property of Hide-A-Way Lake Club Inc. and are available to all property owners and their registered residents. There is a nominal cost for a decal. When applying for a decal, property owners must bring proof of vehicle ownership including serial number and tag number such as yellow tax receipt or pink registration form to the club office and proof of current insurance. For the residents, property owner must also bring proof of ownership and insurance showing the resident's name and HAWL address. HAWL membership cards are available upon payment of an administrative fee.

GUEST ENTRY - See gate entry rules, **page 24**.

DELIVERIES - HAWL office maintains a list of authorized delivery and service firms. Members may phone gate and notify that a specific delivery will be made to them. Guard will call resident and confirm delivery prior to allowing entry. Builders may authorize unattended deliveries with invoice or delivery slip showing lot number.

BOATS - Personal water craft (jet skis) are not permitted. Boats without a current boat decal displayed are prohibited from utilizing lake and other boating facilities. This applies to all types of boats including canoes. When applying for a decal, bring serial number, make, model, length and color of boat. Also, excluding manual powered vessels, proof of \$100,000.00 liability insurance must be provided to the lodge office. No guest boats will be allowed in H.A.W.L. (**Boat Rules, page 17**)

HORSES - No horses allowed entry without proof of Coggins Negative Certificate. (**Stable Policy, page 28**)

CONTRACTOR PASSES - Contractor passes are mandatory for new construction. These passes will be valid for the same period of six months as the Building Permits

in which pass has been issued and may be purchased at the lodge office. These passes will be valid Monday through Friday from 6:00 a.m. to 6:00 p.m.

CONCRETE DELIVERY - Foundation forms must be checked by management before concrete trucks are allowed to enter. Approval is logged in at the gate only by General Manager or Maintenance Supervisor.

PHONE - The telephone at the guard gate is for GUARD SERVICE ONLY.

PROSPECTIVE BUYERS/SIGHTSEERS - Prospective Buyers/Sightseers will be denied entrance unless accompanied by a Realtor who has a current membership card or Realtor pass, or unless they have been signed in by a property owner as any other guest. No one will be admitted by newspaper advertisement alone.

TEENAGERS - No one under 18 who does not reside in Hide-A-Way Lake Community will be allowed in after 11:00 p.m. Sunday through Thursday -- or 12:00 a.m. on Friday or Saturday unless prior arrangements have been made by an adult property owner (21 years old or older). **(Curfew Policy, page 24)** If no prior arrangements have been made by an adult property owner, guard will call the resident adult property owner in question for confirmation.

If the resident adult property owner agrees to take responsibility and gives permission for the teenager or teenagers to enter, all occupants of the car must sign the board to gain entrance.

TOWING - All towed boats, trailers, campers, sheds, etc., must be logged out with guard on duty.

HIDE-A-WAY LAKE CLUB, INC. SECURITY PROCEDURES

Revised: November 2009

Security Gate Policy:

To gain entry to Hide-A-Way Lake a person must have one of the following:

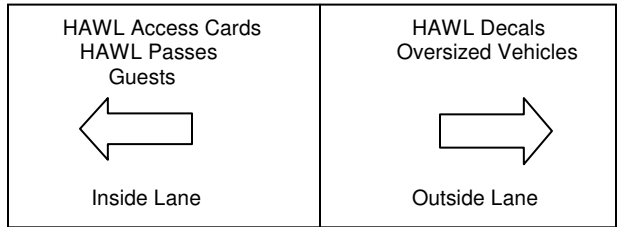
1. * Current Membership Card – all cards must be verified by gate security for accuracy.
2. * Employee, Domestic, or Renter Card - all cards must be verified by gate security for expiration date
3. ** Current window decal
4. Name on the guest list (see #2 under Procedure)
5. Name on APPROVAL list from the Lodge Office signed by the General Manager
EXAMPLE: Delivery and Salesmen, Rotary Club, Bridge Club, Newcomers Club, etc.
6. PASS – Contractor/Realtor – check expiration date

7. Picture ID such as current driver's license of a resident for verification on the computer
8. Name on Lawn Care Access list from the Lodge Office – check expiration date

Gate Lane Usage

- * ALL card holders (must use the inside lane and present card to security for verification.
- ** Property owners with decals may use the outside **PRIORITY LANE.**

Important Note: Only one gate arm is to be in the open (up) position at a time.



Gate Procedure

1. Membership card and window decal are self-explanatory
2. Guest List and utilization of Caller ID:
 - a. Property owners and residents **21 years and older** phone number **must** be registered with the HAWL office in order to phone in guests at the Guard House. If the call is placed from a number not in the HAWL database, then the property owner and resident **21 years and older** will not be able to call in a guest. The property owner may register up to 5 telephone numbers with the Hide-A-Way office.
 - b. Only property owners and residents **21 years and older** may phone or stop by the guard house to place a name on the guest list.
 - c. Property Owner and residents **21 years and older** may call in a guest.
 1. When Caller ID verifies a legitimate call to place guest's name on list, the guard will write "ID" on list by the guest's name. No call is then necessary when guest arrives. Before entry, guard must check that the phone number used to call in the guest is in the computer. Guard must then sign the guest sheet after this computer verification has taken place.
 2. When calls are received from phones other than that of the property owner or a resident **21 years and older**, guards will call the property owner (or resident **21 years and older**) at home to announce guest's arrival to either gain permission for entry or entry denied.

3. If a guest arrives at the gate and is not on the call list, he/she must wait in the parking lot for resident approval.
 - d. Even if a juvenile resident has in their possession a gate card or has a decal on the vehicle they are in, the vehicle must be detained if there are other individuals in the vehicle. Verification of the non-residents will be made to ensure they have been called in by the property owner or resident **21 years and older**. The entry of the non-resident will be allowed only if that individual has been called in.
 - e. When a non-resident juvenile tries to gain entry into Hide-A-Way:
 1. Must present a picture I.D.
 2. Must be logged in.
 3. If on call list, may enter.
 4. If not on call list, property owner or resident **21 years and older** must be called for entrance approval.
 5. If other juveniles in the vehicle are not listed on the call list, they must be logged in and the property owner or resident **21 years and older** called for entrance approval.
 - f. Criteria for resident juvenile (under 18 years old) to enter after HAWL curfew (Sunday through Thursday, 11:00 pm – 5:00 am and Friday and Saturday, 12:00 midnight – 5:00 am) is as follows:
 1. Parent or guardian should have notified the gate.
 2. If notification has not been given, a curfew violation is to be issued.
 3. Property owner must be called before juvenile may enter.
 4. If permission is granted, juvenile may enter.
 4. If available, the patrol officer is to escort him/her directly to resident.
 - g. No non-resident juvenile driver may be admitted after curfew.
3. Contractors Entrance Policy:
- a. All contractors, regardless if they have a pass or they are called in, must be logged in by security on the Contractor's Daily Log.
 - b. Contractor passes are mandatory for new construction. These passes will be valid for the same period of six months as the Building Permit for which the pass was issued and may be purchased at the lodge office. These passes are valid Monday through Friday from 6:00 am to 6:00 pm.
 - c. A short term contractor/worker without a permit must be called in by the property owner.

- d. If a contractor arrives at the gate and is not on the call list, he/she must wait in the parking lot for resident approval.
 - e. Approval must be received from the HAWL office for all outside contractor's work if conducted on a Saturday or Sunday.
 - f. Lawn Services may register with the HAWL office for access to HAWL during the hours of 6:00 am until sunset, Monday through Saturday. A list of approved lawn care providers is provided to Security by the HAWL office. Check lawn care list for expiration date.
4. If the line into Hide-A-Way at the guard gate gets too long and is not moving quickly, move the vehicle awaiting entry to the side lot to clear traffic and call the patrol officer for help if needed.
 5. Between 6:00 am and 8:00 pm, the outside lane will be used for current HAWL decals and oversized vehicles. The inside lane will be used for HAWL cards, HAWL passes, and guests. Between 8:00 pm and 6:00 am, the outside gate will be closed and all traffic will enter through the inside lane.
 6. All boats that enter into Hide-A-Way should have a decal, and if no decal, must be recorded for entrance on the boat log.
 7. All expired cards, decals, and passes will be collected by the gate and turned into the HAWL office ASAP.

Security for Patrol Officer

Security Patrol Officer will follow the following procedures:

1. Sign in for duty.
2. Get the briefing from the on duty officer.
3. Check the radios for working ability.
4. Inspect the vehicle for working ability (Vehicle Check Sheet).
5. Keep the vehicle clean. Each patrol officer is responsible for his/her vehicle.
6. The patrol officer will patrol all of Hide-A-Way roads.
7. Patrol officer is responsible for the safety and security of all HAWL residents and guests.
8. Patrol officer is responsible for enforcement of the speed limit and stop signs. Reckless driving, etc. is not allowed.
9. When patrol officer stops anyone for citation, violation, curfew, etc. it is imperative that the guard obtain information as to how that person gained entry into the community. Driver's license must ALWAYS be checked and all information documented on violation notice/incident report. Gate cards and decals must be verified by officer and documented. If the offender is a guest, officer must verify approved entry on the guest sheet with the gate.

10. At a minimum of every two hours, patrol officer will check the playgrounds, the club house's entire area, both of the marinas, the R.V. park, the stables, the air strip, and the water wells in addition to all of HAWL's properties. These checks must be recorded. When staff is "doubled", these areas must be checked and recorded every hour.
11. All officers will show the utmost professional courtesy at all times.
12. Security Officer will respond to all calls and fill out their report (always follow the 5 W's: Who, What, When, Where, and Why when filling out your report).
13. Patrol Officer will not chase/pursue vehicle but can follow/observe at a distance to get a description of the vehicle or person.
14. Curfew violators – security officer will escort the violator home and issue a ticket to his/her parent or guardian. If the juvenile does not live in HAWL, call the Sheriff's Office and request they issue a ticket to the juvenile's parents or guardian.
15. West Marina bathrooms must be locked (log condition) by 10:00 pm and opened by 5:00 am. Golf gate for Millbrook must be locked by 10:00 pm and opened by 5:00 am. Airstrip/tower must stay locked and opened only if property owner logs in/out at the guard house.
16. If any construction is sighted without a corresponding permit posted, notify the HAWL office by completing an incident report.

Boat Patrol

1. Inspect the boat for working ability and safe operation.
2. Check the fuel.
3. Patrol the lake and assist the residents for safety. Enforce all lake rules.
4. All boats must have a decal to be on the lake. Any watercraft found operating on the lake without the proper decal will be escorted to the marina/dock/lot from which it was launched, removed from the lake, and issued a citation.
5. All boats must have the regulation safety equipment such as life vests and be in operating condition. Always keep a two way radio on your person for emergency communication.

Incident Reports

1. All violations of by-laws/covenants and/or state or local criminal codes or ordinance require incident reports.
2. If issuing a citation or a ticket to a guest/juvenile, the property owner is to be notified as soon as possible by the Security Guard.

Traffic Tickets

1. Speeding: Must check violation log. Do not turn off radar gun. You must have read out available. Mark ticket that speed has been gauged by radar.

2. Stop signs: Check violation log.
3. If issuing a ticket to a guest/juvenile, the property owner is to be notified as soon as possible by the Security Guard.

Protests

1. Be polite. Do not be drawn into arguments.
2. If violator is not polite, argues, or becomes violent, call the sheriff.
3. Write an incident report.

Traffic Accidents

1. Call Sheriff for assistance.
2. Write an incident report.

Suspected DUI/DWI

1. **Polite/non-aggressive:** Have person park vehicle and call for pick-up by family member or bring home in security vehicle.

Violent/aggressive: Call Sheriff.

2. Write an incident report.

Burn Permits

1. If on patrol and a resident is burning material, patrol is to check if resident has a permit posted and if the fire is safe and controlled.
2. If regulating conditions are not met, the fire is to be immediately extinguished.
3. Burning is permitted from day light to dusk.

Special Occasions:

HAWL Approved Events (Flea Market/Craft Fair/Etc.)

1. Security officers may be required to work special duties for these occasions.
2. Gate will be open to all visitors going directly to the event.
3. A security officer will be stationed at the juncture of East Lakeshore Drive and Hide-A-Way Lane to ensure these visitors go directly to the lodge (event location) and/or then directly exit HAWL.
4. A second security officer will be stationed at the lodge (event location) to aid in parking and crowd control.

4th of July Fireworks and Picnic

1. Security officers may be required to work this night.
2. Only residents and their valid guests will be granted entrance to HAWL.
3. Security officer stationed at HAWL lodge will aid in parking, crowd control, and monitor for violators of HAWL rules.
4. Security officers are to enforce the following excerpt from the HAWL Covenants:

16. Use of fireworks is permissible only on December 31st, January 1st, July 4th, and July 5th. Due to the potential for starting fires, the shooting of those fireworks commonly referred to as bottle or sky rockets or similar projectiles are prohibited. Use of fireworks at any other time will require a permit from the lodge.

RULES, LAKE VIOLATIONS & ADMINISTRATIVE FEES

Revised: May 6, 2010

The following list is the administrative fees which may be levied against property owners for violations of the rules of Hide-A-Way Lake by themselves, their children, guests, tenants (renters), and their contractors.

