



# **WESTLAKE LAKE MANAGEMENT ASSOCIATION**

## **Westlake Lake Rules and Regulations**

(Updated November 2025)

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### **PREFACE**

Westlake Lake Management Association, a California nonprofit corporation (WLMA), governs the Westlake Lake (Lake), which is private, acting under its governing documents, among them the recorded Westlake Lake Recreational Area Restrictions (CC&Rs). WLMA solely owns the Lake property, which includes the land under the Lake, shoreline, portion of the land beyond Lake water edges described as Perimeter Area in the CC&Rs, the islands within the Lake, and the marina and Landing docks. WLMA also owns other parcels and property interests around and near the Lake, including the dam and area below the dam, and wells. WLMA conducts its affairs to further its purposes, including fostering scenic beauty and regulating recreational use in the Lake for all Lake Users, which are defined as: WLMA members; owners of property and / or residents in the Westlake Community; members in good standing of the Westlake Yacht Club, and; all other persons (entities), who use, work at, or otherwise enter upon or around the Lake (all referred to as “Lake User(s)”).

The Westlake Community is defined in the CC&Rs to include the City of Westlake Village, Los Angeles County, and those portions of the City of Thousand Oaks, Ventura County, as reflected in the CC&Rs and map maintained by WLMA.

### **RECITALS**

WLMA acts to regulate all Lake use and all dock and other construction therein.

These Westlake Lake Rules and Regulations (Rules), subordinate to the CC&Rs, are adopted by WLMA to further its purposes, and are binding on all WLMA members, and all other Lake Users including all other persons (entities), who use, work at, or otherwise enter upon or around the Lake. No person has any property rights as to the Lake property or Lake

use except as WLMA may provide, including easements or licenses for private and public access, utilities and other government purposes, and revocable Lake licenses for Lake Users.

The most recent WLMA approved Rules govern. All Lake Users are required to comply with the latest Rules and any amendments published to WLMA members and Lake Users and other Lake policies are posted in the WLMA website at [westlake-lake.com](http://westlake-lake.com). The Rules and Lake policies do not limit WLMA from exercising its full discretion in determining matters and acting to carry out its purposes.

***\*ANY VIOLATION OF THE RULES AND LAKE POLICES ARE SUBJECT TO IMMEDIATE CORRECTION, FINES AND / OR LOSS OF LAKE USE\****

## **RULES AND REGULATIONS**

**1. PREFACE & RECITALS / RULES INCLUDE INTEGRATED DOCUMENTS.** The Preface and Recitals above are integrated in and are a part of the Rules and have the same force and effect as Rules provisions. The Rules in this document provide governance and guidance for all Lake Users.

WLMA from time to time prepares and publishes documents and policies to assist in Rules implementation, for example, Lake revocable license applications, boat vendor and yacht club agreements, fishing Permit, informational flyers, and other documents. WLMA approved policies provide additional guidance for implementing Rules contained herein and provide other WLMA guidance.

The Rules including other policies are posted on the WLMA website at [westlake-lake.com](http://westlake-lake.com) and /or are available in the WLMA office at: 32353 Triunfo Canyon Road, Westlake Village, CA 91361 (818) 889-5377.

### **General Provisions**

**2. INVASIVE SPECIES PROCEDURES.** Because of the Quagga / Zebra Mussel intrusion in California, WLMA acts to prevent such from entering the Lake. WLMA has established a mandatory protective process to follow prior to placing any watercraft on the Lake. WLMA otherwise acts, from time to time, to address any invasive species that may threaten the Lake and, in response thereto, may implement further rules, regulations, and protocol without notice.

A. As to the Quagga / Zebra Mussel threat, WLMA requires advance inspection, possible quarantine, and a Lake Operations Manager's (LOM) written approval, among other procedures; currently, the following shall apply:

- a) The procedures apply to and is required of all watercraft (including boats, kayaks and all other types of watercraft), boat motors and equipment (sails, life vests, anchors and line, fenders, etc.), trailers, including boat vendor trailers, coming to the Lake and using the boat launch, used boat floats and docks brought to the Lake, and even model boats and other objects intended to be placed on the Lake.
- b) For WLMA's inspection, watercraft, trailers, or other associated objects must be certified to have not been in fresh waters within the last 30 days, be CLEAN and DRY, and be free of mud and vegetation (or undergo WLMA's decontamination treatment that may from time to time be available) to avoid a quarantine period.
- c) The same procedures of prior inspection, possible quarantine, and approval applies where a boater seeks to return any watercraft and its equipment, or other item described above, to the Lake after such removal from the Lake and / or private or community lots or parcels surrounding the Lake, regardless of whether previously permitted with affixed watercraft sticker. Lake Users shall provide advance notice of removing from the Lake a WLMA-registered watercraft to the LOM.
- d) Live bait and live bait water storage containers are prohibited from the Lake.
- e) This process must be followed prior to any entries to the Lake.

**3. SWIMMING.** Persons and domestic animals are prohibited from swimming in the Lake, except briefly by persons in sailing training or accidentally falling into the Lake, or where necessary in an emergency.

