

Dawn Lake Rules and Regulations 2025

Introduction: For the safety of the members of the lake community

The use of all, or part of Dawn Lake (the lake) shall be at the owner's own risk. The Dawn Lake Homeowners Association, Inc. (DL HOA or Association) will not be responsible for any loss, damage, or injury to any person, member, renter, guest, or property owner in the lake, on the lake, or out of the lake on common HOA premises. All owners and residents shall abide by the *Rules & Regulations of the Dawn Lake Homeowners Association (DL Rules & Regulations)* and shall be responsible for all acts of their family, guests, tenants, and designees.

These DL Rules and Regulations are concerned with, and limited to, the use of the lake within the limits of the lake walls, and the Covenants, Conditions and Restrictions for Dawn Lake Homeowners Association (DL CC&Rs). Any matter of concern to owners beyond these limits is under the jurisdiction of, and should be addressed to, the Dawn Lake Condominium Association (DLCA), the Sun City Homeowners Association (SCHOA) and/or Maricopa County and its public safety agencies.

These DL Rules and Regulations are stated in as simple terms as possible to encourage reading and observance. If interpretation for enforcement is necessary, the interpretation of the majority of the DL HOA Board of Directors (Board) shall prevail.

Boats and Watercrafts

Watercraft Definitions

Watercraft are defined as: pontoon boats, monohull boats, sailboats, paddleboards, pedal boats, sailboards, canoes, kayaks, or any other board-approved flotation device.

1. Boats and watercraft

- 1.1. Boating is restricted to the owners/tenants and their invited guests. Rental property tenants can use the owners' boat(s) that are already on the lake. Owners are responsible for ensuring that guests comply with the DL Rules and Regulations. All other boats are not allowed on the lake.
- 1.2. All watercraft, except pontoon boats, shall have a maximum overall length not to exceed 16 feet. Pontoon boats that do not have a motor pod extension will have a maximum overall length of 16.5 feet. Pontoon boats that have a motor pod extension will have a maximum overall length of 17.5 feet. Manufacturer's data will be used to establish the boat length if it is available. Custom-built boats where no manufacturer data is available will be measured by a member of the Dawn Lake Boat Committee. All powered watercraft must be electric; internal combustion engines are not allowed.
- 1.3. No anchors of any kind may be used.
- 1.4. Boats may not be used as a houseboat or residence. Only 2 boats may raft together at the dock for no more than 1 week. Exceptions require Board approval.
- 1.5. Boats should not obstruct the view, i.e. no solid sides like a houseboat.
- 1.6. Watercraft must never be allowed to contact the lake wall, even if protected with a bumper.
- 1.7. All boats must be moored to an approved dock so as to not touch the lake wall.
- 1.8. Boat owners are responsible for damages caused by their boats, and for any violation of the DL Rules and Regulations.
- 1.9. All motorized boats shall have their dock number attached to the starboard, or right, side so that the dock number is visible to persons on shore, and shall be at least 3 inches in height.
- 1.10. No person shall operate a watercraft in such a manner as to show willful or wanton disregard of other persons or property.
- 1.11. No watercraft may be loaded with boaters beyond a safe carrying capacity.
- 1.12. Boat operators must be at least 18-years-old or supervised by an adult of at least 18-years of age.

- 1.13. Motorized boats shall stay 10 feet from shore, docks, and docked boats except when entering or exiting a dock.

2. Wind and self-propelled watercraft

- 2.1. Sailboats with a mast over 6 feet long must be equipped with a sufficient flotation device to keep the mast from going underwater, and boats with a mast already on the lake must be brought into compliance before using them.
- 2.2. Please secure your wind, and self-propelled watercraft to a dock or on the lakeside of your electric boat. They must not be against the lake wall.
- 2.3. Wind, and self-propelled watercraft should have a life jacket or accessible floating device attached in case of an emergency.

