

## **RULES AND REGULATIONS OF THE LAKE JUNALUSKA ASSEMBLY**

As adopted by the Lake Junaluska Assembly Board of Trustees  
PO Box 67, Lake Junaluska, NC 28745  
October 2019

Lake Junaluska Assembly is a religious assembly ground whose charter provides that it was established for the benefit of the United Methodist Church as “a resort for religious, charitable, educational and benevolent purposes...” It is empowered to make rules and regulations by and through its duly elected Board of Trustees. The mission of Lake Junaluska Assembly is to be a place of Christian hospitality where lives are transformed through renewal of soul, mind and body.

NOW, THEREFORE, pursuant to the power granted in the charter and the conditions, covenants, and restrictions set out in the deeds from the LJA Board of Trustees, its predecessor the Southeastern Jurisdictional Administrative Council and its predecessor, the Southern Assembly, and the power reserved in said deeds, and for the purpose of preserving and maintaining the Assembly’s unique, religious community character, the following rules and regulations are hereby adopted by the LJA Board of Trustees and shall be binding on the owners of all property located within the Lake Junaluska grounds or any visitors using the common areas or facilities of the Lake Junaluska Assembly grounds to-wit:

1. These rules and regulations are intended to be readily available to the public and all persons shall abide by these rules while on the Assembly grounds.
2. In addition to these Rules and Regulations, all lot owners and any visitors to their property shall strictly comply with all the conditions, agreements, restrictions and covenants set forth in such lot owners’ chain of title. Property owners are responsible for advising their visitors and invitees, including tenants, of the rules and regulations and are responsible for seeing that their visitors, invitees, and tenants comply with these rules and regulations.
3. No open carry of firearms is allowed within LJA common areas and all public vehicle areas. There shall be no weapons, open or concealed, inside Lake Junaluska Assembly owned buildings.
4. No public consumption of alcoholic beverages or public intoxication is allowed on property owned by Lake Junaluska Assembly.
5. No controlled substances as defined and set forth under Chapter 90, Article 5 of the General Statutes of North Carolina (excluding drugs prescribed by a physician for the person in possession thereof) are allowed on or in property owned by Lake Junaluska Assembly, Inc.
6. Persons at Lake Junaluska are prohibited from wearing attire which contains profanity, gang identification or symbols and/or nude or semi-nude pictures or drawings.
7. In all areas where sidewalks or footpaths are provided walking pedestrians shall be encouraged to use them. In those areas where there are no such separate facilities, pedestrians shall walk facing traffic.
8. Roller blades, roller skates and skate boards shall not be allowed on the walking paths, sidewalks, and roadways of Lake Junaluska Assembly.
9. Bicycles or other operator powered wheeled vehicles shall not be allowed on sidewalks or the walking trail. Such vehicles shall be ridden in the roadway, and operated so that the vehicle flows with traffic, not against it. Exceptions to this rule shall be made to accommodate persons with handicapping conditions and for young children on tricycles or bicycles with training wheels, when the child is accompanied by an adult.

10. Golf carts shall be operated only by properly licensed drivers and in public areas used by motor vehicles. No golf carts shall carry more persons than can be properly seated in the vehicle. If on the roads after dark, golf carts shall have properly functioning headlights and taillights.
11. All animals must be under restraint by means of chain, leash or other like device, sufficiently near the owner or handler to be under his or her direct control, on or within a vehicle being driven or parked, within a secure enclosure such as a fence, or within the property limits of the owner or keeper.
12. No boats using gasoline or diesel fuel will be allowed on the lake except for boats operated or permitted by Lake Junaluska Assembly, Inc.
13. To protect the privacy rights of residents and visitors, drones may be operated within LJA only with the written permission of each property owner over which the craft flies.
14. All motor vehicles parked within the grounds of the Lake Junaluska Assembly shall be required to have valid license plates. Vehicles which don't meet these requirements shall be considered a nuisance vehicle and written notice shall be provided to the owner thereof. The owner of such nuisance vehicle shall have 30 days to correct the situation by either proper licensing, or by removal of the vehicle from within the grounds of Lake Junaluska Assembly. If, at the end of 30 days, no action has been taken to correct the problem an injunction requiring removal may be sought. Any vehicle parked in a public parking area without a valid license plate may be towed without notice.
15. Each owner shall pay such service charges as are fixed from time to time by the Lake Junaluska Assembly, Inc. Board of Trustees for the purpose of paying reasonable and specific expenses associated with the upkeep, maintenance and related costs that benefit residents of the Assembly grounds, which may include, but not be limited to, security protection, street maintenance, street lighting, drainage maintenance, bulk waste and green waste collection, and administrative costs of Lake Junaluska Assembly Public Works in providing such services.
16. All property shall be well maintained, in good repair, and free of trash and other debris, including but not limited to the following requirements:
  - a) Turf grass lawns shall be mowed at least every 30 days during the growing season and the height of such grass shall not exceed 9 inches.
  - b) Each owner shall keep and maintain each lot and structure owned by them, as well as landscaping located thereon, in good condition and repair, including but not limited to,
    1. The repairing and painting (or other appropriate external care of all structures),
    2. The seeding, watering, and mowing of all lawns, and
    3. The pruning and trimming of all trees, hedges, and shrubbery so that the same are not obstructive of a view by motorists or pedestrians of street traffic.
  - c) Vegetation shall be maintained and debris removed in a manner to reasonably prevent fire and health hazards and eliminate habitat for rodents, snakes, or other wild animals.
  - d) The exterior areas of any dwelling shall not be used for long-term storage of appliances or upholstered furniture, except that furniture specifically manufactured for exterior use.
17. No hogs, chickens, horses, or cattle shall be kept on the premises and no buildings or stables for housing the same shall be erected thereon.
18. Property owners and renters shall not place any object such as automobiles, garbage cans,

