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Winding Creek Community Services Association (WCCSA)

P.O. Box 10593
Southport, NC 28461



Rules and Regulations

1. All guests must be accompanied by a Winding Creek Community Services Association (WCCSA) member when using common facilities, boat docks or boat ramps. Fishing in Walden Pond or from community docks is restricted to property owners and accompanying guests.
2. WCCSA members and accompanying guests who launch boats at the boat ramp must return their trailers to the member's lot immediately after launching their boat. The boom gate must be closed and the lock secured when leaving the area. Only a WCCSA member is permitted to possess and operate a boat ramp gate key. Golf carts may not be left in the paved ramp area.
3. All vehicles, inclusive of RV's*, must be parked in the WCCSA member's driveway or in a garage/carport. Parking on the side of the road is prohibited except for short term of guest's vehicles at a social event when there is insufficient parking on the property owner's lot. Unauthorized vehicles and/or trailers may be towed at the vehicle owner's expense.

* No overnight parking of RV's per WCCSA Covenants
4. Boats, with the exception of Kayaks moored on the back side of the boat launch floating dock, are not to be left moored to the boat launching area dock for an extended period of time. This dock is for boat launching and removal only.
5. Boats moored to the community docks overnight are to be removed after ten consecutive days.
6. You are responsible for damage by your boat's wake. To encourage safety, noise reduction, and the protection of the environment, please operate your water craft at idle speed on the creeks surrounding the community. Pay particular attention around the docks and boat launching area.
7. No motorized vehicles are permitted on Walden Pond.
8. All residents and residents' guest must observe the 25 miles per hour maximum speed limit on WCCSA roads.
9. Skateboarders, rollerblades, and bicyclists may not be towed by any vehicle on WCCSA roads.
10. No person under the age of 15 may drive any motorized vehicle (electric, gasoline, diesel, etc.) on WCCSA roads or common property unless accompanied in the vehicle by an adult*

* North Carolina recognizes 18 as the "age of majority," or the age at which state residents are legally considered adults
11. Alligators are not to be fed nor harassed.
12. The WCCSA boat ramp, pond, gazebo area, walkways, docks, and other common elements exist for the use and enjoyment of WCCSA members and their authorized, accompanied guests. Any member or member's guests found to be engaging in unlawful and/or destructive activities while on community property shall be deemed a violation of these WCCSA Rules & Regulations.



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13. The WCCSA assumes no responsibility nor liability for injury, theft, or damage to your person or property; property owners and accompanying guests and/or tenants, using the boat ramp, gate/boom, and dock facilities do so totally and completely at their own risk.
14. Boats, Jet Skis and other personal watercraft moored to the community docks must have the Winding Creek ID decal affixed to the front starboard side at all times. See Attachment 1, Boat Ramp Gate Key & ID Decal Request, for additional Rules and Regulations for the use and access of the boat docks and boat ramp. Any WCCSA member's guest(s) and/or tenant(s) who intend to tie a boat to the dock facilities must make prior arrangements with the WCCSA Dock Master.
15. Short term rentals* via Airbnb, VRBO and any other home sharing services is strictly prohibited in accordance with the WCCSA Covenants and Bylaws, the WCCSA may access fines and penalties for violations of these stated Rules and Regulations *Any rental less than 90 days is considered as "short term"
16. Every request for new home construction request and requests for Architectural Approval must be submitted to the ACC for review and approval prior to any work commencing. Both the "WCCSA Application for Residential Construction" & the "WCCSA Request for Architectural Approval applications are posted on our WCCSA portal. A \$2,500 impact fee will need to be remitted prior to any commencement of approved work. \$500 of said \$2,500 is non-refundable with the balance being a refundable amount contingent on the ACC assessment of no incremental damage

These WCCSA Rules and Regulations were updated on November 18th, 2024.

Tom Veale, President, WCCSA

Joan Ramsey, Secretary, WCCSA

STATE OF North Carolina
COUNTY OF Brunswick

I, L. Marie Galloway, a notary public
for said state and county, do hereby certify that
Tom Veale, either personally known
to me or whose identify was evidenced by form or driver's license,
personally appeared before me on this day, and acknowledged the
due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this 20th day of
November, 2024.

My commission expires 10.11.2027.

L. Marie Galloway, Notary Public

(SEAL) Marie Galloway
Notary Public, North Carolina
Brunswick County
My Commission Expires
October 11, 2027

STATE OF North Carolina
COUNTY OF Brunswick

I, L. Marie Galloway, a notary public
for said state and county, do hereby certify that
Joan Ramsey, either personally known
to me or whose identify was evidenced by form or driver's license,
personally appeared before me on this day, and acknowledged the
due execution of the foregoing instrument.

WITNESS my hand and official seal or stamp, this 20th day of
November, 2024.

My commission expires 10.11.2027.

L. Marie Galloway, Notary Public

(SEAL) L. Marie Galloway
Notary Public, North Carolina
Brunswick County
My Commission Expires
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Boat Ramp Gate Key & ID Decal Request

Revised: July 2016

I have read the Winding Creek Community Services Association (WCCSA) Rules & Regulations as posted on the WCCSA website at <http://www.wccsptnc.com> and I agree to comply. If I have any questions about the use of the boat ramp, boom/gate, or dock facilities, I will contact the WCCSA Dock Master as posted on the WCCSA website noted above.

Each WCCSA member family will be issued one (1) boat ramp gate key and one (1) ID decal at a non-refundable \$10.00 fee, upon request. An additional key and decal may be issued to a member at the sole discretion of the WCCSA Dock Master at an additional non-refundable fee of \$10.00. Members may request an appeal in writing to the WCCSA Board of Directors if they so choose.

In accepting this key and ID decal, I agree and will comply with the following:

- I will not attempt to duplicate this key or decal.
- I will not share my key or decal with members or allow non-members to use my key or decal without prior notification given to the WCCSA Dock Master.
- I will always close the gate and secure the lock after each entry and exit, no matter how short the duration before my time of return.
- I will return my vehicle and trailer to my property and will not park along the roadside within the Community.
- I will accompany any and all guest(s) (non-members) using the boat ramp and/or dock facilities.
- If I have rented/leased my property within these Communities and provided a boat ramp key to my tenant(s), I will notify the WCCSA Dock Master immediately.
- If I allow a guest to use these facilities for boat launching and dockage, I will provide prior notification to the WCCSA Dock Master and acquire a Guest Pass.
- I will report any damage to the boat ramp, boom/gate, or lock to the WCCSA Dock Master or a member of the WCCSA Board of Directors as soon as possible, especially if the condition is unsafe for others to use.
- I will affix the decal to the front starboard side of my boat next to the N.C. Wildlife Resources sticker.
- I agree to pay a fee of \$2.00 for each additional or replacement ID decal.
- I agree to pay a fee of \$50.00 for a replacement key.
- I agree to return my key to the WCCSA Dock Master when I sell my property and am no longer a WCCSA member.
- I agree to remove the decal from my boat when I sell my property and am no longer a WCCSA member.
- I agree to pay a \$50.00 replacement fee if I fail to return my key upon termination of my WCCSA membership.

Individuals who do not comply with the above as well as the WCCSA Rules & Regulations, may lose their right to use these facilities, as determined by the WCCSA Board of Directors.

Name: _____ Signature: _____

Address: _____

Phone Number: _____ Boat State Registration Number: _____

Key # _____ & Decal # _____ / Additional Key # _____ & Decal # _____ Date Issued: _____

Additional Decal(s) Only: # _____ # _____ # _____ # _____ # _____ # _____ # _____