**4. WATERFOWL; BIRDS; ANIMALS.** No feeding of waterfowl, birds, or any animals of any kind is allowed at the Lake since harmful to both the wildlife on or around the lake and the Lake ecosystem

**5. IMPROVEMENTS; MATERIALS.** No liquids or materials or any kind, plants of any kind, or other improvements of any nature are to be deposited, placed, planted, or constructed in the Lake, the Lake shoreline cleaning area, or the Perimeter Area beyond the Lake shoreline unless written permission of WLMA pursuant to the "Access Agreement and Revocable License". No such materials, plants or other improvements of any nature may be disposed of in the Lake, or street gutters or storm drains as they feed to the Lake. Such items include, among others, grass clippings, weeds, fertilizer, tree branches, paint, cement, concrete, other building materials, insecticides, oil, any excessive soap or soapsuds, car wash materials, and other similar materials.

**6. FENCING.** All electrified fences are illegal. Waterfowl fences are prohibited at the Lake, and non-electrical fences approved by District Homeowners Associations (HOAs) are to be set back at least twenty-four inches (24”) from the shoreline to allow WLMA access for Lake cleaning and maintenance.

**7. SOUND; BRIGHT OR NON-CONFORMING LIGHT(S).** Any loud disturbance or bright or non-conforming light(s) emanating on, across, or adjacent to the Lake is a Lake use violation, except where considered a necessary function for watercraft (including boats, kayaks or other types of watercrafts), passenger, and other safety, and in the case of an emergency threatening life and / or property. WLMA has complete and sole discretion whether such sounds and / or lights on, across, or adjacent to the Lake constitute violations, and any findings of such will be presumed valid.

Corrective action to noise, or bright or non-conforming lights emanating from areas surrounding the Lake on property not owned by WLMA, though within WLMA jurisdiction and scope of authority to act, will first be deferred to District HOAs and, when appropriate, local law enforcement. WLMA will have sole jurisdiction to act for WLMA-owned property, including docks and watercraft on the Lake.

Section 6.4 of WLMA’s CC&Rs provide for WLMA’s authority to ensure landscaping and all improvements on or visible to or from within the Lake, created directly by a member or through District HOAs, be in consonance with WLMA’s safety and scenic beauty goals for the Lake, and any fish and wildlife regulations.

WLMA, through its Executive Committee (“EC”) and LOM, will determine, in its sole discretion, what kinds of lighting and / or sounds constitute Lake use violations. Factors that will be considered when determining what lighting and sounds on, across, or around the Lake constitute violations include, among other things, any of the following:

- A. Whether the light and / or sound creates a safety hazard, including, but not limited to, interfering with navigating the Lake’s waterways.
- B. Whether the light and / or sound negatively impacts the aesthetics and / or desirability of the Lake and / or its surroundings, such as, but not limited to: bright, flashing, strobing or blinking lights, dock string or rope lights; lights underneath docks, colored lights on docks, artificial noises; and other bright or non-conforming lights and / or noises.
- C. Whether the light and / or sound violates municipal ordinances or acceptable lighting or sound standards, as determined by WLMA’s sole discretion.
- D. The degree to which the light and / or sound disrupts / disturbs wildlife on and around the Lake.
- E. Whether the light is installed or placed in a hazardous or unsafe manner.

F. Whether the light and / or sound violates any other provisions of the WLMA's governing documents.

G. Safety lights on a dock must be standard white docking lights mounted on the top deck of docks, and string and rope lighting around the perimeter of the docks or lighting underneath a dock area are considered inconsistent with the aesthetics and / or desirability of the Lake and / or surroundings and, therefore, prohibited.

H. For bright lights, in addition to the above factors, it will be considered too bright if the LOM determines the light exceeds 4.6 lumens per square foot (i.e., approximately a 60-Watt soft lightbulb or the LED equivalent) and considering the location of the light, proximity to the Lake, and the other factors listed above.

The EC and LOM have complete discretion when determining what lights and / or sounds on, across, or adjacent to the Lake constitute violations, and any findings of such will be presumed valid. Members notified of Lake use violations with lights and / or sounds being used on, across, or adjacent to the Lake can address the EC's and LOM's findings through WLMA's disciplinary and compliance procedures and process that are described in Rule 42 titled "ENFORCEMENT; REVIEW".

**8. PROJECTILES.** Launching of any projectile on, to or within WLMA property (especially within Lake waters) is prohibited at all times, regardless of means, weapon or otherwise including, among other projectiles, water launchers, water balloons, golf balls, etc., and regardless of whether launched from any watercraft or shoreline location.

**9. FIREWORKS; FIRE PREVENTION.** No fireworks or fires of any kind may be ignited or discharged on or around the Lake at any time and are also illegal and subject to prosecution. Governmental fire departments, when fighting fires, may use helicopters to draw water from the Lake, generally in the area near the dam, and during such events Lake Users shall avoid any such activity area.

**10. AUTHORITY DELEGATION.** The Board of Directors and EC have delegated authority to carry out any portion of the Rules and / or CC&Rs to the LOM, Lake Patrol, and any other WLMA representatives. The LOM, Lake Patrol, and any other WLMA representatives have authority to enforce the Rules, policies and CC&Rs pertaining to Lake use, including, as described below, in these Rules.

A. WLMA may restrict or prohibit use of the Lake and all related facilities to any person or persons when, in its sole discretion, doing so is necessary and / or prudent for the safe and efficient operation of the Lake, including, but not limited to, when:

a) Such person is considered to possess insufficient skill and knowledge to operate a watercraft.

- b) There are too many watercrafts operating on the Lake.
- c) The Lake facilities are overburdened.
- d) Foul weather conditions exist.
- e) A direct operational provision under these Rules, policies, or the CC&Rs is being violated.
- f) There is any other reason related to safety and / or security.

