



**ENVIRONMENTAL  
STEWARDSHIP COMMITTEE**

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**GUIDELINES FOR  
DOMINION ENERGY OWNED  
BUFFER ZONES IN  
HARBOUR WATCH**

*March, 2025*

***Environmental Stewardship Committee:***  
***Chairman: Gary Williams (704) 816-3600***  
***Co-Chairman: Vicki Robbins (803) 730-1674***

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## **ABBREVIATIONS**

<b>ASC</b>	<u>Architectural Standards Committee</u>
<b>BOA</b>	<u>Boat Owners Association</u>
<b>DBH</b>	<u>Diameter at Breast Height</u>
<b>DESC</b>	<u>Dominion Energy South Carolina</u> ( <i><b>Note:</b> Purchased Lake Murray from SCE&amp;G in 2019.</i> )
<b>ESC</b>	<u>Environmental Stewardship Committee</u>
<b>ESA</b>	<u>Environmentally Sensitive Areas</u>
<b>FERC</b>	<u>Federal Energy Regulatory Commission</u>
<b>GBC</b>	<u>Grounds and Beautification Committee</u>
<b>HW</b>	<u>Harbour Watch</u>
<b>HWBOD</b>	<u>Harbour Watch Board of Directors</u>
<b>HWPOA</b>	<u>Harbour Watch Property Owners Association</u>
<b>SCE&amp;G</b>	<u>South Carolina Electric and Gas Co.</u> ( <i><b>Note:</b> owned and managed Lake Murray until 2019; sold to DESC in 2019.</i> )
<b>SMP</b>	<u>Shoreline Management Plan</u>

## **I. PURPOSE OF THE HARBOUR WATCH ESC**

*The purpose of the ESC is to ensure that HW keeps its unique status on Lake Murray and to make sure that we are not subjected to more restrictive buffer zones through non-compliance of the restrictions that we currently have.*

After purchase and development of Harbour Watch in 1998, HW became the first and is the largest development on Lake Murray to have a 75 ft. limited brushing buffer zone as per the 1984 FERC Licensing Agreement for the Lake Murray Dam.

*(Note from ESC: prior to 1984, lakefront property that was already purchased and developed has no buffer zone. Therefore they own the area to the shoreline.)*

The HW Environmental Stewardship Committee was first established in January, 2000 as an agreement between the Harbour Watch (HW) developers, SCE&G, and FERC to ensure that the Lake Murray shoreline was protected from negative environmental impacts of a 75 ft. limited brushing buffer zone. Also, as part of the purchase agreement for the sale of HW lots to lake front owners adjacent to SCE&G buffer zones, it was required that all plats of HW lakefront lots have the specific 75 limited brushing buffer zone restrictions written on them to ensure further compliance by those lot owners. These HW plats are referenced on the deeds of all HW properties.

The restrictions on our plats referenced on our deeds give all HW buffer zones (including Sunrise Pointe and surrounding areas of the clubhouse and marina) protection from more restrictive buffer zone changes in FERC re-licensing and amendments to the SMP without legal intervention.

## **II. INTENT OF THE HARBOUR WATCH ESC**

*The intent of the ESC is to educate all HW property owners about the DESC owned buffer zones and why it is important to strictly follow the DESC Lake Murray Shoreline Management Guidelines as set forth in the 2009 Shoreline Management Plan (SMP).*

This education is necessary because HW is so unique on Lake Murray because of our legally protected buffer zone restrictions. We must be diligent in following

those restrictions, so as not to risk losing them in legal proceedings. Our 75 ft. limited brushing buffer zones are very desirable and unique on Lake Murray vs. more restrictive buffer zones in other developments. The buffer zones established in developments that were approved **after 2002 are more restrictive with 25 ft. and 50 ft non-disturbance buffer zones**; and, again buffer zones became **even more restrictive after 2007 with a 75 ft “non-disturbance” buffer zone**.

As well as lakefront properties, complying with our restrictions on 75 ft limited brushing buffer zones on all HWPOA common area amenities such as Sunrise Pointe, HW clubhouse, and HW marina **keeps all HW property values very competitive and desirable in the Lake Murray housing market**.