MULTIPLE OFFENDERS WILL HAVE FEES LEVIED BASED ON SIMILAR VIOLATIONS OCCURRING WITHIN A 2 YEAR PERIOD AS FOLLOWS:

2 Times fee for 2nd offense 3 Times fee for 3rd offense 4 Times fee for 4th offense, etc.

SECTION ONE (Gate Violations):

- | | |
|----------------------------|----------|
| 1. Gate running | \$ 50.00 |
| 2. Blocking gate | \$ 50.00 |
| 3. Breaking guard gate arm | \$ 75.00 |

SECTION TWO (Traffic Violations)+++:

- | | |
|---|-----------|
| 1. Reckless driving | \$ 75.00 |
| 2. Illegal passing on double yellow line | \$ 50.00 |
| 3. Speeding | |
| 1 to 10 miles per hour over the limit | \$ 25.00 |
| 11 to 15 miles per hour over the limit | \$ 35.00 |
| 16 to 25 miles per hour over the limit | \$ 45.00 |
| 26 plus miles per hour over the limit | \$ 55.00 |
| 4. Running stop signs (each) | \$ 25.00 |
| 5. Failure to yield to marked Security and/or Emergency vehicles | \$ 100.00 |
| 6. Illegal parking, i.e.: on paved portion of streets, especially curves or posted areas. | \$ 50.00 |
| 7. Operation of a Vehicle without a Current License Plate (tag) | \$ 50.00 |
| 8. Operation of unauthorized vehicles such as ATVs, go carts, or similar Vehicles or driving without an operating license on HAWL Common Property in any area other than the area known as the airstrip | \$ 50.00 |
| 9. Fraudulent use of vehicle decal or selling of HAWL gate entry card | \$ 100.00 |
| 10. Violation of Golf Cart registration | \$ 25.00 |
| 11. Violation of Passenger Safety in Golf Cart | \$ 25.00 |
| 12. Violation of Golf Cart Rolling Roadblock | \$ 25.00 |
| 13. Violation of Golf Cart Night Lights | \$ 25.00 |

SECTION THREE (Miscellaneous):

1. Malicious mischief (toilet paper throwing, etc.)	\$ 150.00
2. Violation of playground rules	\$ 25.00
3. Vandalism (intentional destruction or defacing of others property)	\$ 500.00
a.) Portable toilet vandalism	\$ 500.00
b.) HAWL property vandalism.....restitution plus	\$ 500.00
4. Unauthorized construction work BY CONTRACTORS on weekends	\$ 150.00
5. Violation of common property curfew	\$ 25.00
6. Violation of BURN BAN	\$ 100.00
7. Burning without a permit or violation of permit instructions	\$ 100.00
8. Burning trash on other owners property	\$ 100.00
9. Violation of firework rules	\$ 50.00
10. Possession of glass container on any outside common property	\$ 500.00
11. Trespassing	\$ 100.00
12. Violation of sign rules	\$ 25.00
13. Theft of anything of value	\$ 150.00
14. Disturbing the peace	\$ 75.00
15. Violations of animal nuisance rules	\$ 25.00
16. Discharge of weapons, including pellet and BB guns	\$ 250.00
17. Littering and dumping of trash	\$ 150.00
18. Refusal to show identification when requested by Security	\$ 100.00
19. Verbal harassment; i.e., obscenities, threats, etc. leveled at Security Personnel and/or HAWL employees**	\$ 250.00
20. Simple Assault: unlawful threat or attempt to physically harm Security Personnel and/or HAWL employees**	\$ 250.00
21. Aggravated Assault: causing physical harm by violent attack to Security Personnel and/or HAWL employees**	\$ 750.00

**Club privileges may be suspended, in addition to stated fine.

SECTION FOUR (Boat Rules):

1. Failure to register boat	\$ 100.00
2. Expired boat decal	\$ 25.00
3. Fraudulent use of boat decal	\$ 150.00
4. Violations of boat safety rules	\$ 100.00

+++Anyone with 10 repetitive traffic fines in a two year period will be barred from driving in HAWL. If offender is caught driving after being barred, there will be a \$1,000 fine charged to the account.

TENNIS COURTS

1. Soft-soled shoes (tennis shoes) are to be worn on tennis courts at all times.
2. Tennis only on courts. Bikes, roller skates or skate boards are not allowed on courts.
3. All members are required to sign up at the lodge office for court use one hour at a time in order that all people may have a chance to play.
4. Courts are locked to prevent damage to court surfaces. During office hours the key is at the lodge office. When office is closed, the key is available at the guard house and must be signed out and promptly returned. If keys are not turned in, property owner's account will be charged an administrative fee.
5. The club stresses that tennis players exercise the courtesy of yielding to the next players in line for court use after the one-hour playing time has expired.
6. Those players on the courts who have not reserved them will be asked to leave when persons who hold reservations come to claim their playing time.

HAWL GENERAL BOAT RULES

Revised 01/22/08

DEFINITIONS

1. **Personal Water Craft (PWC)** - Personal Water Craft are small, inboard powered boats that use water jets for propulsion. They are designed for use by one or two people, and in some cases, three people. They are small and highly maneuverable. PWC's are powerboats and must observe the same rules as larger motorboats. They must carry required equipment as do other inboard powered boats. **(Effective October 1994, no specialty prop-craft motorboats or jet/pump propelled motorboats or PWC shall be allowed on HAWL waters unless previously registered; such registration is no longer valid upon transfer of title.)**
2. **Motor Boat** - Any boat equipped with internal combustion propulsion machinery is a motor boat.
3. **Sailboat** - A boat powered by wind and sails. May or may not have an auxiliary engine. Sailboats are less maneuverable and must be given traffic priority over other watercraft; however, they are subject to the General Boat Rules.
4. **"No Wake" Area** - Those areas marked, as in coves, as well as the areas within 100 feet from the shore of the main lake.
5. **Open Lake** - Those areas of the main lake exclusive of the "no wake" areas is considered the open lake.
6. **Night Time** - The period of time between 30 minutes after sundown to 30 minutes before sunrise.

BOATING RULES

1. Observe all Mississippi Boating Laws with respect to safety.
2. Obey all traffic signs on the Lake.
3. Property owners are responsible for the actions of their children and guests at all times.
4. If launching boat from community launching area by the Lodge, park vehicle and trailer behind tennis courts. Avoid using Lodge parking lot if possible. Do not park vehicle in boat launching area or pavilion area. Loading/unloading only permitted. If launching at Westside Marina, do not park so as to block traffic or access to the launching ramp.
5. Docking of boats in the boat launch area or at the launch pier in order to use adjacent facilities is prohibited.
6. Boats which are not registered with HAWL and guest boats will not be allowed on the lake at any time. Decals must be attached in a location visible from each side of the vessel while the boat is underway on all boats which are registered to go into the lake. Excluding manual powered vessels, all boats operating on the lake must have proof of \$100,000 minimum liability insurance.

7. Currently registered motor or sail boats purchased by another property owner must be re-registered, at no cost, as soon as feasible. The boat will maintain the seller's HAWL decal until the expiration date.
8. Speed Limit: 40 MPH on open lake during daylight hours and "No Wake" speed at night or during periods of limited visibility.
9. There shall be no skiing or PWC boats on the lake during nighttime, during periods of limited visibility, or when the light is flashing on the roof of the lodge. All boats will then be limited to "No Wake" speed.
10. Do not operate any watercraft while under the influence of alcohol or drugs.
11. All boat traffic must travel in a **counter-clockwise** direction on the open lake.
12. Boats are not to exceed 24 feet in length. Original owners of larger boats registered prior to June 1, 1994, are exempt from this ruling.
13. All watercraft shall operate at idle speed in marked "No Wake" areas including marinas, bays, coves, and within 100 feet adjacent to the shoreline in the open lake.
14. Swimming in the vicinity of the marina launch areas shall be in the designated areas only. For safety reasons, swimmers should not be farther than 50 feet from shore in the open lake.
15. When any motorboat, sailboat or PWC is under power, all persons riding therein shall remain within the watercraft; no person shall hang over the bow, stern or gunwales (side).
16. There shall be at least two persons in any boat which is towing a water skier, ski board, knee board, tube, or any other flotation device/vehicle; one to operate the boat and the other to face and observe the progress and safety of the person being towed. The boat operator of the towing vessel must be at least 15 years of age. The observer must be at least 10 years of age. It is mandatory that the person being towed wear a U.S. Coast Guard approved personal flotation device (PFD).
17. A tow boat must not enter into the "No Wake" area with a skier; however, the skier may swing in to the 100 foot area to drop skis. All water craft and skiers must stay 75 feet from any other watercraft or person. No boat shall follow closer than 150 feet behind a person being towed.
18. The basic requirements for all water craft defined in DEFINITIONS 1, 2, and 3, operating on HAWL waters are as follows:
 - i. A USCG approved personal flotation device (PFD) for each person on board.

- ii. Every person 12 years of age or younger is required to wear a USCG approved PFD while underway in the open lake in any watercraft defined in DEFINITIONS 1, 2, and 3, or in any canoe or kayak.
 - iii. Red and green running lights mounted on the bow. Green to starboard (right side) and red to port (left side) and all around white light on the stern if operating at night.
 - iv. Fire extinguisher if inboard engine or enclosed fuel compartments.
19. No motor boat shall be operated by any person who is under the age of 12 years except when accompanied by a parent, guardian, or other person 18 years of age or older. **Since insurance companies' policies differ, it is incumbent upon the property owner to assure each operator is properly covered by the owner's insurance.**
20. At no time shall any unauthorized person move or tamper with any marker or buoy on HAWL waters.
21. Effective October 1994, no specialty prop-craft motorboats or jet/pump propelled motorboats (PWC) shall be allowed on HAWL waters unless previously registered; such registration is no longer valid upon transfer of title.
22. Follow all safety rules for your own protection as well as others. All accidents must be reported to the Lodge office as soon as possible.
23. Citations will be issued for violations of the General Boat Rules. In all cases, after three confirmed safety violations against the same boat within a two year period, that boat will be banned from the lake for a period of one year.

FEE SCHEDULE

All internal combustion powered boats and sailboats:

Annual Fee.....\$15.00

All human powered and electric powered boats (such as canoes, kayaks, paddle boats, etc.):

One Time Fee.....\$ 5.00

Note: Owners of human and electric powered boats identified above will, at the time of registration, be assigned a permanent number for that particular boat. It will be the responsibility of the boat owner to insure that the assigned number is properly displayed to be visible when the boat is underway. Currently registered boats purchased by another property owner must be re-registered, at no cost, as soon as feasible.

BOAT VIOLATION FEES

Failure to Register Boat.....	\$100.00
Expired Boat Decal.....	\$ 25.00
Fraudulent Use of Boat Decal/Number.....	\$150.00
Violation of Boat Safety Rules.....	\$100.00

RULES FOR SWIMMING POOL

Revised 05/18/10

LIFEGUARD ON DUTY IS IN COMPLETE CHARGE OF SEEING THAT ALL RULES ARE OBEYED BY ALL PERSONS.

1. ALL MEMBERS MUST PAY FOR THEIR GUESTS BEFORE ENTERING THE POOL. Property owners will be charged \$2.00 per day for each guest. For this purpose guest shall be anyone other than the property owner and/or their dependents (listed residents). Falsifying information will result in loss of pool privileges for the remainder of the pool season.
2. Large groups of swimming guests must be approved in advance by the General Manager. Property owner must contact the General Manager during normal office hours. A large group will be denied entrance if the pool is at capacity and prior approval for a large group has not been arranged.
3. Swimming Pool hours will be as posted at the pool area gate.
4. Children, 12 YEARS OF AGE AND UNDER, MUST BE ACCOMPANIED AT ALL TIMES BY A PERSON (16 YEARS OR OLDER) RESPONSIBLE FOR THE CHILD/CHILDREN. **RESPONSIBLE PERSON MUST REMAIN IN POOL AREA WITH CHILDREN.**
5. All swimmers must shower before entering pool.
6. Swimming shoes are strongly recommended to be worn while in the pool.
7. Non-swimmers are not permitted in the deep end of the pool. No one will be permitted to hang on rope.
8. No food, ice chests or glass containers allowed in pool area.
9. Put all trash in receptacles.
10. Swimmers with infectious skin diseases are not allowed in pool.
11. Running or rough play is NOT allowed. Only one person on diving board at a time, only one spring on board. No swimming under boards or hanging from diving boards.
12. Foul and obscene language or gestures or talking back to Life Guard will not be tolerated.

13. No pets allowed in pool area.
14. No balls of any kind, water guns, toys or objects that can be thrown allowed around or in the pool at any time. Life Guard has the discretion of prohibiting any object or toy from the pool.
15. SWIM SUITS only in pool. NO CUT-OFFS (hemmed or not), shirts, shorts or other non- swimming apparel allowed in pool.
16. Do not remove furniture from pool area.
17. Swimmers in wet dripping bathing suits are not permitted in lodge. Cover-ups are required to enter lodge at any time. Towels are not considered cover-ups.
18. Any one caught climbing the fence to enter pool will be charged with trespassing and any member who brings a person to the pool under false pretenses will have pool privileges suspended.
19. Every hour there will be a ten minute break when children must leave the pool. Individuals (16 years and over) may stay in pool and swim at their own risk. EVERYBODY ELSE MUST CLEAR THE POOL COMPLETELY AND REMAIN OUTSIDE THE FENCE. NO POOL ATTENDANT DURING THIS BREAK.
20. Individuals who remain to swim during the times when there is no attendant on duty SWIM AT THEIR OWN RISK.
21. NO FLOATATION DEVICES are allowed in the pool unless an adult is within arms reach of the child with the float at all times. Child floatation devices only - NO RAFTS.
22. Infants in diapers must wear swim diapers or rubber pants in the pool at all times.
23. Only children 5 years of age and under allowed in Kiddy Pool and must be accompanied by a person 16 years of age or older at ALL times.
24. No smoking permitted in pool area.
25. Failure to follow the rules may result in the following consequences.