B. In exercising such authority, all Lake Users must cooperate with WLMA at all times when using the Lake, which is critical to the safety and enjoyment of all users.

C. Except for emergency situations, such as a submerged or semi-submerged watercraft, dock or any other hazard (such as illegal watercraft on the Lake), Lake Users shall not do the following until given express direction by the LOM or other WLMA representative:

- a) Shall not remove a boat, dock or boat float from the Lake or from a dock.
- b) Shall not, unless in any safety and / or security situation, escort or tow the boat with or without person(s) on board.

D. In all situations, where persons are uncooperative, either to an escort or when requested to leave or not enter the Lake, WLMA will contact local law enforcement and / or trained medical personnel as it deems necessary.

E. WLMA does not have the capacity nor purport to be able to patrol the Lake at all times and all places, and, therefore, shall not be liable to Lake Users for any such inaction, and further, in operation of the Lake, shall not be liable to Lake Users for its actions or inactions.

F. Lake Patrol are not “first responders” and any emergency (medical, safety, property, etc.) should be addressed by calling 911. In addition, Lake Patrol are not security for lake activities or illegal conduct on or around the Lake (including illegal fishing), and any security, trespassing, or similar issue should be addressed by calling local law enforcement.

### **Boat Ownership and Registration**

**11. BOAT ELIGIBILITY; REGULATION.** WLMA regulates the number of watercraft allowed for Lake use, based on overall use, retaining the discretionary right to decide from time to time: the number of boats each Lake User may have and keep at a dock – whether at a private dock, WLMA’s Public Marina, WLMA office docks, District community docks, or Westlake Yacht Club docks, such use including temporary moor (visit) at other docks

including at WLMA's docks at The Landing; the arrangement of docks, floats and watercraft, based on water space, watercraft length, and accessibility – regardless of prior watercraft registration / dock approvals; and what other watercraft access on the Lake is allowed.

**12. BOAT & WATERCRAFT ANNUAL REGISTRATION & INSURANCE.** Lake Users wanting to place a watercraft on the Lake must apply for and obtain annual registration from WLMA by completing and executing an application / agreement form provided by and available at the WLMA office. No registration for use will be issued while prior fines or assessments remain unpaid, or WLMA determines, in its sole discretion, the applicant has pending violations and / or a history of conduct that violates these Rules or the CC&Rs. The following applies to all applications and Lake Users:

A. All Lake Users who own or operate a dock or any watercraft (including boats, kayaks, or other vessels) on the Lake must purchase and maintain liability insurance coverage in an amount set by WLMA, currently a minimum of \$1,000,000 per occurrence. They must provide a valid insurance certificate, including the insurer's endorsement, naming "Westlake Lake Management Association" as an "additional insured." For WLMA members who do not own a dock and do not operate watercraft on the Lake, a minimum liability insurance coverage of \$300,000 is required. Proof of continuous insurance coverage must be submitted to WLMA on an annual basis. An existing umbrella policy that meets these minimum coverage requirements is acceptable. Failure to maintain continuous coverage will result in immediate suspension of the registration and restriction of Lake use until valid proof of insurance is provided.

B. There is no grace period on the required insurance. If coverage is not continuously maintained, the registration is suspended and Lake use restricted until insurance with proof is restored.

C. Watercraft registration renewal fee is due annually on 1st of January, with proof of required continuing insurance. From February 16th, a watercraft without current registration is restricted from Lake use.

**13. PRIVATE DOCKS.** Lake front WLMA Member lot or parcel owners (or respective tenants), excluding The Landing and Districts Lots and Parcels described in Rule 14, may register a maximum of three (3) watercraft at one private approved dock, as such dock may accommodate, moored to dock or stored on single, attached boat float. Added smaller watercraft, such as kayaks, may be allowed if: safely storable on dock/float; all watercraft are owned by the WLMA Member (or all by the respective tenant); and WLMA is satisfied such watercraft use is not an enlargement of the personal use intended under these Rules or the CC&Rs.

**14. DISTRICT COMMUNITY DOCKS.** WLMA Members (or respective tenants) who are members of a District HOA may register on a first apply basis a maximum of one (1) watercraft per owned District lot or parcel, to moor at that District HOA's community dock in available slips, subject also to further restriction by such District HOA consistent with these Rules. Registration of use of slips at community docks adjacent to green belts is restricted to those District HOA owners (or their tenants) of a lot or parcel in each corresponding District whereon such lot or parcel the owners do not otherwise have an approved private dock.

**15. WLMA OFFICE DOCKS – Kayak Racks.** The WLMA office docks are part of the "Public Marina", as addressed in Rule 16, and the area that kayak racks are available to Lake Users or their respective tenants who own a kayak but are unable to register it at a private dock. Lake Users may apply to lease and store one (1) kayak at the WLMA office docks. Registration is granted on a first-come, first-served basis, subject to available rack space. To lease a rack, applicants must complete and sign WLMA's revocable license agreement, available at the WLMA office located at 32353 Triunfo Canyon Road, Westlake Village, CA 91361. The application must include proof of liability insurance as required by these Rules, and all applicable fees must be paid. Only one (1) kayak per eligible applicant may be registered and stored at the WLMA office docks. Kayaks must comply with all applicable Rules, including inspection for invasive species and proper maintenance.