The ESC will meet with and educate all new HW lakefront owners about the DESC 2009 Shoreline Management Plan, as well as any additional restrictions for buffer zones and shoreline protection that are written in the HW governing documents. This ESC document will be available to all other lakefront owners and all HWPOA members on the HW website. (*Note*: A hardcopy for all POA members can be obtained by printing directly from the HW website, or contacting an ESC committee member). Updates and buffer zone information will be posted via email communication and in editions of the HW *Watch Word* publication.

The ESC will also meet with members of the ASC and the HWBOD to educate them on the buffer zone restrictions. The ESC will also meet with members of the GBC to educate them on the restrictions regarding the upkeep and maintenance of Sunrise Pointe and other common areas with buffer zones.

### **III. CONSEQUENCES OF Non-COMPLIANCE**

The ESC does not intend to “police” the buffer zone, but only to “educate”. Any known violations will be addressed by the HW Board of Directors to determine corrective action. **Violations are considered a serious offense within HW and could put the legal protection of our buffer zone restrictions in jeopardy, which could possibly impact the entire HW community and property values.**

**Violations that are addressed by DESC Lake Management personnel could lead to the suspension or removal of dock permits by DESC.**

#### IV. ***BUFFER ZONE, PUBLIC ACCESS, PRIVATE & COMMON ACCESS DOCKS***

**WHAT IS A BUFFER ZONE:** Excerpt from the 2009 DESC document, *Appendix B-2, Section 2.1.3.:*

“A 75-foot wide vegetated buffer zone, located between the 360’ elevation contour and the back property development, is maintained adjacent to all easement lands sold by SCE&G after the issuance of the 1984 license. DESC maintains the Buffer Zone lands as vegetated areas intended to protect and enhance the Project’s scenic, recreational, and environmental values in the area bordering the Lake Murray shoreline. DESC will manage Buffer Zones associated with lands sold after 2007 as non-disturbance areas.

Use of DESC buffer zone is entirely at the discretion of DESC as landowner. **Access to Buffer Zone lands by the public is allowed for passive activities such as bird and wildlife viewing, and shoreline fishing.** However, prohibitive uses include overnight camping, building fires, hunting, discharge of firearms, motorized vehicles, or any activity that may adversely impact the land.”

**Clarification of Public Access to Buffer Zones in HW:** As per the 1984 FERC licensing of Lake Murray, buffer zones are open to public access. The general public may land their boat on any DESC buffer zone and do passive activities as described above. However, they are not permitted to use or walk on any private dock or private access path. The HW developer set aside Sunrise Pointe, for use by all HWPOA and guests. This was done to protect the privacy of lakefront owners and *to establish a common residential courtesy* to HWPOA members not to access buffer zones adjacent to privately owned lakefront lots. The reasoning of the developer was to protect the private docks and watercraft of the lakefront owners from anxiety as to the intentions of an unknown person in their buffer zone. As a residential courtesy, HWPOA members and guests should be mindful not to access any adjacent buffer zone behind a privately owned HW lakefront property, especially near

Sunrise Pointe. **To ease any concern about public access from the lake**, it has been very rare to have seen public access to any DESC buffer zones in HW.

**The Common Access Dock on Sunrise Pointe** is privately owned by the HWPOA and is also **not** open to the public. It is only available for the use of HWPOA members and their guests.

A small area in the center of Sunrise Pointe is owned by the HWPOA and is not open to public access or use. However, the DESC buffer zone that surrounds the HWPOA owned property is open to public access, by boat, for passive activities only.

## **V. DOCUMENTS THAT CONTAIN BUFFER ZONE RESTRICTIONS**

**Excerpts** from DESC and HW documents that contain specific restrictions for DESC owned buffer zones are found in these guidelines. Although Lake Murray has several different types of buffer zones, to avoid confusion, we have not included DESC excerpts that apply to more restrictive buffer zones than our own 75 ft. Limited Brushing buffer zones.