3. Operation, right-of-way, and safety

- 3.1. The direction of travel of motorized boats is counterclockwise.
- 3.2. Boating speed must not exceed 5 miles per hour, nor make a wake to harm the lake wall.
- 3.3. Running lights must be used from sunset to sunrise. Running lights are defined as a red light on the port—or left—side of the boat, and a green light on the starboard—or right side, and a white light that can be seen 360 degrees.
- 3.4. Kayaks and rowboats operating after dark must have an all-around white light easily visible.
- 3.5. Operators of watercraft under power yield the right-of-way to any craft under sail, or not under power.
- 3.6. Boats that pass another boat are responsible for any collision.
- 3.7. Watercraft leaving the shoreline shall yield right-of-way to watercraft approaching the shoreline.
- 3.8. Watercraft meeting head-on shall each alter their course to starboard (right) so that each boat shall pass on the port (left) side of the other.
- 3.9. Boats must carry one accessible, and serviceable, approved lifesaving device for each person aboard. All children under 12-years of age must wear a life jacket.
- 3.10. A throwable flotation device on board is advised.

4. Watercraft operator responsibilities

- 4.1. In the event of a collision, accident or other casualty involving a watercraft which results in death or injury to a person, or damage to property over

one hundred dollars (\$100), the operator shall file with the DL HOA within forty-eight (48) hours, a full description of the collision, accident, or other casualty, including information that may be regulated and required by law.

- 4.2. It shall be the duty of the operator of a watercraft involved in a collision, accident or other casualty—so far as he can do so without serious danger to his own watercraft, crew and passengers—to render other persons affected, assistance as may be practical and as may be necessary in order to save them from, or minimize any danger caused by the incident.
- 4.3. The operator will provide his name, address, and identification of his watercraft in writing to any person injured and to the owner of any property damaged in the collision accident or any other casualty per the DL CC&Rs.

5. Cleaning boats

- 5.1. Boats (including trailers) transferring from another lake must be cleaned with a solution of 10 parts water to 1 part chlorine bleach to ensure no golden algae contamination. All parts of the boat and trailer that come into contact with water must be cleaned by power washing or sponging, rinsed, and dried for 3 days before introduction into the lake. This precaution has become necessary due to golden algae and mussel threats.
- 5.2. Boats cannot be cleaned on the boat ramp. Owners can park drying boats in their driveway or on the street for up to 72 hours.
- 5.3. If they are cleaned by an outside contractor, a receipt can be used to show proof of recent cleaning.

6. Derelict boats

- 6.1. All boats must be operational and mechanically sound. Unsafe or unsightly boats will be asked to bring the watercraft into compliance, or may be removed at the owner's expense by order of the Board.
- 6.2. Appendix 1 details the *Dawn Lake Derelict Boats* policy and its enforcement as established by the DL HOA, DL CC&Rs (2007), and included here by reference.

7. Boat ramp

- 7.1. Access key must be obtained from the individuals designated by the Board.
- 7.2. Long-term parking of boats on the ramp is not permitted.
- 7.3. Lock the gate after use.
- 7.4. Replace the nettings so swans don't sleep on the boat ramp.

8. Registering Boats

- 8.1.** All motorized boats shall be inspected and registered with the DL HOA before introduction to the lake.
- 8.2.** All boats introduced to the lake from another location must be inspected by the DL Boat/Dock Committee to comply with Sections 1 and 5 of this document.
- 8.3.** Motorized boats obtained with the purchase of a home, or purchased from another lake resident, shall be re-registered under the new owner's name and address.
- 8.4.** Rented or leased boats are not permitted.

9. Other

- 9.1.** Homeowners should determine the existence, or availability of liability coverage for collisions or any other accidents. Coverage might be part of the residence's policy or available as a rider.
- 9.2.** Drones and electric-powered model boats, and planes are not allowed.
- 9.3.** Wind-powered model boats are permitted but must not interfere with navigation or any other activity on the lake, such as fishing, swimming, watercraft, or the swans. Owners are responsible for the retrieval of their model boats. Model boat owners are responsible for their safety and the damage to their boats.

Docks

1. General

- 1.1. All boats must be tethered to an approved dock.
- 1.2. The boat owner is responsible for damage(s) caused by their watercraft or for any violation of the DL Rules and Regulations.
- 1.3. All watercraft and non-electric, wind and human-powered craft must not touch the lake wall, even if protected by bumpers. At a minimum, two lines of attachments fore and aft, shall be used to secure all watercraft.
- 1.4. The homeowner/boat owner assumes all responsibility for the damage incurred by boats floating adrift.

2. Dimensions

- 2.1. The DL CC&Rs define dock LENGTH as relative to the shoreline occupied. A dock length may not exceed 16 feet of waterfront.
- 2.2. A dock must not touch the wall or any part of the lake.