**16. PUBLIC MARINA.** Lake Users may lease dock slips or rack for watercraft at WLMA's Public Marina. Leasing is available on a first-come, first-served basis, subject to slip and rack availability and in accordance with allocation rights established under the CC&Rs. To lease a slip or rack, applicants must complete and sign WLMA's revocable license agreement, available at the WLMA office located at 32353 Triunfo Canyon Road, Westlake Village, CA 91361. Applicants must also comply with all applicable Rules, including providing proof of liability insurance and payment of all required fees as set by WLMA. WLMA conducts monthly reviews of Public Marina dock slip and rack availability to manage demand and maintains a waitlist for eligible applicants when spaces are unavailable. All leased slips or racks are subject to the Rules and CC&Rs, including those governing watercraft maintenance, invasive species prevention, and Lake use.

**17. OTHER USE; ACCESS TO LAKE.** Day use boating licenses are not available except under special circumstances approved, in writing, by WLMA, such as sailing regattas sponsored by Westlake Yacht Club. Only watercraft, and any trailers, inspected by the LOM on the day of use, that have not been in fresh waters in the last thirty (30) days, and otherwise in compliance with these Rules, may be launched at the Lake.

**18. BOAT MOORING; SECURING OF WATERCRAFT/PROPERTY.** When not in use, watercraft, including boats, sailboats, and kayaks, on the water must be moored only to a



dock (including allowing kayaks and similar types of watercraft to be stored on a dock) or stored on a particular boat float. No watercraft may be beached or tied to the shoreline. No watercraft may be anchored and left unattended. Absent emergency, no watercraft may be moored to a dock, however temporary, without the permission of the owner or other in control. Watercraft must be secured to a dock. Items stored on a dock must be inside a dock box approved by WLMA. Watercraft not registered with WLMA must be stored out of sight and not used on the Lake. WLMA, its officers, directors, members, and agents shall not be responsible for any theft, damage, or loss of property, including watercraft, equipment, or personal belongings, on the Lake, private docks, or the Public Marina, except where such loss or damage is directly caused by the gross negligence or willful misconduct of WLMA or its representatives acting within the scope of their authority. Owners of watercraft are solely responsible for securing their watercraft and all personal property therein, including, but not limited to, ensuring proper mooring, locking, and storage in compliance with the Rules. Lake Users assume all risks associated with property left on the Lake, private docks, or Public Marina.

**19. SIZE; TYPE.** No boat that exceeds eighteen feet (18') in overall length or exceeds eight feet, six inches (8' 6") in maximum beam, may be on the Lake. Exceptions and other prohibitions / regulations include:

A. Work boats of WLMA and authorized contractors – allowed.

B. Rowing shells (sculls), which may exceed the eighteen foot (18') length limitation, are allowed; however, given recognition of the potentially higher natural of operating speeds of shells – which speeds will be allowed, compared to speed limits for boats generally in Rule 28 - shells are allowed on the Lake only with the written approval for each individual boat by WLMA, which approval may be determined by the LOM, including discretion to limit the total number of shells on the Lake, total and / or at any given time; and shells shall be limited to operating between the hours of sunrise to 10:00 a.m., and such other daylight hours the LOM determines from time to time with view for safety and general boating / navigation, considering, among other factors, the seasons and if a weekday or weekend.

C. Prohibited completely from the Lake are multi-hulled sailboats, any inflatable watercraft (boats, kayaks, rafts, etc.), wind-surfers, surfboards, jet-skis, motor surfers, any paddleboards (with or without a seat) or pedal boards (or similar stand-up or sitting type of boards), and water / wake board skiers. Any such illegal category of watercraft or activity on the Lake will be considered an immediate safety hazard under the Rules and subject to monetary fines and / or loss of Lake use privilege.

**20. PROPULSION.** All powerboats must be electrically propelled except for those used by WLMA, any approved boat service vendor licensed by WLMA, and the Westlake Yacht Club patrol boat involved with regattas and other sailing activities.

### **Boat Safety and Security**

**21. BOATING RULES.**

A. **Applicable Governmental Authorities.** Despite Westlake Lake being a private lake and community, the boating rules on the lake are governed by the state of California boating and safety rules included in the California Harbors and Navigation Code, California Department of Parks and Recreation, US Coast Guard rules, and the related Vehicle Code in Los Angeles and Ventura Counties. (**Note:** The Vehicle Code requires boats to be registered with the State and display CF numbers.)

The State of California publishes a useful booklet titled “ABCs of California Boating” that can be found by visiting the following link: [https://dbw.parks.ca.gov/?page\\_id=28731](https://dbw.parks.ca.gov/?page_id=28731)

Westlake Lake’s boating rules either meet or exceed standards and regulations imposed by governmental authorities and must be complied with; Lake Users who violate any such standards and regulations are subject to fines and / or loss of Lake use privileges.

B. **Safety and Security; Release of Liability – Responsibility of Lake Users.** Lake Users shall be responsible for their own safety and security and shall take appropriate measures to ensure the safety and security of the persons and property of themselves, their family, tenants, guests and invitees, and to not jeopardize the safety and security of others, including, but not limited to, other Lake Users and Lake Patrol staff. Members and Lake Users, as a condition to WLMA allowing use of the Lake, waive all claims against and agree to defend and hold harmless WLMA and its directors, officers, members, volunteers, agents and other representatives acting on its behalf from any injury, loss, damage and/or claims to, and related to, persons or property arising from the use of the Lake.