HW also has some shoreline and buffer zone restrictions that must be followed and are outlined in the Protective Covenants; ASC Guidelines; and the Rules and Regulations Document. Pertinent excerpts are also found in this document. For further reference, the complete HW governing documents can be found at the Harbour Watch website: [www.harbourwatch.mysite.com](http://www.harbourwatch.mysite.com)

**Changes** to the DESC buffer zones in HW, after initial approval from DESC **must get written approval** from DESC Lake Management. Written **permission for changes must also be obtained by the ASC or HWBOD**. This includes getting written permission for any additional limited brushing; removal or planting of trees and/or significant shrubbery; adding ground cover; changes to ground cover on access paths; erosion control; rip-rap; etc. **Prohibited** activities/structures are also found in this document.

**Information about contacting DESC:** access to pertinent documents as well as for questions, changes, requests, applications, or fees related to docks, ac-

cess paths, shoreline maintenance, or buffer zones, go to the DESC Lake Murray website:

<https://www.dominionenergy.com/lakes-and-recreation/lake-murray-sc>

**Available documents on this website:**

Lake Murray Permitting Guidelines (*updated 2024*)

Lake Murray Fee Schedule (*re:Shoreline Permitting Fees*)

Boatlift and Slip DockRestrictions

**VI: EXCERPTS FROM DESC APPENDIX B-2  
(SMP) & LAKE MURRAY  
PERMITTING GUIDELINES:**

***Note from ESC:*** Appendix B-2 was approved by FERC to be followed in July, 2009 until the next FERC re-licensing for the Lake Murray Dam. At this time, Appendix B-2 has been re-submitted for approval to FERC for re-licensing, which should occur in the near future. We will update this document at such time that the Lake Murray re-licensing is completed.

**Appendix B-2, Section 7.11 Prohibited Activities/Structures**

The following activities/structures are prohibited **below** the 360' elevation contour or in the 75-ft buffer zone on Lake Murray. These prohibitions will be enforced by Lake Murray Lake Management Department or an appropriate state or federal agency.

- Encroachments: no sand or earth fill encroachments.
- No fixed or land-based structures (boathouses, storage buildings, shelters, patios, brick barbeques, fences, swimming pools, satellite dish, signs, dog pens or invisible fencing, boat storage).
- No seawalls or retaining walls.
- No fences.
- No septic tanks and/or drain fields.
- No planting of grass except as a permitted erosion control measure.
- No storage or stockpiling of construction material.
- No vegetation removal of any type except in a permitted 10-foot wide access path to the shoreline.

*(Note from ESC: Harbour Watch is permitted restricted removal of underbrush as per our 75 ft. Limited Brushing Buffer Zone Status. See Appendix B-2: Section 7.14)*

- No limbing or trimming or cutting of Buffer Zone vegetation to create views or visual corridors.
- No fires or overnight camping (buffer zone only). All fires must conform to federal, state, and county burning ordinances.
- No unauthorized removal of trees or vegetation.
- Unless specifically authorized by the Lake Management Department, no all-terrain vehicles (ATV's), motorcycles, golf carts, or off road vehicles are allowed.
- No roofs or covers over any dock unless the dock is within 16 feet of the 360' elevation contour.
- No roofs or covers over any boat lifts.
- No fueling facilities permitted on dock.
- No permanent mooring.
- No water craft exceeding 34 feet in length will be permitted to be permanently docked at a private dock. Docking for more than 14 days in any consecutive 30-day period is considered to be permanent.
- No excavation/dredging above the 354' PD contour or in shallow water habitat and ESA's.
- No effluent discharges, such as sinks, showers, toilets, etc.
- No drive-on docks unless it is taking the place of the traditional floating dock that is made of wood and is no larger than 12'X 20'.
- Permanent screening or enclosures will not be allowed on fixed seating areas of docks or gazebos.
- No upland (located above the 360' PD contour) water gardens (e.g. fishponds, waterfalls, etc.) will be permitted to drain into the lake.
- No spraying of herbicides into the waters of Lake Murray or onto property where the herbicides may end up in Lake Murray.
- Dock lighting should be focused downward and should not intrude on adjacent property owners, or impact navigation.