- 2.3. The dock may extend, cantilevered over the lake, to a maximum of 6 feet from the wall's edge.
- 2.4. If the property's waterfront is less than 50 feet, no more than one dock is permitted, subject to design approval by the Dawn Lake Boat/Dock Committee.
- 2.5. If the property's waterfront length is 50 feet or more, a maximum of two docks are permitted, subject to design approval by the Dawn Lake Boat/Dock Committee.
- 2.6. Informational note for Dawn Lake condominium owners: Condominium units have additional DLCA CC&R restrictions (check with DLCA) and are summarized as follows:
 - 2.6.1. Condo units may have only one dock. Docks shared between units are permitted.
 - 2.6.2. The LENGTH of a dock is defined as perpendicular to the lake wall. The maximum length is 16 feet, including the 6-foot cantilevered beyond the edge of the lake.
 - 2.6.3. The width is defined as parallel to the lake wall. Maximum width is 10 feet.
- 2.7. All boat docks shall be cantilevered in construction with a clearance of at least two (2) inches maintained between the bottom of the dock and the top of the lake wall. No part of the dock or its supporting structure shall touch the lake wall or rest upon or penetrate the lake bottom per the DL CC&Rs. All docks' outlets shall be ground fault protected. Homeowner is responsible for compliance with the building code.
- 2.8. Nonconforming docks that are currently on the lake are grandfathered so long as they are maintained in a good state of repair. Should any nonconforming dock be in need of repair or replacement, it will have to comply.

3. Construction

- 3.1. Before the start of dock construction, an owner shall submit plans for any construction or modification to the Board for approval or the Dawn Lake Boat/Dock Committee Chair, appointed by the Board.
- 3.2. The Board shall have thirty (30) days from the date of submission to approve, disapprove, or request additional information. Failure of the Board to act upon any such plans, including requests for additional information within the time stated, shall constitute an approval of such plans per the DL CC&Rs.

- 3.3. The Dawn Lake Boat/Dock Committee Chair may demand that a dock be either repaired to conform to regulations or be removed from the lake if it is deemed unsafe, unsightly, partially submerged, or touching the lake wall.
- 3.4. Any maintenance or repair that does not impact the dock design does not require approvals.

Fountains

1. No one is allowed to handle the fountains except for individuals authorized by the Dawn Lake Fountain Maintenance Committee for the purpose of cleaning and maintenance.
2. All watercraft should be aware of the location of the fountains and stay away from them so as to not jeopardize the fountains from being hit or broken.

Swimming, Inflatables and Other

1. Swimming is allowed in the lake at your own risk. Swimmers are responsible for their own safety. There are NO lifeguards.
2. The water is normally safe for swimming but, due to the presence of traces of fecal coliform, should not be ingested.
3. Adult supervision is required for children under the age of 18.
4. A flotation device must be worn by children under the age of 12.
5. Large inflatable water toys are permitted on the lake for 72 hours and then must be taken off the lake. They must not be anchored to the lake bottom.
6. Wading, snorkeling, and scuba diving are allowed. If scuba diving, a "Diver Down" flag must be displayed.
7. If diving from docks or boats, beware that the water may be as shallow as 3 feet.
8. The homeowner/boat owner is responsible for any liability/insurance issues with swimmers in the lake.

FISH, SWANS AND WATERFOWL

1. FISH

- 1.1. Fishing is restricted to the homeowners and their guests. Fishing is allowed only from residents' properties or boats. Rental property tenants have fishing privileges, with the homeowners being responsible and must present a copy of the DL Rules and Regulations to the tenant.
- 1.2. Live bait is not permitted due to the risk of introducing invasive species and because barbed hooks are forbidden.
- 1.3. No unattended lines are permitted. Hooks caught on boats, property, or other objects shall not be jerked or pulled. Cut the line and tie it to the object hooked, and inform the owner if property damage is involved.
- 1.4. To protect the vinyl liner that covers the bottom of the lake and to protect the fountain wires, **barbed hooks are not permitted. Single barbless hooks** must not touch or drag on the lake bottom. Be careful of casting

with hooks to the shore where the liner is most vulnerable.