**22. BOAT CONDITION.** When loaded, boats must be maintained in balanced condition to avoid capsizing. Boats may not be loaded beyond the manufacturer's recommended capacity. Boats must be free from all fire hazards and kept in a good and attractive overall condition, with bilges, cockpits, and / or wells reasonably clean, free of excess water, and the visible hull structure sound, i.e., not in a semi-submerged or submerged state.

**23. EQUIPMENT.** All equipment used on any boat shall conform to California State Boating Laws and, among other items, each operating boat shall carry a Coast Guard-approved wearable life jacket (type I, II, III, or V) for each person on board and additionally, and as to boats 16 feet or more in length, one throwable flotation device (type IV).

**24. LIFE JACKETS.** Under California law, every child under 13 years of age on board a boat (including kayaks or other types of watercrafts) on the Lake of any length must wear a Coast Guard-approved life jacket. Additionally, all persons under 13 years of age, and persons that cannot swim, must wear a Coast Guard approved life jacket when on docks.

**25. OPERATOR AGE.** Any person under the age of sixteen (16) operating a powerboat on the Lake must be accompanied by a parent or other person age eighteen (18) or older in the boat. Under California law, there is no age restriction for operating a sailboat (or other non-powered boat) under 30 ft long (with wind as the main source of propulsion); however, anyone operating any type of watercraft must be capable of operating and navigating it in a safe and controlled manner at all times.

**(Note:** California law requires a Boater Card to legally operate a vessel powered by a motor (including electric boat motor) of 15 hp or more. In general, the electric boats on the Lake have a motor of less than 15 hp; however, it is the boater's responsibility to comply with this law, if required.)

**26. LAKE USE HOURS.** Except as hours and certain boats and other watercraft are restricted in Rules 19 (rowing shells), 27 (certain low-profile boats including low profile sail boats / other low-profile watercraft), and 31 (fishing hours), boating is generally permitted on the Lake from one (1) hour before sunrise until 11:00 p.m. No boating activities, nor activities on Public Marina docks, are permitted earlier than one (1) hour before sunrise or later than 11:00 p.m. except in an emergency.

**27. RESTRICTED HOURS / RUNNING LIGHTS.** With the exception of fishing boats with fixed running lights (fixed running lights cannot be clamp-on lights, flash lights, lanterns, candles, etc.), other low-profile boats including low profile sail boats, and other low-profile watercraft, including, among others, all kayaks, shells (skulls), pedal boats, etc. – with or without running lights and / or with or without power, are not permitted on the Lake after sunset or before sunrise. All other single hull boats and electric boats are permitted on the Lake as allowed under Rule 26, however, for the one (1) hour before sunrise and between sunset and 11:00 p.m., such boats must be equipped with fixed running lights and they must have their fixed running lights turned on and showing for navigation and visibility to others (when not moored – whether underway, drifting, or otherwise). All boats shall also turn on (display) running lights during restricted visibility. Docking lights are to be used only for docking.

**28. SPEED LIMIT.** No boat shall exceed five (5) miles per hour and in finger basins shall not exceed three (3) miles per hour, except: patrol boats on emergency calls; and rowing shells as described in Rule 19.

## **Fishing**

**29. ELIGIBILITY; GUESTS.** Annual Fishing Permit badges, expiring December 31st, are issued by and for fees set by WLMA, restricted to Lake Users and their lessees / renters, based on valid driver's license or other acceptable proof of residency. Fishing permittees may also purchase guest badges for guests but the Lake User must always accompany their respective guests when fishing. Current WLMA fishing Permit badges and guest badges and lanyards must be visibly worn while fishing.

**30. FISH & WILDLIFE LAW.** The State of California enforces Fish and Wildlife laws and such laws apply to those who are fishing at the Lake and require a valid California fishing license for all persons fishing who are sixteen (16) years of age or older (California Fish and Wildlife (Game) Code § 7145).

**31. FISHING HOURS AND LOCATIONS.** Fishing hours, including by boat, are more limited than the general boating hours under Rule 26. Hours: no fishing is allowed earlier than one (1) hour before sunrise or later than one (1) hour after sunset, and boats used for fishing must be equipped with fixed running lights, turned on and showing for navigation and visibility to others when operating before sunrise and after sunset. Recognize, with courtesy, that even normal level voices can resonate across water in the quiet of early morning and evening. Locations: Fishing is permitted on the Lake, and along shore areas designated by WLMA. Unless marked otherwise, the areas where you may NOT fish include: along the Boardwalk (including in front of The Landing buildings fronting main Lake, the Westlake Yacht Club, and WLMA's Public Marina), and the Public Marina docks and WLMA maintenance shed area, the WLMA office docks, the docks at The Landing, the District community docks, and from bridges or the shore under bridges. Fishing from a boat within 100ft. of the floating dam safety barrier chain is not permitted. No fishing is allowed from private property or green belts without owner permission.

**32. CATCH AND RELEASE FISHING; EXCEPTION.** For invasive fish species, which includes, until otherwise changes, common carp, the catch and release shall not apply, and persons fishing shall follow WLMA fish disposal guidelines that can be obtained from the WLMA office. Otherwise, the following applies to all Lake fishing: all hooks must be barbless or have barbs pinched down. Also, to prevent injury to the fish no live bait of any kind is allowed – no cut live bait or other organic bait type material. This includes, among other, no goldfish, crawfish, baby bass, bluegill, shiners, waterdogs, earthworms, night crawlers, grubs, or dead "live bait." Soft catfish bait may not be used. No food products may be used, except organic (e.g., corn or bread), and otherwise use only artificial lures, plastic baits, spinners, or artificial flies. When fishing, promptly release fish caught back into the Lake, and avoid maneuvering your boat near other boats.