## **Appendix B-2, Section 2.4: *Environmentally Sensitive Area (ESA)***

ESAs are areas that have been designated as warranting special protection because they contain one or more of a variety of characteristics. They consist of habitat areas known to be occupied by rare, threatened, or endangered species; rare or exemplary natural communities; significant land forms and geological features; wetlands and shallow coves; and other areas determined to be critical to the continued existence of native species, such as spawning and nesting habitat.

(**Note from ESC:** Harbour Watch has multiple areas designated as ESAs, especially in the shallow coves. They are specifically protected and monitored by Lake Murray Lake Management Department as fish spawning areas and wildlife preserves such as turtles, herons, ducks, etc. Since ESAs are such an important part of the environmental protection of Lake Murray's shoreline, the ESC will also monitor and educate HWPOA members about proper maintenance in these areas.)

## **Appendix B-2, Section 7.12: *ESA Restrictions***

The following activities/structures are prohibited in Environmentally Sensitive Areas (ESAs). These prohibitions will be enforced by the DESC Lake Management Department or an appropriate state or federal agency:

- SCE&G prohibits clearing of vegetation within ESAs or within associated buffer.
- New or expanding stabilization activities (excluding bio-engineering) may not be undertaken within a 50-foot offset from an ESA classification. All shoreline stabilization activities affecting an ESA will be assessed on a case-by-case basis.
- No excavation/dredging in ESAs or shallow water habitat.

## **Appendix B-2, Section 7.13: *Access Path***

Back property owners of land adjoining buffer zones are allowed access by foot to and from the lake through the buffer zone. Creation of a single 10- foot wide access trail that leads down to the lake may be permitted. To prevent erosion and to protect the aesthetics of the shoreline the route should not be direct and instead will have a meandering design. No trees larger than 8 inches in

diameter at breast height (dbh) can be removed within the access path. Paths must consist of approved materials such as: wood chips, mulch, pine straw, pervious concrete with tinted color, fieldstone, river stone, and native grasses. A Lake Management representative must identify and designate the location of access paths.

## **Appendix B-2, Section 7.14: *Limited Brushing***

For buffer zones established **prior** to 2007, limited brushing of the buffer zone by the back property owner may be allowed to remove exotic, invasive, or other specified vegetation. Permission for limited brushing will only be granted by DESC Lake Management after a site visit with the applicant to assess the need for brushing. Once limited brushing is completed according to the permit, the applicant shall maintain the site in said condition.

In general, certain critical vegetation cannot be removed even when limited brushing is permitted. Some species and types of vegetation provide important benefits such as shoreline stabilization, water quality functions, habitat, shade in near shore environments, and terrestrial input for aquatic ecosystems. For the purposes of a limited brushing permit, the following vegetation cannot be cleared:

Black Gum	Oak	Sycamore
Black Willow	Persimmon	Tag Alder
Buttonbush	River Birch	Tulip Poplar
Cottonwood	Water Hickory	Green Ash
Wax Myrtle	Dogwood	Certain hardwood species

Plants that can be cleared through limited brushing generally are undesirable species that are invasive and in some cases exotic. Included in this group are the following:

- Vines such as green briars, Japanese honey suckle, poison ivy, poison oak, wisteria, and kudzu;
- Shrubs such as black berry and privet;
- Trees such as mimosa and Bradford Pear; and
- Trees that are dead, diseased and create a hazard.

Some selective clearing of native, non-invasive species will be allowed through limited brushing. Generally, this will include certain softwood species that are less than 3 inches diameter at breast height (dbh). Species that could be cleared in this category include the following:

Loblolly Pine	Red Maple
Longleaf Pine	Sweetgum
Red Cedar	Virginia Pine

Any vegetation that does not meet the above listed criteria, but that the back property owner would still like removed, must be addressed individually with Lake Murray Lake Management Department.

It is likely that any vegetation or tree removal that is not consistent with limited brushing, as outlined above, will have to be mitigated and may include revocation of the property owner's dock permit.

