

Ponds Rules and Policies

2.3 Pond Rules and Policies

2.3.1 Maintenance and Recommended Pond Plants

In general, the POA is responsible for maintenance of ponds located in POA common properties for the purpose of managing storm water runoff and drainage. The POA is authorized but is not required to control or remove vegetation, except as necessary for storm water management purposes. Where the edge of a pond is located within or abuts an improved lot, the owner of such lot is responsible for maintaining the edge and bank of the pond and for controlling erosion or sedimentation due to storm water or other runoff from within the lot. Vacant lots are not required to do maintenance on the edge or bank of a pond.

Please review the presentation on recommended pond plants. An application must be filed with the POA if you wish to add pond plantings (see links below).

[Pond Buffer Zone Plants](#)

[Pond Plants by Brunswick County Extension Agent, Sam Marshall](#)

2.3.2 Irrigation

No person or property owner shall draw or pump water from any pond or lake exclusively located in POA common properties for irrigation purposes or otherwise.

2.3.3 Fishing

Fishing is allowed in community ponds subject to the following rules. These rules are provided for the protection of our ponds, fish, plant life, as well as the wellbeing of our residents and guests. Violation of these rules can result in the loss of pond fishing privileges.

Residents should obtain a copy of the St James Plantation Fishing Guidelines from the POA office or POA website or download them from the following link to obtain for additional information on pond fishing and the location of recommended fishing ponds that have been enhanced with fish habitat and stocking.

[Pond Fishing Guidelines](#)

Rules for Fishing St. James Plantation POA Ponds

- North Carolina fishing regulations apply to our community ponds. As such, residents and their guests that are at least 16 years old must have a N.C. Fishing License in their possession while fishing at the ponds.
- Only St. James residents and their guests are permitted to fish the community ponds. Residents must accompany their guests while fishing. In addition, property owners and their guests may fish on their own private property.
- Fishing is not permitted:
 - On golf courses property or on other residents' developed and undeveloped lots.
 - Within construction zones or areas restricted by the St. James POA, Town, Developer, or their representatives.
 - From wetlands and areas with sensitive or protected plant life.
- Fishing is only permitted from sunrise to sunset.
- Fishing in St. James Plantation POA ponds is catch-and-release. Caught fish must be returned to the pond immediately.
- Parking is not permitted in areas that impede traffic or cause damage to private or community property, including irrigation, landscaping or terrain.
- Common sense courtesy should be exercised so as not to disturb neighboring resident, and conservation practices should be observed for the protection of natural habitat.
- Be responsible; make sure you don't leave debris, including cans, bottles, fishing tackle, unused bait, etc.

2.3.4 Boats/Kayak Launch

In general, boats may not be used on ponds in POA common properties, except by the POA for maintenance purposes. In Regency Park, owners of certain lots abutting ponds are permitted to construct small piers and use small boats on the ponds, as provided in the applicable Restrictive Covenants for that POA.

The St. James Plantation POA kayak/canoe launching area is located on the pier at Waterway Park. For the safety of all who use the park, vehicular traffic is not allowed within the park itself. Boaters utilizing the launch site must leave their motor vehicles in the parking lot off St. James Drive or at the cul-de-sac at the end of Harborside Way. The watercraft must then be walked to the launch site from the parking area. Due to overall park utilization and purpose, watercraft may not be stored or left unattended in the park. The use of non-motorized assisted carts is allowed. Driving across park property is prohibited.

2.3.5 General Restrictions: Assumption of Risk

Swimming or wading is prohibited in POA ponds. Littering, open fires, or use of illegal drugs is prohibited in all POA common properties. Anyone conducting any activity on common property including ponds does so at his or her own risk and is responsible for any accident, injury or damages that may result.

2.3.6 Club Property

All property of the Founders Club, Members Club, Players Club and the Reserve Club, including all ponds located on such property, is subject to control by the respective Club.