- 1.5. Daily catch limits: Six total of any species in possession. Bass keepers must be twelve (12) inches. If the hook is swallowed, you will kill the fish by removing it. Either keep the fish or cut the line and release it. The hook will naturally corrode away.
- 1.6. Gigs, spears, explosives, firearms, air rifles, electric devices, nets, traps, bows and arrows are all prohibited for the catching of fish or harming any wildlife from the lake.
- 1.7. Do not feed fish.
- 1.8. Do not place any fish traps in the lake. The Dawn Lake Fish Committee will place all fish traps in the lake as needed.

2. SWANS

- 2.1. Please, only feed the swans thin-cut vegetables such as lettuce, peas, cabbage, carrots, Mazuri (floating waterfowl maintenance food) and Rice Krispies. You may feed them from the shoreline, dock, boat, kayak, etc. Hand feeding is encouraged.
- 2.2. The swans are not to be harmed. Be careful when fishing or casting near them. If a swan is harmed by a fishing hook, or if it looks unwell please contact the Dawn Lake Swan Committee Chair. If a swan has exited the lake, chase them back into the lake and inform the Dawn Lake Swan Committee Chair.

3. WATERFOWL AND OTHERS

- 3.1. Feeding wildlife and migrating birds on Dawn Lake is prohibited.
- 3.2. Feeding migratory birds is detrimental to the lake because it trains migratory birds to stop migrating.
- 3.3. Feeding the geese greatly increases their numbers, and their defecation in the lake and on grassy lawns is a health hazard to the community.
- 3.4. Feeding the swans is permitted and encouraged. Appropriate food for them is available from the Dawn Lake Swan Committee.
- 3.5. Do not feed or place turtles in the lake, because they can harm the lake's liner.

- 3.6. Do not add any wildlife or fish to the lake without permission from the DL HOA board, and Dawn Lake Fish Committee.

OUTDOOR LIGHTS

1. Outdoor lighting for homes on the lake is governed by the provisions of the Maricopa County Ordinance Section 1112.
2. Glare from lighting can create unsafe boating conditions. A boat operator blinded by a bright light may not see a swimmer or another boat, which could result in a catastrophe. Owners and their tenants should ensure that glare and light trespass are avoided. A boat moored to a dock is considered fixed lighting.
3. Low-wattage, bug lights, holiday and decorative lighting are permitted.
4. External lights facing the lake shall be shielded or hooded, and must be located and constructed so that they do not create a nuisance or hazard. The lighting footprint must project downward and cannot project beyond the property boundaries.
5. Acceptable exterior lighting that affects the lake may include the following:
 - 5.1. Concealed light source: The light bulb shall not be visible from the sides of the light fixture.
 - 5.2. Floodlights: A canopy-type floodlight cover that shields the light source is acceptable, provided the light is directed straight down.
 - 5.3. Security lighting on the lakeside of the house must be on motion detectors and timers. The automatic light duration setting must not exceed five (5) minutes, and the sensitivity must be properly adjusted so as not to create an annoyance.
 - 5.4. Violations are subject to a warning and fines as defined in the *Enforcement* section of this document.

General Lake Care

1. General Lake Care

- 1.1. The lake is for the sole use of members and their guests. The use of all or any part of the lake, or areas providing access to the lake shall be at the users own risk.
- 1.2. The Association will not be responsible or liable for any loss, damage, or injury to any person, member, guest, or property.
- 1.3. Members shall be responsible for the conduct of their guests, children, and designees, and will be liable for any damages that they may cause to the DL HOA.
- 1.4. The lake is lined with a PVC membrane liner. The purpose of the liner is to hold water and prevent seepage. The liner SHALL NOT BE PUNCTURED under any circumstances.
- 1.5. Discharge or disposal of sewage, garbage, and other waste substances into the lake is prohibited. No backwashing of pools into the lake is allowed.
- 1.6. Keep trash out of the lake. Do not allow guests to throw anything in the lake. Keep your yard, dock, and boat clear of items that may blow into the water.
- 1.7. No landscape fertilizers shall be allowed to enter the lake either by hand fertilizing or by irrigation systems. No shrubbery or lawn trimmings of any kind shall be thrown or discharged into the lake.
- 1.8. The blowing or dumping of landscape rocks or materials or other debris into the lake is prohibited.
- 1.9. There shall be no planting of trees, shrubs, vines, or other growing plants on the lakeshore so as to cause damage to the lake, the lake wall, or the PVC liner of the lake. No plants, shrubs, vines or grass shall be allowed to grow into the lake water.
- 1.10. No firearms or weapons may be fired into the lake at any time.
- 1.11. The DL HOA insurance is to protect the structure of the lake only. It covers no accidents or liability of any kind. Each homeowner is responsible for accidents and liability thereof.