First time - Warning.

Second time - 15 minute sit down.

Third time - Ban from pool for rest of day.

Repeated pool or serious offenses will result in more extensive pool banishment and an administrative fee assessment, both to be determined by the General Manager.

Revised & Effective...May 18, 2010
Bruce Devillier, General Manager

ADULT UNSUPERVISED SWIM TIME RULES

The Adult Unsupervised Swim Time program in the pool is available to members during the summer months. A volunteer non-staff Swim Master with CPR certification shall be appointed to be in charge and coordinate with Hide-A-Way Management.

The following rules for AST are in effect.

26. The swim time allotted for the adult swim team (AST) is to be set by the Swim Master with approval by Hide-A-Way Management.
27. All AST must be over 18 years of age and SWIM AT YOUR OWN RISK. No one under the age of 18 allowed in the pool area.
28. All AST must sign the rule agreement for the file prior to swimming and shall also sign in with the Swim Master or designee daily on the sign in sheet.
29. All current pool rules for regular swimming also apply to AST.
30. NO SWIMMING ALONE!!!
31. The pool must sometimes be shared with other organized activities e.g. swim lessons, scuba lessons, etc.
32. The lock on the Pool gate must be secured and locked to the gate at all times. The AST are responsible for this lock until the lifeguards are on duty.
33. Swim shoes are only for the pool.

Revised & Effective...May 5, 2001
Bruce Devillier, General Manager

GOLF CART RULES

1. All Golf Carts must be registered in the office, and the HIDE-A-WAY LAKE Decals must be visible on the carts. Placement of the decal should be on the front driver's side of the Golf Cart.
2. Decals must be renewed each year at the same time as boat and car decals. The cost is \$1.00 per decal.
3. Owners assume liability and operational responsibility by signing decal application form.
4. Driver must be a licensed automobile driver.
5. Driver must follow all traffic rules that apply to motor vehicles including stop signs, etc.
6. All riders must be seated.
7. All riders must keep arms and legs within the cart.

8. Driver will yield to traffic behind the cart by pulling over as soon as safely possible so not to create a rolling roadblock.
9. If a golf cart is driven after dark, it must have head lights and rear reflectors.

PLAYGROUND RULES

1. No excessive noise such as boom boxes, radios, stereos, yelling, screaming, etc., within 500 feet of the playgrounds at any time day or night.
2. No motorized vehicles of any kind on any playground at any time.
3. Playground hours are from sunrise until 10:00 p.m.
4. Playground equipment is for children under 12 years of age only.
5. All violators will be charged.

GATE ENTRY RULES

POLICY FOR MEMBERS

1. The only identification that the guard is authorized to accept to grant entrance to the gate is a valid Hide-A-Way Lake credit card, a valid Hide-A-Way Lake window decal adhered to the window of the vehicle, or picture ID such as current driver's license of a resident for verification on the computer. A fee is charged for each credit card and car decal.
2. To obtain a window decal, the Property Owner must bring proof of ownership of the vehicle and insurance to the office and fill out the necessary application. For their registered residents, Property Owner must bring proof of ownership of the vehicle and insurance that also shows the resident's HAWL address on both documents.
3. To obtain a credit card, the Property Owner must come to the office and fill out the proper application.

POLICY FOR GUEST ENTRY

Members over 21 years of age must phone or stop by the guard house and place the guest name and date on the guest list. Property owners and residents **21 years and older** phone number **must** be registered with the HAWL office in order to phone in guests at the Guard House. If the call is placed from a number not in the HAWL database, then the property owner resident **21 years and older** will not be able to call in a guest. With the installation of caller ID, unless requested, the guard will not telephone the property owner back when the guest arrives to announce the guest and verify the entry authorization. **THE PROPERTY OWNER IS RESPONSIBLE FOR THE ACTIONS OF THEIR GUEST AT ALL TIMES WHILE IN THE COMMUNITY.**

POLICY FOR CONTRACTORS

Contractor passes are mandatory for new construction. These passes will be valid for the same period of six months as the Building Permit for which pass was issued and may be purchased at the lodge office. These passes will be valid Monday through Friday from 6:00 a.m. to 6:00 p.m.

POLICY FOR RENTERS

Property Owner, **complying with #22 of the HAWL covenants**, must have *Rental Application* and a *Renter Gate Card Order Form* approved through the office. **Renters** must obtain a renter card to gain access to the community. This card is only valid for a three month period at a cost of \$5.00 per card for the first two cards and \$25.00 per card for the third, fourth, or fifth card purchased. This renter card only gains entry to the community. The renter may have restaurant and swimming pool privileges. Cash (or check) must be used in the restaurant. No other amenities are available to the renter including but not limited to boats on the lake, rental of boat slip, tennis court, decals for car windshields, or horse stables.

POLICY FOR PROSPECTIVE BUYERS/SIGHTSEERS

Prospective Buyers/Sightseers will be denied entrance unless accompanied by a Realtor who has a current membership card or Realtor pass, or unless they have been signed in by a property owner as any other guest. No one will be admitted by newspaper advertisement alone.

CURFEW

**SUNDAY-THURSDAY 11: 00 P.M.
FRIDAY & SATURDAY 12:00 MIDNIGHT
JUVENILES UNDER 18 MUST BE HOME BY THE CURFEW HOUR**

The Board of Directors, Hide-A-Way Lake Club, Inc. finds and determines that special and extenuating circumstances presently exist within the Hide-A-Way Lake subdivision, hereinafter referred to as the "subdivision", that call for special rules and regulations governing minors within the subdivision in order to protect minors from each other and from other persons on the street during the nocturnal hours, to aid in crime prevention, to promote parental supervision over minors, and to decrease nocturnal juvenile vandalism and crime rates; and prudence dictates that preventive measures be implemented throughout the subdivision.

THEREFORE, the Board of Directors of Hide-A-Way Lake Club, Inc., does adopt the following:

SECTION I. That the following text is hereby made a part of the Rules and Regulations governing the Hide-A-Way Lake Club, Inc. and the subdivision.

- A. **Short Title.** These rules and regulations shall be known and may be cited as the "Curfew Rules".
- B. **Purpose and Findings.** In accordance with the prevailing community standards, regulations for the conduct of minors on streets at night, effectively and consistently enforced, for the protection of the younger children in the

subdivision from each other and from persons on the street during the nighttime hours, the enforcement of parental control of and responsibility for their children, the protection of the public from nocturnal mischief by minors and adults, the reduction in the incidents of juvenile criminal activity, for the furtherance of family responsibility, and for the public good, safety and welfare.

C. **Definitions.** For the purposes of the curfew rules, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular and words in the singular number include the plural. The word “shall” is always mandatory and not merely directory.

1. **“Minor”** is any person under the age of eighteen (18) or, in equivalent phrasing often herein employed, any person seventeen (17) or less years in age.
2. **“Parent”** is any person having legal custody of a minor (i) as a natural or adoptive parent; (ii) as a legal guardian; (iii) as a person who stands in loco parentis; or (iv) as a person to whom legal custody has been granted by order of the court.
3. **“Remain”** means to stay behind to tarry and to stay unnecessarily upon the streets. To implement that thought with additional precision and precaution, numerous exceptions are expressly defined in subsection E.
4. **“Year of age”** continues from one birthday, such as the seventeenth to (but not limited the day of) the next, such as the eighteenth birthday, making it clear that seventeen (17) or less years of age is hereby treated as an equivalent to the phrase “under eighteen (18) years of age”.

D. **Curfew for Minors.**

It shall be a violation of the rules for any person under eighteen (18) to be in or remain in or upon the streets of the subdivision at night during the period beginning at 11:00 p.m. and ending at 5:00 a.m. on Sundays through Thursdays and beginning at 12:00 midnight and ending at 5:00 a.m. on Fridays and Saturdays.

E. **Exceptions.** In the following exceptional cases a minor on a subdivision street during the nocturnal hours for which subsection D is intended to provide the maximum limits of regulation (and a clear guide for minors, their parents and fellow citizens) shall not, however, be considered in violation of the curfew rules.

1. When accompanied by a parent of such minor.
2. When accompanied by an adult (**21 years or older**) authorized by a parent of said minor for a designated period of time and purposes within a specified area.
3. When returning home, by a direct route from (and within 45 minutes of the termination of) a school activity, or any activity of a religious or other voluntary association.

4. When authorized, by special permit issued by the General Manager, Hide-A-Way Lake Club, Inc. permit to be issued in the presence of and with the approval of a parent.
5. When the minor carries a card issued by the General Manager, Hide-A-Way Lake Club, Inc., and which is valid for a period of six (6) months when current facts so warrant, the card to identify the minor, the address of his residence, his place and hours of employment.
6. Special Permit Cards shall be issued only for the purpose of allowing a minor to engage in employment, which would require the minor to be in transit during the curfew hours. Cards shall not be issued to minors for the purpose of compromising the integrity of the Curfew Rules.

F. **Parental Responsibility.**

It shall be a violation of the rule for a parent having legal custody of a minor normally to permit or, by inefficient control, to allow such minor to be or remain upon any subdivision street under circumstances not constituting an exception to, or otherwise beyond the scope of, the curfew rule. The term “knowingly” includes knowledge which a parent should reasonably be expected to have concerning the whereabouts of a minor in that parent’s custody. It is intended to continue to keep neglectful or careless parents up to a reasonable community standard of parental responsibility through an objective test. It shall be no defense that a parent was completely indifferent to the activities or conduct or whereabouts of such minor child.

G. **Security Enforcement Procedures.**

1. The Security patrol or the Sheriffs Deputies patrolling the streets of the subdivision, upon finding or having attention called to any minor on the streets in prima facies violation of the curfew rules, shall take such action as is appropriate under the rules and regulation of the Hide-A-Way Lake Club, Inc. Through the Incident Review Panel System implemented by the Board of Directors, Hide-A-Way Lake Club, Inc. the parent and minor shall be afforded due process.
2. In the case of a first violation, the Security Officer shall escort or transport the offender to his/her residence and release to the custody of the parent, legal guardian, a person who stands in loc parentis or a person who has been granted legal custody by order of the court.
3. The person receiving custody of the minor shall sign the incident report accepting such custody and acknowledging an understanding of the nature of the offense.
4. In those cases where there is no person, as defined in number two (2) herein, to accept custody of the minor, either at home or at another location within the subdivision, such minor, if under the age of thirteen (13), shall be transferred to the custody of the Sheriff’s Department.

5. In ALL cases involving a violation of the Curfew Rules, and incident report shall be executed outlining the details of the investigation. In those cases involving multiple offenders, one report will suffice; however, each person receiving custody of the minor will be required to sign the report acknowledging custody of the minor.

H. **Penalties.**

Prevailing community standards, and the real internalization thereof, or interpersonal sanctions therefore that in practice count for such, as to when minors should be off the streets, reflected in the curfew rule, are hereby under girded with the following legal sanctions. Penalties shall be assessed in accordance with provisions of the Rules, Lake Violations and Administrative Fees, latest revision. Any appeal of violation shall be conducted through the Incident Review Panel System; forms for such appeal can be obtained at the Hide-A-Way Lake Club, Inc. Lodge Office during normal business hours.

SECTION 2. For good cause being shown and in the interest and welfare of the Hide-A-Way Lake subdivision and the citizens thereof, upon adoption on October 13, 2004 by the Board of Directors, Hide-A-Way Lake Club, Inc., this rule shall be in full force and effective immediately.

(Revised Nov. 10, 2004)

CAMPING

No camping facilities or campground is available within the community. No motor home can be parked on a lot for use as a temporary or permanent residence.

MOTOR BIKES-GO CARTS-ATV'S-ELECTRIC SCOOTERS

1. Speed limit - 25 mph.
2. Motorized vehicles of any type on HAWL roads must be driven by licensed driver only, as per Sec. 63, Chapter 3, MS Code of 1972. The vehicle must be equipped with all safety features, such as lights, reflectors, etc.
3. Go-carts and all terrain vehicles are not allowed on HAWL roads. They are permitted only on the airstrip and must be transported to airstrip, not driven.
4. Must follow all traffic signs, including stop signs.
5. All vehicles shall be equipped with acceptable mufflers.
6. No reckless or unsafe operation will be permitted.

BICYCLE RIDERS

1. Follow all traffic signs, including stop signs.
2. Helmets should be worn.
3. Bicycles are not allowed on the dam/spillway or on private lots.

WALKERS / JOGGERS

1. Always stay on the side of the road facing oncoming traffic.
2. Step off road when vehicles approach.
3. Wear light colored clothing when walking, jogging or biking in the dark.

POLICY/RULES FOR HIDE-A-WAY LAKE STABLES

LOCATION AND AVAILABILITY: Stables are located in the Northeast corner of the subdivision. Stalls for private horses are available. The Club office must be contacted to find out if there are stalls available because the stalls are assigned to horse owners on availability of open stalls. A waiting list is controlled by the Club office.