**Lake Murray Permitting Guidelines, Section V *Limited Brushing:***  
*(ESC note: this excerpt is found on the DESC website as noted on page 7 above).*

**1. Policy**

Trees, bushes, and vegetation growing below the 360' of the shoreline of Lake Murray play an important role in the overall environmental condition of the Lake. The ecological benefits of the vegetation for the fish and wildlife habitat support a sound, healthy lake environment. DESC's SMP permits limited removal of the shoreline vegetation for the construction and installation of docks and boat ramps. property owners must contact DESC Lake Management personnel prior to any removal of shoreline vegetation below the 360' or on the vegetative buffer zone.

**2. Specifications**

- a. Generally, limited brushing permits allow the removal of trees and brush in the buffer zone with the diameters of 3" and smaller.
- b. Larger diameter trees may be limbed from the ground to a maximum of 12' high.

## **VII: EXCERPTS FROM HW DECLARATION OF PROTECTIVE COVENANTS**

*(March 1, 2007)*

### **ARTICLE XII, WATERFRONT AREAS AND WATERWAYS**

**Section 12.01 Restrictions on Lakes and Lakefront Areas.** Any Lot that shall abut upon Lake Murray (including the 75-foot buffer zone) shall be subject to the following additional restrictions.

(a) No pier, dock, sprinkler, wall, revetment, rip-rap or other structure shall be built, placed or maintained upon or adjacent to any Lot or shoreline except with the specific written approval of the ASC. As to any such structure, approval by the ASC shall be required prior to submission for approvals or permits from DESC or any other such private or governmental agency as may be now or hereafter required.

(b) Except with the prior written approval of the POA or the ASC, no device or material may be constructed, placed or installed upon any Lot which shall in any way alter the course of natural boundaries of any water way or which shall involve or result in the removal of water from any waterway.

(c) The Owner of each Lot abutting the shoreline (or seventy-five 75' foot buffer) of Lake Murray shall release and discharge, the POA, Declarant, Developer and the County of Lexington, from any and all claims for debt or damages sustained by the Owner or existing in the Owner's favor, to the Owner, the Owner's property and property rights heretofore or hereafter sustained or to accrue by reason or account of the operation and maintenance of said lakes, ponds, wetlands or other waterways.

**Section 12.02 75-Foot Buffer Zone, Shoreline and Waters of Lake Murray.** As shown on the Harbour Watch Plats, the 75-foot buffer zone, the shoreline and the waters of Lake Murray are owned by and under the jurisdiction of Dominion Energy South Carolina (DESC)

any Lot, the Owner(s) thereof shall be deemed to covenant and agree that any and all activities of each Owner, guest and occupant, within said 75 foot buffer zone and along the shorelines and close-in waters of Lake Murray (below and within three hundred fifty feet of the 360 foot contour line), shall be subject to the Rules and Regulations of the POA as well as any rules and regulations of DESC. Any planned improvements within these areas must be approved in writing, in advance, by the POA or the ASC (as well as by DESC); and, any activity by Owners, guests and occupants in these areas is subject to the same general covenants and restrictions as is any activity on the Lots as outlined in Article XI herein. Any activity within these areas shall not endanger health, create a nuisance, or otherwise be incompatible with recreational use of Lake Murray. ***The multi-slip boat dock facility is exempt from the provisions of this Section; however, the multi-slip boat dock facility is subject to the rules and regulations of the HWBOA.***

## **VIII:      EXCERPTS FROM HW ASC RULES**

### **AND GUIDELINES**

*(Revised September, 2023)*

*Any changes and modifications to the buffer zone must get prior approval from DESC Lake Management before getting final approval from the HW Architectural Standards Committee (ASC).  
Contact: [harbourwatchasc@gmail.com](mailto:harbourwatchasc@gmail.com)*

### **SECTION IX – DOCKS**

The ASC requires that anyone desiring to construct a dock at Harbour Watch will be required to obtain written approval from the ASC **prior** to the start of the construction. This approval is in addition to any permits required by Dominion Energy South Carolina. DESC Lake Management is the governing authority on dock location.

**9.1 Application Procedure:** The property owner will be required to apply to the ASC in writing and submit the following:

- A copy of the approved dock application form from Dominion Energy South Carolina (DESC)
- A site plan or photo showing the location of the dock, including sideline setbacks.
- Detailed profile drawings to include dimensions, materials, proposed colors, and utilities.