2. Repairs to the lake

- 2.1. In the event that any part of the lake or lake wall is damaged or destroyed by the accidental, willful, or negligent acts of an owner; or any members of their family, tenant or guest, the owner would be liable under Arizona law.

- 2.2. The owner does hereby irrevocably authorize the DL HOA to repair the damage and the DL HOA shall repair the damage in a good workmanship manner in conformity with the original plans and specifications.
- 2.3. The owner shall reimburse the DL HOA for any, and all expenses incurred by the Association in making such repairs including the costs of collection of the Association's expenses including reasonable attorney's fees.

FINES SCHEDULE

INFRACTION	PENALTY
Exceeding allowed boat dimensions	\$ 50.00 per day
Gas boat motor (banned 12/21/04)	\$ 50.00 per day
Pumping of water out of the lake	\$ 50.00 per day
Boat dock length from wall	\$ 15.00 per day
Docking boat against lake wall	\$ 15.00 per day
Missing dock number on the starboard side	\$ 10.00 per day
Non-emergency use of anchor	\$ 100.00 per occurrence
Willful blowing or dumping of debris into lake	\$ 50.00 per occurrence
Running without lights after dark	\$ 10.00 per occurrence
Exceeding 5MPH / no wake speed limit	\$ 25.00 per occurrence
Unattended fishing line	\$ 50.00 per occurrence
Lighting violations	\$ 25.00 per day

An owner, guest or tenant who violates the DL Rules and Regulations will be given a warning notice for the violation. Costs shall include all incurred by the DL HOA as a result of the violation, including administrative costs, repair and/or replacement of damaged property, litigation, and collection costs.

Enforcement

The Board shall have the right to enforce these DL Rules and Regulations.

The DL HOA shall have no liability whatsoever to any owner or any other person or entity for its enforcement of or failure to enforce any of these rules.

The DL HOA may, from time to time, amend, add to, or delete all or any portion of the DL Rules and Regulations by the Board.

Process

Upon determination of a violation of any of the DL Rules and Regulations herein, the Board shall send a warning letter granting the owner 30 days to correct the deficiency.

If the deficiency is not corrected, the Board shall inform the owner that a fine has been levied (one-time or continuing, depending on the infraction) according to the *Fines Schedule* in this document.

Legal

The sources used in this document of DL Rules and Regulations are the following:

1. The Covenants, Conditions and Regulations (CC&Rs) of the DL HOA.
2. Rules and Regulations of the DL HOA (2014).
3. Rules and regulations of the DL HOA (2007).
4. CC&R's first amendment fines for rule infractions.
5. Dawn Lake Policies—derelict boats.
6. The United States Coast Guard Inland Lake Waterways Navigation Regulations.
7. The Maricopa County zoning ordinances Section 1112 for lighting.
8. Maricopa County Planning & Development (Lighting fixtures).

Right of entry:

The DL HOA reserves the right to enter upon, and use the portion of any lot or parcel within the Private Waterfront Area for any lawful purpose in connection with the creation, use, operation and maintenance of the lake and the private waterfront which does not unreasonably interfere with the owner's use of the lot or parcel.



Directive Title: Light Fixtures	Directive Number: DD-3010-01
	Original Adoption Date: 06/25/2024
Approved By: Tom Ellsworth – Director	Revision Date: 06/30/2024
	Replaces: N/A

I. PURPOSE

To properly address luminescence from light fixtures with multiple light sources such as string lights.

II. REFERENCES

- a. MCZO (Maricopa County Zoning Ordinance) Chapter 11, Article 1112 Outdoor Light Control Provisions

III. POLICY/PROCEDURE

- a. The MCZO does not contain a definition for Light Fixture.
- b. A common industry definition for Light Fixture:

Light Fixture means an electrical lighting module that has one or more light sources and the support body with all the accessory components required for its operation to provide illumination to the environment, protect the light source, and to connect the light source to a power supply.