**33. OTHER LIMITS.** No Lake User may loan, sell, or transfer their WLMA-issued annual fishing Permit badge to another person. Any attempt to do so is void and invalid. Violation of this rule may result in the suspension of the authorized Permit holder's fishing Permit, prohibiting them from fishing on the Lake until the suspension is lifted by WLMA, in accordance with the enforcement procedures outlined in these Rules.

No business fishing operations, such as a guide for hire, lessons or instruction for a fee, or boat rental, are permitted. Persons who fish and do not follow these Rules may be excluded from fishing the Lake.

**34. FISHING PAMPHLET.** The WLMA Fishing Pamphlet, which are part of these Rules, is available at the WLMA office and contains the complete set of fishing Rules, guidance, fees and Permit Application. All persons fishing at the Lake must first read the Fishing Pamphlet as well as this Rules document.

#### **Boats and Dock Conditions, Boardwalk Access, and Construction**

**35. CONDITIONS.** All watercraft and docks shall be kept in a safe, good, and attractive manner as determined by WLMA in its sole discretion. The Lake User will be notified if a watercraft or dock is found in an unsafe or unsightly condition, and will be given an opportunity to repair or remove the watercraft or dock, within a reasonable time period subject to whether there is any urgency of a Lake safety or security matter as may be described. A Lake User may request in writing for up to a thirty (30) day extension to come into compliance with these Rules, and the CC&Rs, which shall be subject to WLMA prior approval. Failure of a Lake User to comply by the applicable deadline set by WLMA shall grant WLMA authorization to remove any unauthorized improvements, construction and/or relocation and to charge the Lake User for removal and/or disposal costs as a special reimbursement assessment.

Unsightly conditions include, among others, the need for repair, replace, paint or stain, or change of color. If uncorrected within the notice period, or even without notice in an emergency, WLMA shall have the right to make necessary repairs or impound or remove the dock or watercraft and be reimbursed for its costs. WLMA has the right to identify and number all watercraft and docks uniformly for all Lake purposes. The following applies:

A. Prohibited from being used or placed on any of WLMA's office and public Marina docks, its docks at The Landing, and main Boardwalk (including in front of The Landing buildings fronting Lake, the Westlake Yacht Club, and WLMA's Public Marina) are chairs, tables, ice chests, and/or other such property, as such areas must remain free and safe for pedestrian coming and going and to maintain the aesthetics of the overall lake environment.

B. The Landing docks are for Lake Users access at The Landing; WLMA imposes a two-hour time limit for boats mooring there that is subject to enforcement and / or violation notices during peak times (e.g., evenings, weekends, and holidays). Any boater(s) at The Landing docks (restaurant docks) must vacate, and leave the space and not move spaces or return to any of the other docks located along The Landing area, for a minimum of one (1) hour.

**36. DOCK CONSTRUCTION.** The “Application for Private/Group Dock Construction” and “Private/Group Dock Construction Revocable License Agreement” provide dock construction rules and guidance, consistent with and as part of the Rules.

**Responsibility; Authority; Activities; Notice; Enforcement**

**37. RULES DISTRIBUTION; RESPONSIBILITY.** WLMA distributes copies of this Rules document to WLMA members as part of the annual disclosures sent to all members. Further distribution and responsibility include:

A. Additional Distribution by WLMA – WLMA shall also distribute to Lake Users, on request or on application for: (1) Fishing Permit - a copy of the Fishing Pamphlet, including to those obtaining guest badges (and copy of this Rules document if not already received), (2) Dock Construction -Application for Private/Group Dock Construction and Private/Group Dock Construction Revocable License Agreement , and (3) As part of other agreements and policies. Additionally, a copy of this Rules document on request of any Lake User.

B. Distribution to Tenants – In the event WLMA members lease, rent, or otherwise lend their homes to non-owners to reside therein – they are required to give a copy of this Rules document to such tenants, inform them they are required to read and understand the Rules before using the Lake, and are responsible for their tenants to abide by them.

C. Responsibility – All Lake Users and their respective tenants are responsible to for all persons at such property (tenants, invitees, guests, and other visitors) comply with the Rules as Lake Users, and liable for any non-compliance of the Rules.

**38. LAKE REGISTRATION, LICENSE (REVOCABLE LICENSE): TRANSFER AND USE RIGHTS.** Lake Users, at WLMA’s discretion, may be issued a WLMA approved watercraft registration and / or revocable license, including: permission to fish; registering a watercraft; use of a dock boat slip; and constructing and maintaining a private dock or community District HOA dock. From time-to-time WLMA approves forms for applications and agreements.

A. Private Dock Application – A WLMA member (owner) may apply to locate one private dock per member-owned lakefront access lot or parcel. When the WLMA member transfers the lot or parcel, that private dock application is automatically transferred to lot or parcel’s

successors, assigns, heirs, or representatives (transferee) so long as the member is in good standing under the CC&Rs and these Rules with WLMA; if not in good standing, including as described below, unless cured before transfer, or timely thereafter, the dock application is automatically cancelled with the dock subject to removal at member's (including transferee's) expense.

B. No Other Transfers – Except transfer of private dock applications as provided above, other transfers are prohibited and void without WLMA's written consent.