**9.2 Specifications & Dock Dimensions:** In addition to all DESC building codes and restrictions, the lot owner must ensure all HW dock building requirements are met.

**9.2.1** The fixed pier should not extend landward more than 10 feet from the 360' contour and not exceed 4-1/2 feet in width; however, specific site conditions will be taken into consideration. The fixed pier is required to be at a vertical elevation between 360' and 362'. Handrails should not exceed 3'6" in height above the pier surface.

**9.2.2** The hinged ramp should not exceed 40' in length and hand rails should not exceed 3'6" in height above the ramp surface.

**9.2.3** Floating dock should not exceed 35 feet in overall length. The height of the floating dock should not exceed a height of 2 feet above the waterline. **Flotation materials may not be openly visible.**

**9.2.4** Handrails can be used on both the fixed dock and the hinged ramp but are restricted from use on the floating dock. Railings must be no more than 3'6" above the finished surface. They should have upright 2 x 2 pressure treated pickets which are no more than 6" on center with a cap width not to exceed 8 in.

**9.2.5** All lighting on docks must be approved in advance by the ASC. All lighting on docks must be installed in such a manner as to prohibit bright and direct lighting that causes a nuisance for surrounding property owners. Dock lighting must be low voltage, low wattage, and hooded, as necessary, to minimize visibility by others. Motion detectors or timers maybe required. Exposed wiring is prohibited.

**9.2.6** Attached benches and seats are restricted from use on the hinged ramp and floating dock.

**9.2.7** Attached wooden dock boxes are allowed only on the fixed dock.

**9.2.8** Boathouses and open style slip coverings are prohibited.

**9.3 Materials:** All fixed docks and floating docks should be constructed of #1 pressure treated lumber, treated to a retention factor of 0.40 or better. Some composite materials or synthetic lumber, such as Trex, may be acceptable with prior written approval from the ASC. Such composite materials or synthetic lumber must be in natural wood colors in shades of tan, brown or driftwood. Ramps may be constructed of metal (galvanized or painted) with pressure treated lumber for the walk surface.

**9.3.1** Exposed metal is prohibited on fixed or floating docks.

**9.3.2** Flotation materials should be rodent proof (no exposed Styrofoam permitted) with a compression factor of at least 1.50.

**9.3.3** All steel hardware should be primed and coated.

**9.3.4** All nails, screws, bolts, cleats, and other fasteners should be dipped galvanized or stainless steel, not electroplated.

**9.3.5** The bumper material should be white or black manufactured rubber material for the intended use.

**9.3.6 Only semi-transparent stains or bleaching oils are permitted in natural wood colors, such as shades of tan, brown or driftwood.** Solid body stains or any color added to a dock must have prior written approval from the ASC. Transparent waterproofing of the dock that does not change the natural color of the wood on the dock needs no prior approval and is considered routine maintenance.

**9.4 Maintenance:** Dock owners are required to keep their docks in good repair. Should owners neglect the maintenance of their docks, and the docks fall into disrepair, the HWBOD or the ASC shall have the right to cure such disrepair as allowed under the *HW Protective Covenants Section 9.04*. Expenses incurred by the POA on behalf of the Property Owner will be reimbursed to the POA by the owner as described in the Protective Covenants.

## **SECTION X - SHORELINE PROTECTION**

No pier, dock, sprinkler, wall, revetment, riprap, or other structure shall be built, placed, or maintained upon or adjacent to any Lot or shoreline except with the specific written approval of the ASC. As to

any such structure, approval by the ASC shall be required after submission for approvals or permits from DESC Lake Management. Except with the prior written approval of the HWBOD or the ASC, no device or material may be constructed, placed, or installed upon any Lot which shall in any way alter the course of natural boundaries of any water way or which shall involve or result in the removal of water from any waterway. This approval is in addition to any permits required from DESC Lake Management. Granting of ASC approval does not release the property owner from responsibility of obtaining all inspections and permits from DESC. The issuance of a permit by DESC does not constitute ASC approval. Both approvals must be obtained before any dock or shoreline construction begins. Copies of approval documents and permits obtained from DESC Lake Management must be submitted to the ASC for recording purposes.