- 1) Liability: Hide-A-Way Lake Club, Inc. will not be responsible for any equipment that is lost or stolen, or personal injury in or around stable or pasture. Horse owner is responsible for liability of horse.
- 2) Only members in good standing, dues paid up-to-date to Hide-A-Way Lake Club, Inc. will be allowed to rent a stall/pasture only spot. Stall use is \$30.00 per month which is charged to account. Pasture only horses will be assessed \$15.00 per month. Rent for the full amount from date of this contract will be automatically charged on the 25th of each month to the applicant's HAWL account. The monthly fee will not be pro-rated for spaces obtained or cancelled mid-month but will be billed for the entire month. Failure to notify the office of cancellation will result in continuous monthly billing and will not be credited back.
- 3) Capacity of barn is limited to ten (10) horses. Property Owners who wish to have a horse, but not stable it, may keep a horse in the pasture area. Stalls are assigned on a first come, first serve basis. Both stall use and pasture use to be approved by Club office. Only one (1) horse per family. There shall be no more than fifteen (15) horses at any one time in the pasture area including those who are stabled.
- 4) No stallions will be allowed in the barn/stable or pasture at any time. Gelding of stallions must be done AT LEAST 90 days prior to issuance of a stall or use of pasture.
- 5) Horse owner must present a negative Coggins test dated within the last twelve (12) months to the Club office before horse is moved into a stall. A copy must be left with the guard at the gate. Each horse must have a renewed Coggins test each year or the horse must be moved out. Original Coggins must be presented to guard gate. Coggins copies left at the gate must match the original before horse is allowed through gate.
- 6) Tack room must be shared equally.
- 7) Good health practice must be observed such as:
 - a. De-worming.
 - b. Shot for eastern and western encephalomyelitis, tetanus, flu and rhino.
 - c. Proper feeding and watering.

- d. Mistreating of horses will not be allowed.
 - e. Stable manager may require proof of shots and deworming.
- 8) Stalls must be kept clean at all times. If stall is not clean, HAWL will have it cleaned and the owner will be charged for the time and materials. Stalls must be provided with shavings significant to keep stall dry. Water hose must be hung up properly after each owner has finished watering their horses. Each horse owner is responsible for the upkeep of his/her stall. Stall repair must be uniform.
- a. Area in and around barn must be kept free of litter....such as bottles, cans, paper, etc. Owner is responsible for removing hay or any trash he or his horse has put in hallway of barn.
- 9) No smoking in barn at any time.
- a. No one under the influence of alcoholic beverages or substances of abuse will be allowed in the barn or barn area. No drinking of alcoholic beverages or controlled substances/substances of abuse will be allowed in the barn area at any time.
 - b. Anyone using obscene or abusive language will be asked to leave the barn area.
 - c. No firearms, air rifles/pistols or fireworks will be allowed on premises.
 - d. Try not to use electrical cords in the stalls. However, if you need to, then only use a UL 14 – 16 gauge cord with a maximum length of 25 feet.
- 10) Children, 21 or under, of horse owners will not be allowed in stable or pastures without their parents.
- 11) No dogs will be allowed unless they are on leash or tied.
- 12) No riding except in designated areas as outlined below:
- a. Pasture and airstrip area which is enclosed by fence.
- 13) Club office must be notified in writing, except in cases of emergency, ie; sickness, if any horse leaves barn for any extended period of time; however a stall/pasture spot cannot be unoccupied, for any reason, for more than thirty (30) days. Should a stall/pasture spot be unoccupied for more than thirty (30) days, at this time, the spot must be relinquished to another renter.
- 14) HAWL is only required to maintain the fence and the general maintenance of the barn. Everything else is the responsibility of the horse owners. If barn, stall, or fences are damaged beyond normal routine maintenance by the horses, the horse owners are required to repair the damage. If they do not comply, damage will be repaired and the owners will be billed as necessary. If we know that a particular horse does damage as described above, that owner will be billed.
- a. All renovations must meet the approval of the General Manager.
- 15) In barn, horses must be under control at all times--i.e. halter and lead--if any people are in the barn area.
- 16) Horses cannot be fed in the pasture if there are any loose horses present.
- 17) All new horse occupants have thirty (30) days to move in.

- 18) A key will be given to new occupant to open the gate (in the driveway by the road). This gate should remain locked after dark. This key must be returned upon cancellation of horse stall/pasture spot.

NOTE: ANYONE FOUND IN VIOLATION OF THE ABOVE RULES WILL FIRST BE WARNED IN WRITING. IF RULE IS NOT COMPLIED WITH, THEN HORSE OWNER WILL BE NOTIFIED IN WRITING THAT HE/SHE WILL BE FINED FOR SAID VIOLATION. IF STILL NOT COMPLIED WITH, HORSE OWNER WILL BE NOTIFIED IN WRITING TO REMOVE HORSE(S) FROM HAWL BARN. ANY EXPENSES INCURRED IN DOING THIS BY HAWL CLUB, INC. WILL BE BILLED TO THE OWNER OF SAID HORSE(S).

Revised October 28, 2008

THE HIDE-A-WAY COMMUNITY **HURRICANE EMERGENCY PLAN**

I. PURPOSE:

The purpose of this plan is to establish procedures whereby Management can take the appropriate steps to protect property under the control of the Hide-A-Way Board of Directors and to furnish information to the Property Owners of the Hide-A-Way Community to assist them in the event that the area is struck by a hurricane or other disaster.

II. DEFINITIONS:

A. Storm Terms

Tropical Wave - An open system accompanied by disturbed weather that has a Potential to form into a tropical depression.

Tropical Depression - A mild stage of a potential hurricane that has a definite closed circulation and highest wind velocities less than 40 mph.

Tropical Storm - A weather disturbance that has a definite closed circulation with highest wind velocities less than 74 mph.

Hurricane - A weather disturbance that has a definite closed circulation with winds in excess of 74 mph.

Weather Advisory - A formal advisory message from a Weather Bureau Hurricane Warning Center giving details on storm location, intensity and movement and precautions that should be taken.

Weather Bulletin - A public release for press, radio and TV from a Weather Bureau Hurricane Warning Center giving latest information on a disturbed area of tropical weather. They are issued at times other than those when advisories are required and will increase in frequency as the storm intensifies and/or approaches land fall.

Hurricane Watch – A watch indicates that an announcement for specific areas to which hurricane conditions poses a threat to coastal and inland communities. All people in this indicated area should take stock of their

preparedness requirements, keep abreast of the latest advisories and bulletins and be ready for quick action in case a warning is issued.

Hurricane Warning - A warning that one or more of the following dangerous effects of a hurricane are expected in a specified coastal area in 24 hours or less:

1. Hurricane force winds.
2. Dangerously high water or a combination of dangerously high water and exceptionally high waves. Warnings customarily indicate recommendations for evacuation of threatened areas and are the basis for the detailed evacuation advice issued by local officials.

B. Evaluation of Severity of Storms

The Weather Bureau has established a rating system to determine the severity of storms so that the public can be made aware of what courses of action to take in the event a storm hits.

Category 1 - A minimal hurricane with wind just over 75 mph.

Category 2 - Moderate. Winds are below 100 mph.

Category 3 - Moderate to Severe. Winds could be expected over 100 mph, but storm surge not as severe as Category 4.

Category 4 - Severe. Hurricane Betsy fits this category.

Category 5 - Most severe. Extremely destructive. Hurricane Camille fits this category.

III. GENERAL INFORMATION:

- A. *Floods* - The major cause of deaths, injuries and destruction due to hurricanes is flooding. Flooding may come in the form of a tidal surge sending a wall of water across shores and inland. In June of 1957, flooding accompanying Hurricane Audrey along the Louisiana/Texas coast caused some 390 deaths. In September, 1965, flooding during Hurricane Betsy caused the shore tides to be 10 feet above normal, causing a total of 59 deaths. Flooding accompanying Hurricane Camille extended from Northwest Florida to Southern Louisiana. The highest water level reported was 24.2 feet in Pass Christian.
- B. *Winds* - The area of destructive winds in a hurricane varies considerably. In small storms, the area may be only 15 miles, while in massive storms the area may be 300 miles or more. It is estimated that the average is 50 to 100 miles. The length of time that hurricane winds persist depends on the size of the storm and its forward velocity. Hurricanes tend to slow down as they approach landfall and may loiter offshore for hours or in some extreme cases, for days or more parallel to the shore until they eventually move inland.
- C. *Tornadoes in Hurricanes* - There are many instances of tornado occurrences associated with hurricanes. These winds seem to precede the arrival of the

actual hurricane and are “spin offs” of the main storm. Poplarville was damaged by tornadoes on October 3, 1964, when Hurricane Hilda moved toward the Louisiana Coast.

- D. *Hurricane Rains* - Some of the world’s heaviest rains have occurred in connection with hurricanes. The rainfall is always heavy, probably three to six inches on the average, and frequently much more. It is quite likely that the exact amounts of rainfall in these storms are never known, since after the wind reaches 50 mph it is impossible for rain gauges to “catch” all of the rain. Consequently, it is probable that a measure of five inches of rain in a hurricane may in reality be as much as 8 inches or more.
- E. *Plotting the Hurricane* - Hurricane Tracking Charts are available from many sources - TV stations, weather bureaus, newspapers, etc. The best types to get are those that take in the Windward Islands (Barbados). All TV and most of the radio stations give coordinates (Latitude and Longitude) whenever a tropical disturbance is picked up by satellite or as the storm begins to take shape and is potentially dangerous, weather bulletins are issued at a frequency commensurate to the degree of the storm threat. As the storm approaches a specific land area, bulletins are issued every two hours.

Tracking hurricanes on a map is both informative and interesting as you can plot the location of the hurricane and determine its general direction. Some “rules of thumb” in plotting are:

1. One degree of latitude equals approximately 60 miles, as the storm moves into the Gulf.
2. The coordinates record the location of the “eye” of the hurricane. For a major storm, gale winds extend out as much as 150 miles from the “eye,” which means that high winds could hit land as much as 12 hours before the “eye” comes ashore. Weather bulletins will tell you the extent of gale winds accompanying a hurricane. A transparent overlay, scaled to fit your map will tell you, fairly accurately, the extent of the storm.
3. Hurricane winds are counter clockwise. The highest winds occur in the northeast quadrant. If the storm has a forward motion from 12 - 15 mph or more, it indicates that it has a “clean” path and will probably follow this track. If the forward motion is slowed to 5 mph or below, it indicates that the storm will probably change direction.

IV. HURRICANE ALERT CONDITIONS:

Condition V - The hurricane season starts officially on June 1st and ends November 30th. Condition V is therefore automatic. On June 1st Management should:

1. Take stock of what emergency materials might be needed and store these in a readily accessible warehouse.
2. Make a detailed survey of the drainage system to assure that there is no blockage of any main drain that removes water from Hide-A-Way property. Remove blockages where it occurs.
3. Check the well machinery to be sure that it is in first class condition for the dispensing of portable water. Check the emergency pump and test it to be

sure it can be activated in the event of power failure. Assure that sufficient fuel is on hand to operate the emergency pump for days or even weeks.

4. Contact the Picayune/Carriere Civil Defense Organizations to coordinate activities in case of a hurricane.
5. Contact Coast Electric Power Association personnel to determine whom should be called in the event emergency assistance is needed.
6. Check all two-way radios to assure that all are operable and have sufficient spare batteries.

Condition IV - Hurricane winds are expected within 72 hours.

The Manager will review all items listed under Condition V to determine the state of readiness of each and establish contact for future emergency coordination.

Condition III - Hurricane winds are expected within 48 hours.

The Manager will review weather reports, inform key personnel of any significant changes and maintain liaison with Civil Defense and Coast Electric Power Assoc. Individual Homeowners should survey their property to be sure that all loose materials are removed or tied down. They should also stock up on canned goods and bottled water. If they have any propane tanks, they should be fully charged, get spare batteries for radios, candles, kerosene for lamps.

Condition II - Hurricane winds are expected within 24 hours.

Management will review all items listed under Condition V. Also, fuel tanks for all items of equipment and for all vehicles will be filled. Secure Clubhouse property. Individual Homeowners should secure their property in the event of Hurricane winds and fill the gas tanks of their vehicles.

Condition I - Hurricane winds are expected within 12 hours.

The Manager will send all employees home, keeping only those who might be designated as emergency personnel.

Individual Homeowners should adhere to the Pearl River County Emergency Management Orders.

V. POST EMERGENCY PROCEDURE:

When, after consultation with local Civil Defense authorities, the Manager has determined that the emergency has passed, he will tour the area to obtain a preliminary evaluation of damages. Crews should be assembled to clear roads of debris, etc. and Coast Electric Personnel should be called in to remove and replace/repair downed electric wiring.

Individual Homeowners should commence clearing debris on their lots, but taking particular precautions to avoid any downed power lines on their property or on roadways. These will be attended to as rapidly as possible by the Power Company.

In the event of lost of power and phones, communication center for management and the property owners will be through the guard house entrance by way of memos and signs.

Our water system has a backup generator but will be rationed as needed to conserve fuel.

FIRE SAFETY RECOMMENDATIONS

1. From a financial viewpoint - review and update fire insurance policy periodically.
2. Instruct your family in how to report a fire. Post the 911 number at phone.
3. Install Underwriters Laboratory (UL) approved smoke detectors (alarm system).
4. Keep sufficient amount of garden hose hooked to faucet to cover entire house. Protect water line and hose from freezing in the winter.
5. Extinguishers may also be installed. Preferable the "ABC" type to combat all types of fire.
6. Conduct family fire exit drills in the home. Know a secondary exit. In 2-story houses with upstairs bedrooms occupied by children consider installing rope ladders at the windows.
7. Conduct periodic fire inspection of your home.
8. Install screens on all fire places. Do not overload fire place. Do not use flammable liquids to start fires. Have chimney cleaned periodically.
9. Maintain all heating units in safe, clean, efficient condition, (suggest yearly inspection). Do not overload electric lines - use correct fuses only.
10. Keep property near the house free from weeds, brush, etc. Do not store flammable or combustible materials in home or garage.
11. Weekend or summer residents shut off all unnecessary electrical circuits before leaving.
12. Outside burning of any leaves, trash, etc., is restricted.
 - a. Lot owners must obtain permission to burn rubbish, leaves, trash, etc., by obtaining a burn permit from the lodge office.
 - b. Property owner must abide by the regulations of paragraph 49 of the HAWL Covenants:
13. The use of firearms including but not limited to pellet guns within the Hide-A-Way Lake Club, Inc., boundaries is prohibited except in areas that may be designated for such purposes by Hide-A-Way Lake Club.