C. District Community Docks – District community docks owned and maintained by those District HOAs on behalf of their WLMA members, where not all WLMA members' lots or parcels within a residential District have lakefront access, are subject to the application requirements under the Application for Private/Group Dock Construction and Private/Group Dock Construction Revocable License Agreement and these Rules.

D. Temporary Use Transfers – The temporary use of watercraft and fishing Permits shall not be transferred, whether to tenants, guests, invitees, or otherwise. Temporary exclusive use of other category use rights may be transferred as provided herein, only, and such temporary use transfer shall not be considered a transfer of the right to use itself.

E. Temporary Use Transfer: Private dock – Temporary exclusive use of a WLMA approved private dock may be transferred, at WLMA member owner's choice, to and for exclusive use by residing tenant at that lot or parcel. Tenant receiving such temporary private dock use must own each watercraft (or be leasing watercraft under a written lease with the member) and have a current watercraft registration and insurance for any watercraft moored at the dock except a visiting watercraft. The WLMA member is responsible to ensure tenant is in compliance with these rules at all times. WLMA is not responsible to manage the landlord tenant compliance with these rules, and will address any violations or questions to such landlord responsible to manage their tenant.

F. Good Standing – A Lake User who is delinquent no less than thirty (30) days on payment of any lake use fees to WLMA, or does not provide proof of continuous insurance, or has not timely complied with any WLMA hearing decision under the Rules, is considered not in good standing as a Lake User, until satisfying such obligations. In addition to the foregoing bases, a Lake User is considered not in good standing when the user is delinquent under the CC&Rs as to assessments or any other fees or penalties, until the user satisfies such obligations. Lake Permits are subject to cancellation as to any Lake User who is not in good standing.

**39. AUTHORITY.** WLMA authority is held ultimately by its Board of Representatives and / or its Executive Committee. The LOM has been delegated authority to operate and manage the Lake subject to the CC&Rs, Rules and policies.

**40. ACTIVITIES.** The following applies to work and inspection activities by WLMA, its members, or by other Lake Users as to the Lake, docks, and boats.

A. WLMA has right of access onto any lakeshore lot to do Lake maintenance and repair work, and will endeavor to give advance notice except as to routine shoreline cleaning and maintenance. Residents should assure themselves that persons who enter their property are WLMA employees or contractors, requesting identification from the workers or calling WLMA for identity verification.

B. WLMA exclusively conducts repair, maintenance, and alteration to the Lake shoreline, and WLMA members, as well as members' respective District HOAs, are prohibited from such activity.

C. Persons owning or otherwise in control of a dock or watercraft on the Lake or a property contiguous to the Lake, who hire part or full-time contractors or workers for dock, watercraft or other Lake-related work, are responsible for obtaining all appropriate insurance in advance of construction and / or services, and maintaining and/or verifying maintenance of that insurance including: general liability and casualty, specific construction, and workers compensation (homeowner policy or contractor's). Lake-related work other than on a person's watercraft or dock shall require that "Westlake Lake Management Association" be named as an "additional insured" on appropriate insurances. WLMA members and their respective District HOAs who seek to repair a dock or docks must have prior written approval from WLMA.

D. WLMA has the right of inspection of docks and watercraft, whether a WLMA member or other authorized Lake User places the watercraft on the Lake. The following CC&Rs sections apply by these Rules equally to all watercraft owners and other Lake Users (substitute term "Lake User" for the term "Member" in the two following Sections 7.8 and 11.3 so as to apply to all Lake Users):

a) "§7.8 Operational Inspection. WLMA's employees and other representatives shall have the right to enter onto Boats in the Lake for safety inspection upon giving notice sufficient to the involved Member to afford the opportunity for the Member or representative to be present at the inspection, and the right to cure violations under the Governing Documents in the event the Member does not so cure after reasonable notice and opportunity for the matter involved. The Association and its representatives conducting such noticed inspection and/or cure shall not be subject to liability for trespass. Nothing in this provision is meant to limit the Association's right to act in an emergency, including without notice, and to act without notice to conduct shoreline and other Lake maintenance and affix Boat stickers, which activities can occasion employees going upon Boat Docks and having access to Boats."



Under the foregoing CC&Rs section §7.8, WLMA is not subject to liability during an inspection by reason of damage to persons or property except as limited under CC&Rs §11.3 (immediately below).

- b) “§11.3 Safety and Security. Members shall be responsible for their own safety and security and shall take appropriate measures to ensure the safety and security of the persons and property of themselves, their family, tenants, guests and invitees, and to not jeopardize the safety and security of others. Members waive all claims against and hold harmless WLMA and its directors, officers, committee members, other volunteers, employees, and other representatives from any injury, loss or damage to persons or property unless the injury, damage or loss can be attributed to the negligence or willful misconduct of WLMA's directors, officers, committee members, other volunteers, employees or other representatives.”

E. In situations other than inspections described in Rule 40D above, WLMA is not responsible to Lake Users for physical damage or other loss to watercraft, equipment, personal property, or docks except that caused by the gross negligence or willful misconduct of WLMA representatives acting within the course and scope of such employment.

