

## **Lower Lake Easement changes**

The Lake Committee has done a few walk-arounds and boat evaluations of the lower lake conditions as well as the lake easement. They have put time and consideration into the improvement of the lake and lakeside common areas, so that all of the community can enjoy our lake. Based on their questions and suggestions, the HOA Board has looked into the legalities of the lake easement. We realize that the information below may be new to many members.

The 10 foot easement around the lower lake is considered a common area. The maintenance of this easement is the responsibility of the HOA. The easement may not be obstructed by the property owner, and the property owner may not deny use of the easement to members. A deck/pier that is constructed as described and allowed in the ARC covenants is the property of the owner.

In reviewing the covenants it has come to our attention that ALL boats must be stored in an enclosed space. This means that most of us are out of compliance with the covenants.

However, this is not going to be addressed until after the election of new board members.

The potential changing of covenants could be very controversial and will need to be addressed separately from other items.

Each property that has lakefront on the lower lake is a little different and has unique characteristics. The Lake Committee and the Board will address with each of those owners some proposed changes and adjustments that may be necessary to improve the access and use of the lake. If you have specific concerns, please contact us through the email on the HOA website: [deerridgelakeshoa@gmail.com](mailto:deerridgelakeshoa@gmail.com) .

This statement and the easement only applies to the lower lake. The upper lake is private and the small lake between Deer Ridge Lane and Whitetail Run has no easement and is used by the landowners around it.