

The Tahoe Keys West Channel and Lagoon System is a privately owned system; it is governed by the TKPOA Board of Directors.

The responsibilities and authority of the Board are set forth in the California Corporations Code, the Articles of Incorporation, the By-Laws and the Declaration of Protective Restrictions of the Tahoe Keys Subdivisions.

Article 1

Section 1: Definitions

- A. Person: an individual, firm, partnership, corporation, trust or company.
- B. Vessel: any rafts, barges, houseboats, sailing vessels, motor boats and watercraft of all kinds propelled by any means whatsoever, if propelled at all, and every structure capable of being operated or navigated on water from place to place.
- C. Dock: any floating or fixed structure partially or wholly in the water designed to be, or used in fact, for the mooring or berthing of vessels.
- D. Pier: a structure built out into the water with piles.
- E. Ramp: any structure extending from a walkway, deck or shore to a pier or dock.
- F. Bulkhead: a structure of any materials whatsoever used as a means of retaining the earth abutting the lagoons and waterways.
- G. Rock Slopes: the lagoon and waterways banks protected by rocks and boulders to retain the earth along the banks.
- H. Shoreline: the line of the water level at any given time.

Section 2: Purpose and Intent

- A. It is the purpose of this article to enact Regulations to maintain and protect the Tahoe Keys Lagoon and Waterways system; and to protect the quality of the waters to assure that no impairment of water quality will adversely affect Tahoe Keys or Lake Tahoe.
- B. It is the intent that this article shall be uniformly interpreted with Chapter 14 of the City of South Lake Tahoe regulations concerning lakes and other public waters, and County, State or Federal regulations, and shall not contradict or supplant any existing laws, ordinances or regulations.

Section 3: Scope

- A. The provisions of these regulations are to provide for the members of the TKPOA the means of effectively monitoring and controlling the operations of boats and of related structures and equipment on the waterways of the Tahoe Keys in order to maintain, improve and preserve the same.

Section 4: Invalidity

- A. If any provisions of these regulations or the application thereof to any person as circumstance are held invalid by any court or agency having jurisdiction, the remainder of the Regulations and the applicability of such provisions to other persons or circumstances shall not be affected thereby.

Section 5: Boating Operations Regulations

- A. In order to protect and maintain the lagoon banks, bulkheads, docks, piers, and moored or berthed vessels from wave and wake action, vessel speeds shall be limited to three (3) miles per hour.
- B. The towing of one or more persons on the surface of the water on tire tubes, floats, rafts, planks, surfboards or water skis constitutes a navigational hazard and is prohibited.
- C. The operation of motorized equipment on or in the frozen surface of the waterways is prohibited.

- D. The use of a vessel as a place of abode upon the Tahoe Keys waterways is prohibited.
- E. The anchoring of a vessel in the navigable waterways in such a manner as to impede or obstruct the flow of boat traffic is dangerous and creates a hazard and a nuisance and is prohibited.
- F. Stray Vessels, sunken or dilapidated vessels, drifting docks, floats, timbers and other floating materials and structures constitute a hazard and a nuisance. When not in the control of some person same shall be removed from the waterways and remanded to the custody of the TKPOA. If the owner of said property can be ascertained; the cost of removal and custody may be recovered from the owner.
 - If the property is under the control of some person, such person shall be required to remove the hazard forthwith; and in the event said owner does not comply with the requirement, TKPOA shall cause such property to be removed and collect the cost thereof from the owner.
 - Property delivered to the custody of the TKPOA shall remain in its possession and custody until claimed by the proper owners or until such property is disposed of in a lawful manner.
 - If the owner claims such property prior to dispositions thereof; the owner shall pay all reasonable expenses incurred in connection therewith, including any and all costs incurred by the TKPOA in raising, removing and storing the same.
- G. Aircraft landing or taking off from the waterway constitutes a hazard and is prohibited. Aircraft taxiing on the waterways is permitted; but extreme care shall be exercised by the operator of such aircraft.
- H. The operation of commercial boating activities on the Tahoe Keys waterways is prohibited.

Section 7: Refuse, Dumping, Polluting

- A. No person shall throw, deposit, or discharge refuse, sewage, garbage, or waste matter of any description into or upon the Tahoe Keys Waterways, sidewalks or beaches within the boundaries of Tahoe Keys.
- B. No person shall discharge, dump, deposit or allow any oil, paint, varnish, gasoline, petroleum products or by-products, or non-biodegradable detergents or soaps into the Tahoe Keys waterways or on the streets or gutters within the boundaries of Tahoe Keys.
- C. No dead fish, fish bait, animal or pet excrement, or other putrefying matter shall be deposited, or allowed to be deposited, in the waters of the Tahoe Keys or left on the banks, piers, floats, docks, gutters or walkways in the Keys.

Section 8: Navigational Buoys and Signs

- A. No person shall move, interfere with or damage in any way the navigational floats, safety buoys or signs.

Section 9: Bicycles, Roller skates and Scooters

- A. Bicycle, Roller skate and Scooter riding on the pier extending into the lake is prohibited.

Article 2

Section 1: Beach and Swimming Areas

- A. The safe swimming area is marked adjacent to the TKPOA pavilion is a restricted area and the operation of boats in this area constitutes a hazard to swimmers and is prohibited.
- B. Swimming in navigational waterways is prohibited.

Article 3

Section 1: Citations

- A. The TKPOA is authorized to issue citations pursuant to any violation of these regulations. Such citations shall cite violations to the Board of Directors for consideration of any damages that may be assessed to cover costs incurred by the TKPOA in repairing or replacing the damaged item or facility.

Section 2: Assessments

- A. The Board of Directors may assess the owner/member of the Association the amount of damages incurred and may use the authorized methods of collecting such assessments.

Section 3: Appeals

- A. Notice of such assessment pursuant to this article shall be sent by registered mail to the most recent address of the member as shown on TKPOA records; setting forth the amount of the assessment and the reasons therefore. Said notice shall also advise the member of their right to appeal the assessment in accordance with this article.
- B. Every member assessed pursuant to this article shall have the right to appeal said assessment to the Board of Directors by notifying the TKPOA in writing of the members request for an appeal within ten (10) days of receipt of said notice. Unless said request is received within said time, the assessment shall be considered final. Should any member appeal said assessment as provided for herein; a hearing will be held by a special member committee composed of not fewer than three members of the Board of Directors appointed by the President. Said hearing shall take place within thirty (30) days of notice of appeal. The appealing owner/member shall be given notice of the date, time and place of the hearing on their appeal at least ten (10) days prior to said hearing.

Article 4

Section 1: Violations of Law

- A. Alleged violations of Laws or Ordinances under the jurisdiction of the City of South Lake Tahoe Police will be promptly reported to the Police Department.

Section 2: Jurisdiction

- A. Alleged violations of Laws, Regulations or Rules of other Agencies having jurisdiction over such matters shall be promptly reported to the agency involved.

Section 3: District Attorney

- A. Alleged acts believed to require District Attorney action shall be promptly reported to the District Attorney.