SEPTIC SYSTEM MANAGEMENT PLAN

This management plan is intended as defining a framework in which the Citizens, Board, and Management of Hide-A-Way Lake (HAWL) can work together to improve the on-site treatment and disposal of septic within our community. This plan includes practices that will ensure that future systems are properly planned, designed, and built and also encourage systematic upgrading and maintenance of existing systems. On-site systems can operate properly for many decades with proper installation and maintenance. A sound management program with technical assistance, documentation, and enforcement is required for the overall good of HAWL residents.

The Board will have to take the necessary legal steps to incorporate certain parts of this plan into the operating rules or covenants. They must also resolve an equitable fiscal responsibility for the various services. Since the Pearl River County Health Department (PRCHD) has recently begun to assist in the site investigation, design, and inspection of on-site systems, the Board, Management, or a duty-appointed committee will interact with this authority to develop responsibilities and technical liaison with all concerned. HAWL may wish to promulgate stricter rules than the county because of the housing density and delicate ecology of our lake.

1. PUBLIC EDUCATION ACTIVITIES

The development of informational materials, informational HAWL meetings, and/or other media will inform our residents of the importance of properly maintaining their sewage system. This information must point out the financial and environmental consequences of not inspecting or pumping their systems.

2. SITE EVALUATION

This function is now under the responsibility of the County Health Department. The HAWL Manager, or his qualified designee, must be included in the application process. By being included from the beginning, the community will benefit from a “double check” on the integrity of new systems.

3. SYSTEM DESIGN

This function is now under the Pearl River County Health Department (PRCHD). HAWL must work closely with these professionals and may establish higher requirements than county minimums.

4. HAWL BUILDING PERMITS

No building permits will be issued for either new structures or remodeling involving plumbing changes, without a site evaluation report and system design approved and issued by the PRCHD. These documents will be included with the building permit request package submitted to the architectural committee, and will be maintained as part of HAWL records for a specific lot. The Manager will not forward a building permit package to the architectural committee without this information.

5. OPERATION AND MAINTENANCE

The success of the overall septic system management plan depends on sound management controls through periodic monitoring, pumping and documentation. It

also must detect improperly functioning systems and cooperate with homeowners and PRCHD officials in repairing or replacing these systems, obtaining water-quality samples, or any function necessary thereof to ensure that the system becomes operational.

Prior to approval of any mechanized or other non-standard treatment or disposal system, a maintenance manual must be provided to the HAWL management and the lot owner. This manual must include information regarding detailed inspection, maintenance, and repair procedures, inspection frequencies, repair parts list, system on plot, and supply source. It must contain all information necessary for the homeowner and HAWL to monitor the system's performance. It is required that the seller, installer, or designer of "non-standard" systems provide an annual/periodic inspection, in order to certify that the system is operating properly.

6. REHABILITATION OF NON-FUNCTIONAL OR SUBSTANDARD SYSTEMS

Some of the present systems were poorly designed, installed or maintained. An inspection program was developed to identify these systems. Once identified, HAWL Management must work in concert with the Pearl River County Health Department (PRCHD) and the property owner to find an acceptable restorative procedure.

SUMMARY

The Septic System Management Plan described herein is intended as a starting point toward a reasonable and practical means of dealing with on-site disposal of septage. The successful implementation of this plan will require the cooperation and support of all HAWL residents. We all came to HAWL to enjoy the lake and other amenities that this type of community offers. We all want to preserve those valuable assets. This program would be a critical part in maintaining the physical environment of the HAWL community.

HAWL Septic Tank Inspection Policy

Upon recommendation of the Mississippi State Health Department (MSHD), on January 18, 1995 the Board of Directors deemed it essential that all septic systems be inspected for efficiency every 3-5 years. This program was implemented in an effort to maintain our existing system. The inspection is done by the HAWL Inspector and there is a mandatory \$40.00 fee, which will be charged to your account.

In the inspection of your septic system, the tank inspection porthole cover will be removed and the tank will be checked for fullness, contents, structure and cracks. Your drain field bed area will also be examined. The inspection crew will take a great deal of care in replacing the port cover and any grass patches which may have been removed to get to the inspection hole. An index card will be left on the door indicating the findings of the inspection.

A follow up letter will be mailed if the septic tank or field drain is in need of repair. **Only if considered necessary** the tank will be required to be pumped out by a licensed Mississippi sewage disposal contractor. You may select a licensed MS sewage disposal contractor of your choice. You will be expected to pump/repair

such within a specified time frame and present documentation of such to the office for recording.

Written proof must be turned into the Hide-A-Way Lake Club Office so that it can be properly recorded and filed in your property owner's folder. This proof must be in the form of an invoice or receipt with the septic contractor's name printed on it and itemizing what has been done to the system. Should the septic contractor find that a problem does not exist, HAWL office requires this be in writing on either the septic contractor's letterhead or invoice.

If verification of repairs from a licensed Mississippi sewer contractor has not been received or contact with the office notifying us of the repair status has not been made by the requested deadline, we are required to submit to the Mississippi State Department of Health (MSDH) your name, physical and mailing address, and copies of all documentation reporting the septic system problem to you.

The MSDH will in turn conduct its own inspection of your septic system and report back to this office their findings. Unresolved septic system problem will be fined a \$200.00 weekly administrative fine, as per Hide-A-Way Lake Covenants, 44, beginning from the requested deadline until the problem is resolved.

HAWL Treatment Plant/Mechanical System Inspection Policy

As a Hide-A-Way Lake homeowner utilizing a wastewater treatment system, we like to inform you of our Treatment Plant Inspection Policy. This policy is based upon the recommendation of the Mississippi State Health Department to have a stricter policy on how treatment plants are inspected. Below are the specifics:

- HAWL will conduct unannounced inspections on a quarterly basis.
- The cost of a treatment plant inspection is \$7.50 and will be charged to your account.
- Upon completion of the inspection, an index card will be left on the door indicating the findings of the inspection.
- Should chlorine be required and not be present upon our inspection, you will have seven (7) calendar days to resolve this. As a courtesy, this will be the first and only warning for "no chlorine". On each inspection thereafter, a fine will be assessed if chlorine is not present. After seven (7) calendar days have elapsed, HAWL will re-inspect your treatment plant. The cost for the re-inspection is \$7.50 and will also be charged to your account. If the problem still remains, a fine of \$100.00 will be administered and charged to your account. This follow-up process will continue every seven (7) days until the problem has been resolved. Note: the fine will double upon every inspection where the chlorine is missing.
- Should a mechanical problem exist, you will have seven (7) days to resolve the problem. Written proof must be turned into the Hide-A-Way Lake Club Office so that it can be properly recorded and filed in your property owner's folder. This proof must be in the form of an invoice or receipt with the septic contractor's name printed on it and itemizing what has been done to the system. If documentation is not submitted by the deadline and contact has not been made with the office, a weekly fine of \$100.00 will be administered and charged to your account until the problem has been resolved.

AREA SERVICES

CHURCHES

Throughout the greater Picayune area there are churches representing all major Christian denominations. You will find their names listed in the yellow pages of the telephone directory.

HEALTH FACILITIES

Highland Memorial Hospital
800 Goodyear Blvd. Tel. (601) 798-4711

Covenant Health & Rehab of Picayune, LP
1620 Read Road Tel. (601) 798-1811

Pearl River County Hospital and Nursing Home
821 Sixth Avenue Tel. (601) 798-6212

Gulf Coast Mental Health Center
Serving Pearl River County Tel. Collect (601) 863-1132

Picayune Mental Health Center
709 6th Avenue Tel. (601) 798-7001

For private physicians and dentists consult the yellow pages of the telephone directory.

In addition, excellent medical facilities and hospitals are available in Slidell, LA, Hattiesburg, MS, and the New Orleans metropolitan area.

LIBRARY

Margaret Reed Crosby Memorial Library
Goodyear Blvd. Tel. (601) 798-5081

STATE PARKS AND RECREATION AREAS

Mississippi has 17 state parks. All offer fishing, water sports and picnicking. Many have facilities for trailers and camping and cabins are available for rent.

For information address inquiries to: Executive Director, Mississippi Park Commission, Robert E. Lee Building, Jackson, MS 39201

Two Pearl River County recreation areas under the Jurisdiction of the Pearl River Basin Development district are Walkiah Bluff Water Park (located off Hwy. 43 North to Bogalusa) and Crossroads Water Park (located 2-3 miles East of Bogalusa).

The Crosby Aboretum, located south of Picayune, offers field trips, classes, lectures and cultural events that study and celebrate the region's life. Tel. (601) 798-6961

COUNTY EXTENSION AGENT

The County Extension Agent is available for information on the type of soil on your lot and can also supply information on the types of plants/shrubs that grow best in this area.
Tel. (601) 798-9358.

PUBLIC UTILITIES

Bell South Telephone Co.
Consult telephone directory for service desired.

Coast Electric Power Association
2317 Hwy 11 North - Picayune Tel. (601) 798-5013

Mississippi Power Co.
114 Elizabeth - Picayune Tel. (601) 798-3435

RADIO STATIONS

Picayune

WRJW A.M. 1320 on your AM dial
Broadcast Time - Sun-up to sun-down
Kiln Road - Picayune Tel. (601) 798-4835

Poplarville

WPPM A.M. 1530 on your AM dial
Interstate 59 Tel. (601) 795-4900

TELEVISION

Charter Communications
3180 W. Canal - Picayune MS Tel. (601) 798-8080

NEWSPAPERS

Local:

Picayune Item
214 Curran Ave.
Picayune Tel. (601) 798-4766

Sun Herald
205 Debuys Rd.
Gulfport Tel. (228) 896-2119 or 1-800-346-2472

New Orleans:

The Times Picayune - A Times Picayune Newspaper dispenser is located in front of the Lodge.

MISSISSIPPI LICENSES- TAXES-REGISTRATIONS

DRIVERS LICENSE

Driver licenses may be purchased by qualified drivers for a four (4) year period. For more information, contact Mississippi Drivers Services at (601) 799-1428.

New state residents have thirty (30) days in which to obtain a Mississippi drivers license. It is state law that all vehicles carry liability insurance.

VEHICLE TAGS

Vehicle tags must be purchased annually. Ad valorem and privilege taxes must be paid on the vehicle at this time to the County Tax Collector, Pearl River County Courthouse.

Persons moving to Mississippi from another state have thirty (30) days in which to register their vehicles in Mississippi. Tel. (601) 749-7700.

MOTOR VEHICLE INSPECTION

Inspections are required annually at any approved motor vehicle inspection station. There is a fee for the inspection and issuance of a certificate of inspection for all vehicles registered in Mississippi.

BOATS AND BOAT TRAILERS

All boats and motors to be used in state waters must be registered with the State of Mississippi. Information is obtainable from a local boat dealer.

HUNTING - FISHING LICENSE

Licenses may be purchased locally from bait shops and sporting goods dealers. Additional information may be obtained by contacting the State Game and Fish Commission, Jackson, MS, the local game warden or the Circuit Clerk, Poplarville. Tel. (601) 798-1235.

HOMESTEAD EXEMPTION

Available to property owners of primary residences only, initially established by recorded deed as proof of purchase; thereafter, by automobile registration.

Initial application for homestead exemption must be done in person from January 1 through March 31 at the County Court House, Poplarville or at the county office Picayune. For more information, call the tax assessor/collector at 601-403-2300.

PROPERTY TAX

All persons owning property in the state of Mississippi are required by law to pay property taxes each year.

Residents of Hide-A-Way Lake subdivision are under the jurisdiction of Pearl River County. The County Board of Supervisors sets the millage rate and assessment. Tax notices are mailed in December and are payable up to January 31 for the previous year. Penalties accrue after February 1st.

Persons over 65 years of age, claiming homestead exemption and upon presentation of proof of age are given further exemption for property tax.

For further information consult County Tax collector, Pearl River County Courthouse, Poplarville, MS tel. 601-403-2300.

STATE INCOME TAX

Due April 15, the state income tax is payable to the State Tax Commission, P.O. Box 960, Jackson, MS 39205.

SALES TAX

There is a sales tax throughout the state of Mississippi of 7%.

COUNTY PRIVILEGE TAX

These are applicable to businesses. Consult County Tax Collector.

VOTER REGISTRATION

For more information, contact Circuit Court at 601-403-2300.

PEARL RIVER COUNTY GOVERNMENT

The county is divided into five districts. Each district has a supervisor and these supervisors constitute its governing body. These representatives are elected for a four year term. They meet in the County Courthouse in Poplarville. Constituents are welcome and encouraged to attend. Contact the Pearl River County for the names of the people serving in these positions at this time. Tel. (601) 749-7700.

SCHOOLS COLLEGES AND UNIVERSITIES

NURSERY AND PRIVATE SCHOOLS

For information about nursery and private schools (child care as well) in the area, consult the yellow pages of the telephone directory, the classified ads of the newspapers and the Picayune Chamber of Commerce.

SCHOOLS PRIMARY AND SECONDARY

The nearest public elementary, junior high and high school available to the residents of Hide-a-Way Lake Community * are located in Carriere, MS. The distance to these schools is 4.4 miles and school bus transportation is provided at no charge except through regular taxing agencies.