**10.1 Application Procedure:** The property owner will be required to apply to the ASC by submitting the following:

- A site plan showing proposed alteration of shoreline.
- Detailed plans and cross-sections of all proposed including fabric and material selection.
- Proof of prior approval from DESC and copy of Building Permit.

**10.2 Erosion Control and Riprap:**

**10.2.1** Erosion must be controlled through the use of filter cloth and riprap.

**10.2.2** Filter cloth shall be heavy grade geo-textile material.

**10.2.3** Riprap shall be one man granite riprap, 25-150 lbs. with heavier weights preferred.

## **IX: EXCERPTS FROM HWPOA** **RULES AND REGULATIONS** *(Revised: January 1, 2019)*

**Excerpt Pages 15-17, HW Rules and Regulations:**



### **LAKEFRONT RESTRICTIONS:**

**46. 75-Foot Buffer Zone:** All lakefront lots in Harbour Watch border a 75' vegetative buffer zone along the shoreline that adds a sense of nature to every yard, softens the visual characteristics of the shoreline, and preserves the sensitive ecosystems in the shallow waters. **The vegetative buffer zone should be maintained in its present, natural condition. The ASC and HWPOA do not promote landscaping of any kind in the buffer zone.** Some natural thinning of the tree canopy in the vegetative buffer zone may occur over time. If trees die from natural causes (i.e. wind, lightening, age, etc.), the POA may recommend replacement of lost vegetation. Any planned improvements within these areas must be approved in writing, in advance, by the HWBOD or the ASC (as well as DESC). Any activity within these areas shall not endanger health, create a nuisance, or otherwise be incompatible with recreational use of Lake Murray.

Recreational items such as picnic tables, chairs, hammocks, fire pits, etc, may be placed in the 75-foot buffer zone with prior written approval from the ASC. These items must blend in with the natural setting; be easily removable; and must not be permanently placed. Any item placed in the buffer zone must not disturb the natural environment.

**47. Restrictions on Lakes and Lakefront Areas:** Any Lot that shall abut upon Lake Murray (including the 75-foot buffer zone) shall be subject to additional restrictions.

**(a)** No pier, dock, sprinkler, wall, revetment, rip-rap or other structure shall be built, placed or maintained upon or adjacent to any Lot or shoreline except with the specific written approval of the ASC. As to any such structure, approval by the ASC shall be required after submission for approvals or permits from DESC or any such private or governmental agency as may be now or hereafter required.

**(b)** Except with the prior written approval of the HWBOD or the ASC, no device or material may be constructed, placed or installed upon any Lot which shall in any way alter the course of natural boundaries of any water way or which shall involve or

result in the removal of water from any waterway. **Approval from the HWBOD or the ASC is in addition to any permits required from DESC Lake Management. Granting of ASC approval does not release the property owner from responsibility of obtaining all permits and all inspections from DESC Lake Management. The issuance of a permit by DESC does not constitute ASC approval. Both approvals must be obtained before any dock or shoreline construction begins.**

**48. Dock Maintenance and Improvements:** Dock owners are required to keep their docks in good repair. Should owners neglect the maintenance of their docks and docks fall into disrepair, the POA/ASC shall have the right to cure such disrepair as per *HW Protective Covenants, Section 9.04*.

**All improvements, additions and/or changes to the appearance of docks must have prior written approval from the ASC.**

(a) All lighting on docks must be installed in such a manner as to prohibit bright and direct lighting that causes a nuisance for surrounding property owners. Dock lighting must be low voltage, low wattage, and hooded as necessary to prevent causing a nuisance. Motion detectors and/or timers may be required. Exposed wiring is prohibited.

(b) Attached benches and seats are restricted from use on the hinged ramp and floating dock.

(c) Attached wooden dock boxes are allowed only on the fixed dock.

(d) Boathouses and open style slip coverings are prohibited.

(e) Only semi-transparent stains or bleaching oils are permitted in natural wood colors, such as shades of tan, brown or driftwood. Solid body paints or stains, or any color added to a dock must have prior written approval from the ASC. Transparent waterproofing of the dock that does not change the natural color of the wood on the dock needs no prior approval and is considered routine maintenance.