- c. A string of lights is to be considered a single Light Fixture. Any number of light bulbs/sources within the same containment is to be considered a single Light Fixture.
- d. MCZO Art 1112.4.2 requires all outdoor light fixtures to be shielded unless equipped with an incandescent bulb of 150 watts or less. The aggregate light emission from all incandescent light sources / bulbs shall not exceed 150 watts.
- e. This interpretation is necessary to protect the integrity of the Outdoor Light Provisions' purpose stated in MCZO Art. 1112.1 to encourage good lighting practices that increase nighttime safety, security and productivity without emitting rays into the night sky which have a detrimental effect on astronomical observations.
- f. Therefore, all lighting with more than a single incandescent bulb of 150 watts or multiple incandescent bulbs with aggregate more than 150 watts, or any other type of light bulb - must be shielded.
- g. An exception to the above in MCZO Art. 1112.7.2 allows for low intensity fixtures where any outdoor lighting fixture which has maximum candle power of less than 1,000 candelas (cumulative/aggregate) need not be shielded if equipped with an automatic device which shuts off the fixture between midnight and sunrise. In any event, it will be sufficient for such low intensity fixtures to simply be shut off during said hours.

Directive Number:
DD-3010-01

Original Adoption Date: **06/25/2024**
Revision Date: **06/30/2024**
Next Review Date: **12/31/2025**

APPENDIX 1

Derelict and/or Dilapidated Boats Policy Approved March 7, 2007

Pursuant to the Rules and Regulations of Dawn Lake Homeowners Association, Inc., the Board has the authority to and may remove derelict and/or dilapidated boats from Dawn Lake at the homeowner's expense.

Definitions:

Derelict:

Deserted by an owner/keeper, abandoned, unsafe. A boat that is nonoperational, in run-down, dilapidated condition. A boat whose owner is neglectful of duty or obligation.

Dilapidated

Fallen into partial ruin or decay. Unsightly

Note - A boat that is derelict and/or dilapidated and is covered by a tarp or any cover to conceal its condition is still considered derelict or dilapidated.

Process

1. Reports of derelict or dilapidated boats are to be given to the Dock/Boat Committee or the Board of Directors. The Dock/Boat committee has the authority to periodically review the condition of boats on Dawn Lake.
2. The Boat/Dock committee will make an assessment of the boat from the lakeside. When a boat appears to be derelict or dilapidated, a report detailing the problems and a photo will be forwarded to the President of the Board.
3. The Board will personally review the condition of the boat to make a final determination whether it is derelict and/or dilapidated.
4. The Board of Directors will contact the boat homeowner.

1st contact with the boat owner will be verbal. The Board will advise the Homeowner of the derelict/dilapidated boat, discuss the situation, and suggest a plan and time commitment for completion of repairs or removal of the boat from Dawn Lake.

2nd contact. If the boat is not repaired or removed by the committed date, the Board will issue an official written notice to the Homeowner. This notice will be sent by registered or certified mail.

The Board's written notice will: advise the owner of the derelict and/or dilapidated boat ; detail the problems and condition; state that the homeowner has forty-five (45) days to either repair the boat, correct the problem, or remove the boat from Dawn Lake. The notice will also advise that the Board has the authority to have the boat removed from Dawn Lake, which will be done at the homeowner's expense.

3rd. If the boat is not repaired or removed by the deadline stated in the official notice, the Board of Directors will schedule a hearing with the homeowner and/or schedule an Executive Meeting.

The Board of Directors will proceed to have the boat removed from Dawn Lake. All costs relating to the removal of the Homeowner's boat shall be the responsibility of the Homeowner who will reimburse the Dawn Lake Homeowners Association Inc. in full.

The Board of Directors shall have the right, on behalf of the Dawn Lake Homeowners Association Inc. to collect all costs, court costs, attorney's fees, property lien on it, and all damages together with interest thereon at twelve percent (12%) until paid, shall be charged to the non-complying Homeowner.

References:

Dawn Lake CC&R's - Articles 1.2, 3.1, 8.1 ,8.2, 8.3 & 8.4

Dawn Lake Bylaws - Articles 3.8-1, 3.9-7

Rules and Regulations for use of Dawn Lake