Residents desiring to send their children to Picayune public schools should direct inquiries to the Picayune Superintendent of Schools. Tel. (601) 798-3230.

*NOTE: Residents of Unit 1, Lots 1-7 are required to use the schools in the City of Picayune. School bus transportation is provided at no extra cost. Residents desiring to send their children to the public schools in Carriere may obtain information from the Pearl River County Central Schools, Carriere, MS. Tel. (601) 798-7744.

COLLEGES AND UNIVERSITIES

Pearl River Community College - Located in Poplarville, MS, 25 miles North of Picayune, P.R.C.C. offers associate degrees and certificates of proficiency in various fields of academic study and vocational training to both boarding and day students. Transportation by bus is available to day students in the Picayune area.

University of Southern Mississippi - Located in Hattiesburg, MS, 60 miles north of Picayune. USM offers undergraduate and graduate degrees in various fields of study. Graduate and undergraduate courses are offered at the Picayune High School. These are credit courses and are designed for public school teachers and administrators.

University of Mississippi - Located in Oxford, MS, 300 miles north of Picayune. Ole Miss offers undergraduate and graduate degrees in various courses of study as well as Schools of Medicine, Dentistry and Law.

Mississippi State University - Located in Starksville, MS, 287 miles north, northeast of Picayune. Mississippi State offers undergraduate and graduate degrees in various courses of study as well as Schools of Agriculture and Engineering.

CORPORATE STRUCTURE OF HIDE-A-WAY LAKE COMMUNITY

There are two (2) Mississippi corporations involved in the operation of Hide-A-Way Lake Community.

Hide-A-Way Lake Club, Inc. was established in 1973 with its Articles of Incorporation stating its purposes: to manage, control, develop, operate, own and hold for the property owners, common properties and facilities. Hide-A-Way Lake Club, Inc was formed as a business corporation, authorized to issue shares of stock and to function as a for-profit enterprise under Mississippi corporate law. It is not a governmental body; the management of the club corporation performs in accordance with state statutes and its own by-laws.

Hide-A-Way Lake Property Owners Association, Inc., formed in 1973, is a non-profit corporation issuing no shares of stock. Its purposes are to promote the betterment of the lot owners of the community and to operate for their benefit certain recreational facilities or to own stock in corporations that will operate such facilities for their benefit. It is a civic improvement corporation. It is also the parent corporation and holds all outstanding stock in the operating corporation, Hide-A-Way Lake Club, Inc.

The seven (7) members of the Board of Directors of Hide-A-Way Lake Property Owners Assoc., Inc. are elected by the property owners. These directors represent Hide-A-Way Lake Property Owners Association, Inc. at the annual Hide-A-Way Lake Club, Inc. Stockholders' meeting and elect the Board of Directors of Hide-A-Way Lake Club, Inc. The principal duty of that board is to maintain all the facilities for the benefit of all property owners. This includes the collection and disbursement of all fees as well as establishing priorities for expenditures. The board also must set rules and regulations to protect the rights of all property owners.

The daily operations of Hide-A-Way Lake Community are overseen by a general manager by authority of the Board of Directors and under their jurisdiction. Directly under the supervision of and responsible to the general manager is a staff assigned to the various positions required to operate and maintain Hide-A-Way Lake Community.

For further information on the governing of the community, consult the by-laws of the two (2) corporations which may be obtained at the club office.

The following pages present the restrictive covenants applicable to the Hide-A-Way Community.

**RESTRICTIONS, COVENANTS AND CONDITIONS
FOR HIDE-A-WAY LAKE SUBDIVISION,
UNIT NO. 1 THROUGH UNIT NO. 19 INCLUSIVE
BY DECLARATION OF MAJORITY OF LOT OWNERS**

Pursuant to the provisions of Restrictions, Covenant, and Conditions Applicable to Hide-A-Way Lake Unit No. 1 Subdivision, Paragraph No. 16, recorded March 14, 1994 in Book 603, Pages 410-519, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 2 Subdivision, Paragraph No., 16, recorded March 14, 1994, in Book 603, Pages 410-519, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 3 Subdivision, Paragraph No. 16, recorded March 14, 1994, in Book 603, Pages 410-519, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 4 Subdivision, Paragraph No. 16, recorded May 16, 1994, in Book 607, Pages 37-185, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 5 Subdivision, Paragraph No. 16, recorded May 16, 1994, in Book 607, Pages 37-185, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 6 Subdivision, Paragraph No. 16, recorded May 16, 1994, in Book 607, Pages 37-185, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unity No. 7 Subdivision, Paragraph No. 16, recorded June 13, 1994 in Book 608, Pages 382-506, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions for Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 8 Subdivision, Paragraph No. 16, recorded June 13, 1994, in Book 608, Pages 3832-506, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 9 Subdivision, Paragraph No. 16, recorded July 11, 1994, in Book 610, Pages 193-217, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions applicable to Hide-A-Way Lake Unit No. 10 Subdivision, Paragraph No. 16, recorded August 12, 1994, in book 612, Pages 66-162, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 11 Subdivision, Paragraph No. 16, recorded August 12, 1994, in Book 612, Pages 66-162, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provision of Restrictions, Covenants, and Conditions Applicable to Hide-A-Way Lake Unity No. 12 Subdivision, Paragraph No. 16, recorded August 12, 1994, in book 612, Pages 66-162, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unity No. 13 Subdivision, Paragraph No. 16, recorded November 4, 1969, in Book 205, Pages 449-454, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions applicable to Hide-A-Way Lake Unity No. 14 Subdivision, Paragraph No. 16, recorded November 4, 1969, in Book 205, Pages 449-454, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 15 Subdivision, Paragraph No. 16, recorded December 5, 1969, in Book 206, Pages 280-285, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 16 Subdivision, Paragraph No. 16, recorded June 5, 1970, in Book 210, Pages 370-375, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way lake Unit No. 17 Subdivision, Paragraph No. 16, recorded June 5, 1970, in Book 210, Pages 370-375, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, Covenants and Conditions Applicable to Hide-A-Way Lake Unit No. 18 Subdivision, Paragraph No. 16, recorded June 5, 1970, in Book 210, Pages 376-381, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

Pursuant to the provisions of Restrictions, covenants and conditions Applicable to Hide-A-Way Lake Unit No. 19 Subdivision, Paragraph No. 16, recorded June 5, 1970, in Book 210, Pages 382-387, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi; and,

The restrictions, covenants, and conditions therein set forth are to run with the land and shall be binding on all parties and all persons claiming under them for a period of time specified therein from the date of such restrictions, covenants, and conditions being first impressed upon said property and Subdivision after which time said restrictions,

covenants, and conditions shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the Lot Owners in said Subdivision has been recorded, agreeing to a change in said restrictions, covenants, and conditions in whole or in part, and it is in this regard that this instrument if filed for record to state and record the changes in said restrictions, covenants, and conditions agreed upon and signed by a majority of the Lot Owners in said Subdivision, to-wit:

The undersigned being a majority, and more, of the Lot Owners, in each of the indicated 19 units of Hide-A-Way Lake Subdivision, under the authority hereinabove recited, have and do by this instrument: impress each of the specifically numbered Lots designated on each of the Plats of Hide-A-Way Lake Subdivision Units 1 through 19, inclusive, (as distinguished from such land, if any, within the limits of such Subdivision which is not specifically platted and numbered as Lots) with the following restrictions, covenants and conditions for the purpose of carrying out a general plan of development and maintenance of the subject premises, and join with Hide-A-Way Lake Club, Inc., and impress restrictions and conditions upon the use of streets, roads, parkways and other common areas within Hide-A-Way Lake Subdivision Units 1 through 19, inclusive, and the streets, roads, parkways and common areas incidental to but not necessarily shown upon the platted areas, for the safety and well being of all Lot Owners, their guests and property:

RECISION OF PRIOR RESTRICTIONS, COVENANTS, AND CONDITIONS

1. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 1, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 1, recorded March 14, 1994 in Book 603, Pages 410-519, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River county, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
2. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 2, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 2, recorded March 14, 1994, in Book 603, Pages 410-519, Record of Land Deeds on file in the Office of the chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
3. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 3, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 3, recorded March 14, 1994, in Book 603, Pages 410-519, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
4. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake subdivision, Unit No. 4, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 4, recorded May 16, 1994, in Book 607, Pages 34-185, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.

5. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 5, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 5, recorded May 16, 1994, in Book 607, Pages 34-185, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
6. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 6, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 6, recorded May 16, 1994, in Book 607, Pages 31-185, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
7. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 7, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 7, recorded June 13, 1994, in Book 608, Pages 382-506, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
8. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 8, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 8, recorded June 13, 1994, in Book 608, Pages 382-506, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by the restrictions, covenants, and conditions effective upon the date of filing this document.
9. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 9, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 9, recorded July 11, 1994, in Book 610, Pages 193-217, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
10. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 10, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 10, recorded August 12, 1994, in Book 612, Pages 66-162, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restriction, covenants, and conditions effective upon the date of filing this document.
11. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 11, as aforesaid, then in that event, the restriction, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 11, recorded August 12, 1994, in Book 612, Pages 66-162, Record of Land Deeds on file in the

Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.

12. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 12, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 12, recorded August 12, 1994, in Book 612, Pages 66-162, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
13. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 13, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 13, recorded November 4, 1969, in Book 205, Pages 449-454, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
14. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 14, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 14, recorded November 4, 1969, in Book 205, Pages 449-454, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
15. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 15, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 15, recorded December 5, 1969, in Book 206, Pages 280-285, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
16. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 16, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 16, recorded June 5, 1970, in Book 210, Pages 364-369, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
17. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 17, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 17, recorded June 5, 1970, in Book 210, Pages 370-375, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.
18. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 18, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit No. 18, recorded

June 5, 1970, in Book 210, Pages 376-381, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.

19. If this document is signed by a majority of the Lot Owners of Hide-A-Way Lake Subdivision, Unit No. 19, as aforesaid, then in that event, the restrictions, covenants and conditions applicable to Hide-A-Way Lake Subdivision, Unit 19, recorded June 5, 1970, in Book 210, Pages 382-387, Record of Land Deeds on file in the Office of the Chancery Clerk of Pearl River County, Mississippi, are replaced in their entirety by these restrictions, covenants, and conditions effective upon the date of filing this document.

DEFINITIONS

For the purpose of this document the following definitions apply throughout:

- a) "Lot" shall mean each numbered Lot as shown upon the plats of Hide-A-Way Lake Subdivision, Unit 1 through 19 inclusive, on file in the Office of the Chancery Clerk of Pearl River County, Mississippi.
- b) "Lot Owner" shall mean the name of the individual or individuals shown on the document conveying title to each Lot as shown in the Record of Land Deeds on file in the Office the Chancery Clerk of Pearl River County, Mississippi.
- c) "Hide-A-Way Lake" or "Subdivision" shall mean the total area within the perimeter of all units of Hide-A-Way Lake Subdivision, Unit 1 through 19, inclusive, and shall include but not be limited to the lake, the dam, the spillway, the entrance and all other roadways, lodge, and all common space, whether shown on said individual plats or not.
- d) "Club" shall mean Hide-A-Way Lake Club, Inc.
- e) "Property Owners Association" shall mean Hide-A-Way Lake Property Owners Association, Inc.
- f) "Board" shall mean Board of Directors of Hide-A-Way Lake Club, Inc.
- g) "Parkway" is the paved and/or unpaved area from the surfaced area of the street to the outer utility easement line (often referred to as the street-side property line).
- h) "Home occupation" is defined as an accessory use of a service character customarily conducted within a dwelling by the resident thereof, which is clearly secondary to the use of the dwelling for living purposes and which does not change the character thereof or have any exterior evidence of such secondary use and in connection therewith there is not involved the keeping of a stock in trade.
- i) "Building Code" is defined as the Hide-A-Way Lake Building Code in effect at time of construction.
- j) "Speculation House (Spec House)" - A house built for the purpose of making a profit with no known purchaser at time of construction.

- k) "Easement" - A right to hold an interest in land owned by another for a special purpose.
- l) "Set-back" - An adjustment inward from the lot property line.
- m) "Dormant" is defined as inactive, unoccupied, and vacant.

RESERVATIONS, EASEMENTS

- 20. Easements for construction, operation, and maintenance of public utilities shall be those reserved on plats recorded for each unit.

SPECIFIC LAND USE

- 21. All numbered lots in Hide-A-Way Lake Subdivision, Unit 1 through 19 inclusive, shall be used for single-family residential purposes only.
 - a. No lot in Hide-A-Way Lake may be used for any commercial purpose except only for the following;
 - 1.) Rentals as hereby described in Section 22; and,
 - 2.) Home occupation as described in Section 23.
 - b. Any house being constructed on speculation shall be allowed to be built with the understanding that the house shall be vacant or owner occupied until SOLD. It is further understood that the outside of such house and the grounds on which it stands shall be properly maintained by the owner of the property until SOLD.
- 22. The declared intent of this section is to prohibit commercial rental of any kind of any residence in the Hide-A-Way Lake subdivision.
 - a. A lot owner can only declare one (1) residence as an intended residence. That intended residence shall be exempt from all provisions in Section 22.
 - b. Rental of any residence other than the declared intended residence is prohibited. The only exception is the declared rental residences at the time of the acceptance of these covenants. Such declared rental residence shall be "grandfathered", and shall continue to be recognized as legitimate rental residence until such time as the property changes title.
 - c. Rental of declared "grandfathered" rentals shall meet the following provisions:
 - 1. A "grandfathered" lease rental of a dwelling on any lot within Hide-A-Way Lake Subdivision, Unit 1 through 19, inclusive shall be only by permit issued by order of the board of directors of Hide-A-Way Lake Club Inc. after receipt of a written application from the Lot Owner.
 - 2. These rentals shall be subject to the continuing supervision of the Board and the permit shall be issued subject to the following limitations:
 - a) At all times, the Lot Owner remains responsible to the Club for the residence leased to others.