material to be recycled, brush, grass clippings, leaves or other yard debris or rubbish on property not owned by themselves or their landlord without permission.

19. Prior to a structure being placed on a lot or before additions or changes to existing structures are made, the owner shall submit plans thereof to the office of the Director of Assembly Public Works for review and to confirm that the planned structures meet setback requirements as delineated in the "Restrictions in Standard Deed from Lake Junaluska Assembly, Inc."
20. No house trailer, temporary living quarters, manufactured home, or movable or portable dwelling shall be permitted to permanently remain on Lake Junaluska property, whether privately owned or owned by the Lake Junaluska Assembly, Inc. A "manufactured home" is a structure, transportable in one or more sections, which, in the traveling mode, is eight (8) feet or more in width or is forty (40) feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. A "manufactured home" does not include a modular home which is designed to meet the North Carolina State Building Code and to be assembled and placed on a permanent foundation. Small, enclosed trailers or portable buildings for storage of tools during construction of a building are permitted during a reasonable period of construction. Open trailers, recreational vehicles and boats may be parked in residential driveways, unless prohibited by covenants. No recreational vehicle shall be used as a rental unit or as a temporary dwelling.
21. All docks in or on the lake at Lake Junaluska are owned, maintained, and controlled by Lake Junaluska Assembly, Inc. No new private docks in or on the lake will be approved.
22. Lake Junaluska Assembly, Inc., and Security may ban individuals for certain acts, at discretion of Security, by issuing a Trespassing Notice in accordance with North Carolina G.S. 14-159.13.
23. Haywood County ordinances on loud, disturbing, and unnecessary noise apply to Lake Junaluska Assembly residents and guests. Noises that annoy or disturb a reasonable person of normal sensibilities in the county are prohibited, particularly between 10:00pm and 7:00 am.
24. Lake Junaluska Assembly, Inc. shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of these Rules and Regulations and imposed by recorded covenants in the chain of title of property owners. Failure by Lake Junaluska Assembly, Inc. to enforce any restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed shall in no event be deemed a waiver of the right to do so thereafter.

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OF THE LAKE JUNALUSKA ASSEMBLY**

*Please sign and return this form to: Lake Junaluska Assembly Public Works*  
*Mailing Address: PO Box 339, Lake Junaluska, NC 28745*  
*Physical Address: 19 Sleepy Hollow Drive, Waynesville, NC 28785*  
*Fax: (828) 452-5912 ♦ Email: pwomanager@lakejunaluska.com*

I have read the foregoing rules and regulations and in accepting a deed to property on the grounds of the Lake Junaluska Assembly, agree to be bound thereby; to the extent they are not superseded by applicable local, state, or federal regulations.

Property Address: \_\_\_\_\_

Date of Closing: \_\_\_\_\_

1) Buyer Name: \_\_\_\_\_ DL # & State: \_\_\_\_\_

Signature: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

\_\_\_\_\_

2) Buyer Name: \_\_\_\_\_ DL # & State: \_\_\_\_\_

Signature: \_\_\_\_\_

Permanent Address: \_\_\_\_\_

\_\_\_\_\_

**NOTARY:**

**SEAL:**

State of \_\_\_\_\_

County of \_\_\_\_\_

Signed and sealed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Signature: \_\_\_\_\_

My commission expires: \_\_\_\_\_

*FOR APW OFFICE USE ONLY*

Date Received: \_\_\_\_\_ Initials: \_\_\_\_\_