**41. NOTICES.** Notice required under these Rules or otherwise intended by WLMA's governing documents shall be made in writing whether or not provided in any other form. Time provided to respond shall be stated in a Notice and shall begin the day after Notice is received. Notices shall be delivered: in person, by certified mail, return receipt requested, email (if confirmed receipt by receiving party), or by any other receipt delivery system. WLMA shall send notices, if not personally delivered, to the last record address of its member or other Lake User (and last known address if different). Where notice is given by a Lake User to WLMA, it shall be given to the WLMA office in writing. Among other matters of notice in these Rules, notice is required whenever there is assertion of violation (an “incident”) of Rules by a Lake User, including where there is potential penalty and / or loss of use of Lake.

**42. ENFORCEMENT; REVIEW.** Except for procedures allowed under Rule 10 above, the following procedures generally apply for incidents of violation of Rules by Lake Users.

A. Incident Notices. Demand that a Lake User correct a condition and / or cease conduct, or notice of a WLMA hearing on an incident, requires no less than fifteen (15) days advance notice. A notice to act or cease acting, and / or notice of hearing may be combined, stating reasons for combining the two notices into one. Further, a Lake User shall be given at least fourteen (14) days advance notice of any incident hearing decision before the day such decision (action/penalty) is to take effect.

B. Incidents. When imposing an action and / or penalty, WLMA may consider the number and nature of incidents committed, including the current one. It is possible for a Lake User to be cited for more than one offense within a single incident, and in the same day, cited for more than one incident if distinctly separate (for example, by a time separation). Action and / or penalty guidelines shall not restrict the WLMA Executive Committee from taking other or alternate appropriate action. Each (asserted) incident (or multiple asserted offenses grouped as one incident) initially becomes an incident for all related actions and for hearing and penalty purposes when WLMA gives written notice of the matter to the Lake User(s) involved. Action directions by WLMA Lake Patrol personnel carrying out urgent operational matters under Rule 10 above are not by themselves an incident.

C. Hearing and Penalty. Incident hearing and penalty guidelines for Lake Users are as follows:

- a) The Executive Committee shall primarily decide matters for the first four incidents occurring within the same twelve (12) month rolling period, and has authority to skip-up one level of progression of discipline, or waive discipline at any level if it determines, in its sole discretion, the circumstances warrant.
- b) Discipline is generally progressive, with a warning, if not a corrective condition demand, in the first (determined) incident, and respective monetary fines up to \$250, \$500, and \$1000, and / or respective loss of use of Lake for 30, 60 and 90 days for the second, third, and fourth incidents within a twelve (12) month rolling period.
- c) After the fourth incident within such a period, or under any other extraordinary circumstances, the Board has exclusive authority to decide matters of the incident, including a finding of extraordinary circumstances, and fine up to \$1,500 and / or the loss of use of the Lake for up to one year for WLMA members, and permanently for Lake Users (other than WLMA members), and the Board can review such a matter each year thereafter to consider if continuation of loss of use of the Lake is appropriate.
- d) Any loss of use of the Lake may include alternatives as to a violator's watercraft or dock and may include: padlocking watercraft to the owner's dock or rented slip; impounding watercraft or dock at WLMA docks; or, if warranted, removal of watercraft or dock from the Lake.
- e) In all determined incidents and demands to correct conditions, where damage is incurred due to the actions or inactions of Lake User, the Lake User shall reimburse all costs of matter-related damages incurred – repairs to watercraft, docks and other property, and comply with other measures as WLMA determines necessary for the safety and / or security of the Lake.

**43. ALTERNATIVE DISPUTE RESOLUTION.** Except for injunctive relief or the collection of assessments and fees, in the event a dispute or controversy should arise between WLMA and any WLMA member or other Lake User, the parties may pursue mediation; if not or mediation is unsuccessful, then the parties shall resolve the matter by binding arbitration, conducted under California Code of Civil Procedure §1280 et seq., but with right to full appellate judicial review (jurisdiction and venue to be in Ventura County) upon any party's request with decision support statement. All arbitration costs and fees shall be borne equally between the parties, however, at the conclusion, the Arbitrator may award reasonable costs and attorney's fees to the prevailing party, but shall not award punitive damages.

**44. ASSUMPTION OF RISK; LIMITATION OF LIABILITY.** Lake Users must understand the use of the Marina, slips, docks, racks and Lake is dangerous and the risks associated with bodies of water and docks, including illness from bacteria, personal injury (and death) and property damage. Lake Users ASSUME such risks and take FULL RESPONSIBILITY for any and ALL RISKS, whether caused in whole or in part by the active or passive negligence of WLMA or its officers, directors, employees, agents, and representatives. After reasonable opportunity to inspect the Marina, slips, docks, and / or racks, including dock facilities, floats, ramps, walks, gangways, and cleats, Lake Users, by using the Lake, are satisfied that the Marina, slips, docks and / or racks are adequate for safe mooring of Lake User's watercraft and by such use accept the slip, dock and / or rack as suitable for the purpose for which the right to use the Lake is granted by WLMA. WLMA, its officers, directors, agents, and members shall not be liable for any claims, costs, damages, injuries, or losses suffered by any Lake User while using the Lake, Marina, slips, docks, or any related facilities or property, including Perimeter Property, except where such claims or losses are directly caused by the gross negligence or willful misconduct of WLMA or its representatives acting within the scope of their authority. Lake Users assume all risks associated with Lake use and activities.

**45. LAKE CODE OF CONDUCT.** Hostile, abusive, threatening, or disruptive conduct by Lake Users toward others, including any WLMA representatives, is strictly prohibited on or around the Lake. Violations may result in fines, loss of Lake use, or other disciplinary actions as determined by WLMA.