- b) The Lot Owner will furnish the Club with such information of the tenant as determined by the Board.
 - c) The Lot Owner will retain all identification cards issued to Lot Owner by the Club, and will not allow the Tenant to use any of the identification cards for any purpose.
 - d) The Tenant will not be afforded the normal privileges of a Lot Owner.
 - 1) The Tenant will be issued a special gate entry card.
 - 2) The Tenant, subject to the limitations of Section 22, will be allowed to occupy the lease premises upon the same restrictions, covenants and conditions that apply to the Lot Owner.
 - 3) The Tenant will be allowed to enter and exit the gate.
 - 4) The Tenant will be allowed to have guests sign-in at the gate.
 - 5) The Tenant will be allowed to use the roads within the subdivision.
 - 6) All other privileges will be governed by rules as set by the Board.
 - e) Failure of the Tenant to abide by the rules and regulations of Hide-A-Way Lake Club will be grounds for cancellation of the special gate entry card, and without this special gate entry card the Tenant, and the guests of Tenant, will be denied access to Hide-A-Way Lake.
 - f) Lot Owner may be subjected to an administrative fee to be set by the Board.
 - g) The Tenant may be subjected to an administrative fee to be set by the Board.
23. Home occupation within a dwelling on any Lot within Hide-A-Way Lake Subdivision, Unit 1 through 19, inclusive shall be permitted subject to the following:
- a. Home occupation is limited to an accessory use of a service character customarily conducted within a dwelling by the resident thereof, which is clearly secondary to the use of the dwelling for living purposes and which does not change the character thereof or have any exterior evidence of such secondary use and in connection therewith there is not involved the keeping of a stock in trade; and
 - b. No merchandise, commercial stock, inventory or trade materials may be stored on any Lot.
 - c. In no case shall more than fifteen (15%) percent of the floor area of any dwelling exclusive of any accessory building be used for such home occupation.
 - d. Home occupation usage is not allowed if such use entails business-connected vehicle parking not completely contained on the Lot on which the home

occupation is being conducted. Also, display of commercial, business or professional sign is prohibited.

24. The Board may grant a variance and permit to combine adjoining Lots into one single-family residential building site, for all other purposes, including but not limited to the payment of dues upon each Lot, the combined building site shall remain multiple Lots.
 - a. Easements shown upon the face of the Plat along the common line of the two Lots combined into one building site shall be vacated.
 - b. All set-backs shall be measured from the exterior Lot lines and the interior Lot line shall be disregarded for all set-back purposes.
25. No Lot may be used for parking commercial vehicles having in excess of two-axes or heavy construction equipment, trucks (except pick-up truck), or commercial trailers. The storage of other business related equipment is prohibited except during construction periods. Construction equipment parking must conform to the Hide-A-Way Lake Building Code in effect at the time of construction.
26. No sod, soil or trees shall be removed from any Lot for any commercial use. Cutting of trees larger than five (5") inches in diameter measured at breast height shall be done only upon written approval of the Club.

BUILDING RESTRICTIONS

The Club shall have the authority to make rules to carry out the purpose and intent stated herein and to make such other rules as necessary for the control of building construction, additions and alterations.

27. No house shall be erected on any Lot or Lots other than one single-family dwelling with detached garage, if any, not to exceed 660 square feet, and one (1) other outbuilding not to exceed 300 square feet, as are described in the Hide-A-Way Lake Building Code. Larger garages and outbuildings are allowed for unitized Lots maximum size as determined by the Board. The floor area of any house shall not be less than 1,500 square feet exclusive of garage, porches and basement.
 - a. Light-weight and/or free-standing carports or outbuildings either of canvas, tin, aluminum, or other similar material are prohibited.
 - b. All garages and outbuildings shall be of permanent construction to complement that of the house.
 - c. On waterfront lots a boathouse may be constructed in addition to the other buildings.
28. No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.
29. No outhouse shall be permitted on part of the property; all lavatories, toilets, and bath facilities shall be installed indoors, except those portable sanitary facilities that are required by the Building Code.

30. All construction on any lot within Hide-A-Way Lake Subdivision shall comply with the Hide-A-Way Lake Building Code. All construction must have a permit as provided for in the Code in effect at the time of construction.

31. **Building Permits.**

All new construction, additions, and alterations of dwellings, outbuildings, and miscellaneous as defined in the Building Code require building permits prior to beginning construction. Permits for modifications of the exterior of existing structures, including waste treatment systems, must be obtained in accordance with the Building Code prior to beginning renovation. Work on the exterior of a building that is of a maintenance or repair nature does not require a permit. Interior painting, wallpaper, carpet, and other such work contained wholly within the dwelling house and not of a structural nature does not require a permit.

32. No building shall be erected on any Lot until plans, specifications, plot plan, and other construction documents thereof have been approved in writing by the Club, its successors, or assigns.

33. Compliance with the Building Code is required for all construction on any Lot within the Subdivision. The Building Code may be modified, or changed from time to time by a majority vote of the Board of Directors of the Club.

34. The Building Code currently adopted by the Board shall apply unless superseded by directives issued by Federal, State, or County regulatory authorities.

35. **Setback Requirements.**

Building setbacks from the roadside Lot Lines shall be twenty- five (25) feet for all Lots. Building setbacks from the water-side lot line shall be twenty-five (25) feet for all Lakeside Lots. Building setbacks from all other Lot Lines shall be the same width as the utility easement shown upon the plat for all Lots. No house, garage, carport, shed or other such building may be constructed in the building set-backs except:

- a. For Lots with frontage on more than two (2) roadways or streets, the Board may grant a variance taking into consideration the size of the Lot and location of major and minor streets.
- b. Steps and eaves (up to two (2) feet in width) shall not be considered as part of the building.
- c. A boathouse, bulkhead and pier may be constructed in the Lakeside setback as provided for in the Building Code.
- d. Small aesthetic structures and appurtenances that do not block the view of the lot such as open fences or entrance columns may be constructed in the roadside or lakeside setbacks as provided for in the Building Code.
- e. Fences may be located in the lot side setbacks as provided for in the Building Code.

36. Construction, Modification, and Use of Streets/Parkways and Lake Shore Properties.

- a. Driveways, roadways and existing roadways will be constructed, maintained, and used as described in the Building Code.
- b. Lakeshore property - including sea walls, bulkheads, retaining walls, piers, boathouses, and boat-slips - shall be constructed, modified and maintained as described in the Building Code.

37. Use of Parkways.

- a. Parkways shall not be used for permanently parking vehicles or storing materials.
 - 1) Exception can be made for temporary use during construction; and, in all other instances only upon special permit issued by the Board at the request of the Lot Owner. Unless such special permit is obtained, provision for permanent parking of vehicles must be provided within an owner's property.
 - 2) Unless such special permit is obtained, parking of vehicles on parkways for an extended period is prohibited, and for this purpose vehicle shall include but not limited to automobiles, trucks, motorcycles, bus, motor home, boats, other watercraft, trailers of all types, and recreational vehicles including but not limited to golf carts.
 - 3) An extended period of time shall be defined as parking on any part of the prohibited area for more than forty-eight (48) hours in any seven (7) day period, whether the forty-eight (48) hours be continuous or interrupted.
- b. Vehicles parked or material stored in violation of these restrictions will be tagged and the Lot Owner will be notified of the violation. If the vehicle or material is not removed within thirty (30) days, the Club shall have the right to remove the vehicle or material to a storage location and charge the removal and storage costs back to the Lot Owner.

38. Construction.

Compliance with the Building Code is required for all construction within Hide-A-Way Lake Subdivision, including but not limited to concrete truck regulations, foundation specification, fireplace specifications, culvert specifications and regulations, contractor regulations, and building trash regulations.

39. During Lot preparation and ensuing construction, the contractors and Lot Owners shall exercise due diligence to ensure:

- a. That natural drainage is not obstructed or diverted and,
- b. That any soil and/or building materials (such as top soil, fill dirt, gravel, sand, trash, etc.) are not deposited onto any other Lot Owners property or onto Club property (including drainage ditches) by rain, winds, or any other means, deliberate or accidental.

- c. Cutting of trees shall be limited to the extent necessary for clearing the foundation site for construction, unless otherwise required by proper health or other authority.
- d. In the event of non-compliance whether damage is a fact or impending, the Club shall have the right to immediately suspend the Building Permit until such time as the Club agrees that the damage to other property has been corrected and/or that appropriate steps have been taken to prevent impending damage to other property. Any cost incurred by the Club in correcting such damages shall be borne by the owner. Notice of such action by the Club shall be given to the Contractor and the Owner.
- e. In case of Building Code violations, the Club has the right to levy an administrative assessment on the Hide-A-Way Lake Club Member and/or Contractors; and, the Club has the right to refuse access to Hide-A-Way to such Contractors who are non-members of Hide-A-Way Club.
- f. No building permit will be issued for subsequent projects where the Owner and/or Contractor are responsible for an unresolved violation.

TRAFFIC REGULATIONS

- 40. Hide-A-Way Lake is a large subdivision with many miles of streets and roads and has a large and growing population; and, in the interest of the safety of all persons using the streets and roads within Hide-A-Way Lake, the Board of Directors shall have the authority to make, adopt, amend, repeal and otherwise administer such Traffic Regulations as the Board may deem necessary or advisable for the safety of all persons and to maintain the safe and orderly flow of traffic within Hide-A-Way Lake which authority shall include but shall not be limited to the following:
 - a. The Traffic Regulations and Rules of the road as set forth in title 63, Chapter 3, Mississippi Code of 1972, as amended, or any amendment, change or revision made by the State of Mississippi in said Traffic Regulations and Rules, are adopted and all persons using the streets and roads within Hide-A-Way Lake are subject to such regulations and rules.
 - b. Unless otherwise posted, the speed limit for vehicles using the streets and roads within Hide-A- Way Lake shall be 25 miles per hour.
 - c. Designate major and minor streets for the placement of No Parking signs, One-Way Street signs, Stop signs, Traffic-control signals, and other traffic management devices within Hide-A-Way Lake.
 - d. Establish load, height, and width limits for vehicles using the streets, roads and parkways within Hide-A-Way Lake. i.e. Regulating vehicles such as ATV's, three wheelers, golf carts, dirt bikes, go-carts, etc., to use the streets, roads and parkways or other common areas within Hide-A-Way Lake.
- 41. Said Traffic Regulations and Rules of the Road may be enforced by any duly authorized law enforcement officer; or by any individual upon affidavit filed in any court of proper jurisdiction.

GENERAL REGULATIONS

42. In addition to all other provisions of these Restrictions, Covenants and conditions, and for the general safety and well being of all Lot Owners and the protection of persons and property within Hide-A-Way Lake Subdivision, the Board of Directors of Hide-A-Way Lake Club, shall have the authority to write, adopt, amend repeal, enforce, and administer Rules and Regulations applicable to all common space within Hide-A-Way Lake Subdivision.
- a. Specifically the Board of Directors shall have such authority with respect to rules and regulations in the following particulars:
- 1) Rules for Usage of the Lodge, Restaurant, Meeting Rooms and Office Area;
 - 2) Stable, Marina, Tennis Court, Swimming Pool and Beach Rules;
 - 3) Signage Rules and Regulations;
 - 4) Animal Control Regulations;
 - 5) Lake and Park Recreation Rules and Regulations;
 - 6) Security Regulations including traffic Control;
 - 7) All other Common Property (and Operations).
- b. Hide-A-Way Lake Club, Inc., Hide-A-Way Property Owners Association, Inc., or individual Lot Owners (subject to the limitations herein elsewhere set forth) shall have the right to enforce all rules and regulations currently in effect or as they may be amended from time to time by the Board of Directors; and, the right to enforce any new rules and regulations made by the Board of Directors.

43. Preferential Treatment or Prejudice.

Restrictions, covenants and conditions applicable to the Lot Owner shall likewise be applicable to all persons in possession of property under agreement with the Lot Owner or coming onto the premises of Hide-A-Way Lake by permission of the Lot Owner.

44. Administrative Assessments for Violations.

The Board of Directors shall have the right to enforce the Restrictions, Covenants and Conditions; and, shall have the right to enforce the said rules and regulations by appropriate means including, but not limited to, the right to prosecute in any court or the right to levy an administrative assessment for violations. Only the Board of Directors, or persons designated by the Board, shall have the right to assess administrative assessments for violations of said rules and regulations.

45. Lake Use Regulations.

The pumping of water from any lake or pond is prohibited except by the Fire Department, unless prior to pumping a special permit, in writing, is granted by the Hide-A-Way Lake Club.

46. Water wells.

The Board shall have the authority, on application from a Lot Owner, to allow water wells used exclusively for operation of closed loop ground source heat pump. No other water well shall be drilled upon any of the numbered Lots by the Lot Owners so long as water for domestic uses shall otherwise be available to the owners of said Lots, but nothing herein contained shall be construed as prohibiting Hide-A-Way Lake Club, its successors, assigns, or nominees from drilling a well, or wells, for the purpose of supplying water for its use and supplying water to the owners of any property in said subdivision boundaries.

47. Animal Control Regulation.

To protect the health, property and well being of Hide-A-Way residents, no animals, livestock, or poultry of any kind shall be kept on any Lot, except that traditional and customary household pets shall be allowed.

- a. All household pets must have proof of applicable vaccination.
- b. Animals which interrupt the quiet of the neighborhood are prohibited.
- c. Animals which, due to their aggressive behavior or otherwise, cause reasonable concern for the safety of persons, pets, or property are prohibited.
- d. It shall be a violation of the covenants for any Lot Owner to allow a pet to run at large within the Subdivision. When exercising or walking pets, the owner must keep the animal restrained by a leash at all times.
- e. Any pet found running at large in violation of Section 47 (d) may be caught and detained by a person designated by the Club as the Animal Control Officer. Pets so impounded shall be dealt with in the manner specified in the Hide-A-Way Club, Animal Control Regulations.
- f. All Lot Owners maintaining pets in Hide-A-Way Lake shall comply with the Hide-A-Way Lake Club, Animal Control Regulations, which may be amended and revised from time to time by the Board.

48. Signage.

All signs, billboards, or advertising structures of any kind are prohibited on all Lots except for the following:

- a. Hide-A-Way Lake Club may display such sign on lots owned by the Club, or upon common property as may be necessary to inform Lot Owners of danger, restricted access, activities, events, meetings, or such other purposes as may be authorized by the Board of Directors.
- b. A sign measuring 8" x 24" inches may be displayed by Lot Owner on his lot showing the name of the Lot Owner and address of the property.
- c. In addition, a separate sign measuring 8" x 24" inches may be displayed by Lot Owner on his lot stating his telephone number.
- d. No other signs are permitted on Lots within Hide-A-Way Lake Subdivisions, including but not limited to "For Sale" signs.

49. **Burning Restrictions.**

There is no burning of household garbage of any type allowed i.e. paper, boxes, etc. The burning of yard debris (leaves, limbs, and straw only) is allowed but restricted by these guidelines:

- a. Lot Owners must obtain permission to burn yard debris by obtaining a burn permit from the Club Office. The Club Office will not issue a burn permit unless the following criteria are adhered to:
 1. HAWL resident over the age of 18 years will be present at the burn site for the duration of the burn;
 2. HAWL resident affirms that he/she has sufficient knowledge, equipment and ability to safely complete the burn without danger to other property.
- b. In the interest of homestead and for safety purposes all fueling of any burn pile within the hours of 6 p.m. and 6 a.m. is prohibited. A fire started prior to 6 p.m. does not have to be extinguished but may not be fueled after that time.
- c. Burning is prohibited on any nationally recognized holiday.
- d. Fire must not exceed a 6' x 6' overall area.
- e. Property owner **MUST** comply with any county mandated BURN BAN.
- f. Any violations of the above rules will result in an administrative fee issued to the property owner.

50. **Firearms.**

The use of firearms including but not limited to pellet guns within the Hide-A-Way Lake Club, Inc., boundaries is prohibited except in areas that may be designated for such purposes by Hide-A-Way Lake Club.

51. **Noxious or Offensive Activities.**

No noxious or offensive activity shall be carried on upon any Lot, or upon any Lot, or upon any common property, or lake, or road, or street, or parking area, or anywhere within the boundary of Hide-A-Way Lake which is, or which if allowed to continue would become, noxious or a nuisance to Lot Owners within Hide-A-Way Lake boundaries.

- a. For the purposes of this instrument and in addition to any meaning of noxious activity which may otherwise be applicable, **noxious activity** shall include but not be limited to the following:
 1. Conduct which, if allowed to continue, would become harmful or injurious to the health, physical well being, or property of adjoining Lot Owner.
 2. Activities which produce noxious fumes, gasses, vapors, or odors.

3. Conduct which, if allowed to continue, would become a danger to the person or property of any Lot Owner or to any person or property within Hide-A-Way Lake.
- b. For the purposes of this instrument and in addition to any meaning of **offensive activity** which may otherwise be applicable, offensive activity shall include but not be limited to the following:
 1. Loud or boisterous conduct including operation of loud motor bikes, outboard motor(s), vehicles, boom boxes, etc., on any property which disturbs the peace of adjoining Lot Owners.
 2. Operation of a motor vehicle anywhere within Hide-A-Way Lake Subdivision, including but not limited to streets, roads, parking area, and common areas in a dangerous or reckless manner.
 3. Conduct which is cruel to animals or pets.
 4. Hosting or otherwise allowing social activities to take place on any lot attended by more individuals that can be accommodated at the physical location of the activity taking into consideration the number of people attending, parking of vehicles, possible restriction of or interference with the normal activity of other Lot Owners or Hide-A-Way Lake Club.

52. Vehicle Maintenance.

No stripped down, unsightly, disabled, or junked motor vehicle, trailer, water craft, or parts thereof, shall be permitted to be parked on any street, parkway or lot.

53. Licensure Regulation.

All motor vehicles, trailers, and water craft must be currently licensed and comply with safety regulations as stated in the General Regulations of Hide-A-Way Lake in effect at the time and as amended and revised.

54. Lot Maintenance.

All Lots, whether occupied or unoccupied, and any improvements placed thereon shall at all times be maintained in such a manner as not to become dangerous to life or property by reason of decay, lack of maintenance, infestation of rodents, dead tree(s), and excessive growth (such as over grown weeds or grass). The unsightly accumulation of rubbish, debris, unused materials and furnishings is prohibited. No garbage or refuse shall be dumped, stored, or accumulated on any Lot or be thrown on any Lot or roadway or common area or into the Lake.

55. Structure Maintenance.

Any structure which may be destroyed in whole or in part by fire, windstorm, vandalism, or other means must be rebuilt or all debris removed and the lot restored to an appropriate condition with reasonable promptness; provided, however, that in no event shall such debris remain on any lot longer than ninety (90) days. After the ninety (90) days, the Club may consider such a structure, or any remaining portion of a structure, as abandoned "attractive nuisance" and the Club may take action to bring into compliance the structure and/or Lot for protecting the safety of other Hide-A-Way Lake Lot Owners, guest and property.

56. Notices of Violations.

Thirty (30) days after Hide-A-Way Lake Club has mailed the Lot Owner a Notice of Violation of the General Regulations, Hide-A-Way Lake Club shall have the right to undertake and perform or contract for the work or other action necessary to protect Hide-A-Way Lake members, property owners and property from such dangerous conditions and to bring into compliance any Lot and/or improvements thereon which are in violation of the General Regulations and, Hide-A-Way Lake Club shall further have the right to charge reasonable costs back to the owner for such expenses incurred.

**OPERATION AND MAINTENANCE OF
RECREATIONAL, SOCIAL, AND CULTURAL FACILITIES**

57. No sale, transfer, lease, or other disposition of any Lot within the boundaries of Hide-A-Way Lake, shall be consummated unless and until the transferee has filed a copy of the conveyance with the Club Office and Lot Owner has been issued appropriate cards for use within Hide-A-Way Lake. This restriction shall not apply, however, to lenders who may acquire said property in any foreclosure sale brought by them without regard to such membership restrictions, nor shall it apply with respect to transfer of such property pursuant to a duly probated will or by virtue of the intestacy laws of the State of Mississippi.
58. By accepting and/or filing a deed which conveys title to any Lot within the Subdivision in the Office of the Chancery Clerk of Pearl River County, the Lot Owner shall and does thereby become a member of Hide-A-Way Lake Club.
59. Said membership shall require observance of the rules and regulations established by said Club for the benefit and general welfare of its members and for the official operation thereof. Said membership shall also require payment, when due, of such dues, fees, and charges as the Club shall find necessary for the maintenance of the Club facilities and services, including but not limited to the maintenance of lanes, roads, streets, parks, lakes, and other services and benefits which said Club may provide for the benefit of the Lots, Club facilities, and members.
60. By acceptance and retention of title to any Lot within the boundaries of Hide-A-Way Lake, each Grantee, his estate, his devise, his heirs, and assigns who are or become members of Hide-A-Way Lake Club do hereby covenant and agree that said Hide-A-Way Lake Club, its successors, and assigns shall have a lien upon the subject Lot or Lots second only to (1) liens for taxes; and (2) any duly recorded mortgage, to secure the payment of the aforementioned dues, fees, and charges, including court costs and reasonable attorney fees incurred in connection with collection of the same, it being agreed and understood that this covenant and agreement shall be in addition to and shall not be affected by such contract, security agreements, and applications as such Grantees, their heirs, or assigns may enter into with Hide-A-Way Lake Club.
- a. Property of a Lot Owner passing title into the hands of his mortgagee by foreclosure, deed in lieu of foreclosure, or otherwise shall, on application of the mortgagee, be declared by the Board to be exempt from club dues and assessments for only such time as the property shall remain dormant and vacant in the hand of the mortgagee. If the said mortgagee shall rent, sell,

transfer or otherwise make use of said property such that the property is no longer dormant, then said property shall at that time again become subject to the dues and assessments of Hide-A-Way Lake Club.

- b. Property of a Lot Owner passing title under a Last Will and Testament or by the laws of Descent and Distribution shall at all times remain subject to these Restrictions, Covenants and Conditions; however, no dues and/or assessments shall be charged during the dormancy/vacancy, pendency of probate proceedings or, for one-year after the date of death of the Lot Owner, whichever shall be the least.
61. Notwithstanding anything to the contrary contained herein, Hide-A-Way Lake Club, its successor and assigns, reserves for itself and its designated agent or agents the right to use any Club owned Lot, or Lots, within Hide-A-Way Lake boundaries for administrative purposes together with further right to dedicate and/or use such Lots within the said Club boundaries as they may deem necessary or desirable for the use or benefit of property owners and Club members.

TERM OF COVENANTS, CONDITIONS, AND RESTRICTIONS

62. These restrictions, covenants, and conditions may be enforced by Hide-A-Way Lake Club, and/or Hide-A-Way Lake Property Owners Association, and/or by the owner of any Lot within the boundaries of Hide-A-Way Lake Subdivision, either by proceedings for injunction or to recover damages for breach thereof, or both.
63. However, only Hide-A-Way Lake Club, its successors, or assigns may assess administrative assessments, or file suit to collect any of the charges and expenses mentioned in these Restrictions, Covenants, and Conditions to enforce foreclosure of any lien therein granted, with said suit to be filed in any Court of competent jurisdiction and with the venue to be Pearl River County, Mississippi.
64. In the event it is necessary for the Club to file suit for any reason to enforce any of the provisions of these Restrictions, Covenants and Conditions, the Club shall be entitled to recover its reasonable attorney's fees and court costs incurred in the enforcement of these Restrictions, Covenants and Conditions, and The Club shall have a lien upon the subject Lot or Lots for the payment of said attorney's fees and costs.
65. These restrictions, covenants, and conditions are to run with the land and shall be binding on all parties and persons claiming under them until July 1, 2000, after which time said restrictions, covenants, and conditions shall be automatically extended, for successive periods of ten (10) years unless an instrument signed by a majority of the Lot Owners has been recorded, agreeing to a change in said restrictions, covenants, and conditions in whole or in part.
66. If any portion of these restrictions, covenants, and conditions shall be declared invalid by judgment or court order, it shall not affect the validity of any other provision or portion thereof.

WITNESS our signatures, upon this, the 25 day of August, A.D. 1994.

Hide-A-Way Lake Club, Inc.
Board of Directors

EDWIN GOEDE, JAMES E. FLEMING, ROBERT WALL, CLARK BRYAN, LLOYD J. POISSENOT, RALPH MAXWELL and JACK CASSADAY

STATE OF MISSISSIPPI
County of Pearl River

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named EDWIN GOEDE, JAMES E. FLEMING, ROBERT WALL, CLARK BRYAN, LLOYD J. POISSENOT, RALPH MAXWELL and JACK CASSADAY, who each acknowledged to me that they signed, executed, and delivered the foregoing RESTRICTIONS, COVENANTS AND CONDITIONS FOR HIDE-A-WAY LAKE SUBDIVISION UNIT NO. 1 THROUGH UNIT NO. 19 INCLUSIVE Declaration of Covenants on the day, in the year, and for the purposes therein contained.

GIVEN under my hand and official seal of office, the 25 day of August, A.D. 1994.

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 16, 1997
BONDED THRU STEGALL NOTARY SERVICE

Notary Public

THIS INSTRUMENT WAS PREPARED BY
M.D. TATE II, ATTORNEY
108 EAST CANAL STREET
POST OFFICE BOX 129
PICAYUNE, MISSISSIPPI 39466
TELEPHONE (601) 798-1123
MS BAR NO. 7439

STATE OF MISSISSIPPI,
PEARL RIVER COUNTY

I hereby certify the foregoing instrument was filed for record in my office on the 30 day of August, 1994 at 8:20 A.M. and that the same is now duly recorded in Deed Record No. 613 on page 118-138 of Record of Land Deeds in my office.

Given under my hand and Seal of office this 30 day of August, 1994.

Chancery Clerk

DISCLAIMER

COVENANTS VARY FROM UNIT TO UNIT. PLEASE INQUIRE AT THE HIDE-A-WAY LAKE OFFICE FOR COVENANTS THAT APPLY TO YOUR LOT NUMBER.

DISCLAIMER

IT IS UNDERSTOOD THAT IT IS FORBIDDEN TO UTILIZE THE INFORMATION CONTAINED IN THIS DIRECTORY FOR PURPOSES OF TELEPHONE, DIRECT MAIL OR DIRECT SALES SOLICITATION.

ALL RIGHTS RESERVED. THE PUBLISHER ASSUMES NO LIABILITY FOR DAMAGES RISING FROM ERRORS OR OMISSIONS IN ANY INFORMATION CONTAINED HEREIN.

REVISED 8/25/2009