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OFFICIAL POLICY AND REGULATIONS

Adopted by the

CYPRESS BLACK BAYOU RECREATION

AND WATER CONSERVATION DISTRICT, BOSSIER PARISH

STATE OF LOUISIANA

SECTION I

GENERAL

1. DISTRICT AUTHORITY

- a. The Legislature of the State of Louisiana created the Cypress Black Bayou Recreation and Water Conservation District, Bossier Parish, State of Louisiana by Act No. 292 of 1958 as amended and shown as Louisiana Revised Statute Title 38, Section 2610, et.seq., as amended.
- b. The Cypress Black Bayou Recreation and Water Conservation District is a political subdivision of the State of Louisiana and has all the rights, powers and privileges of a political subdivision of the State of Louisiana. In general its rights are specified in the laws of the State of Louisiana. More specifically its rights, powers and privileges are spelled out in RS 38:2603 and 2608. It is to have the broadest power as allowed under the laws of the State of Louisiana.

2. GOVERNING BOARD

- a. The District shall be governed and controlled by a board of five commissioners, each of whom shall be a qualified elector of Bossier Parish, residing and owning property within the District. The successors to the present members of the board of commissioners shall be appointed as follows: one by the police jury of Bossier Parish; one by the mayor and governing authority of the City of Bossier City; one by the mayor and governing authority of the Town of Benton; one by the Bossier Parish School Board and the fifth, by the Board of Commissioners of the Bossier Levee District. Any vacancy in the office of commissioner due to death, resignation or any other cause shall be filled by an affirmative vote of the majority of the remaining commissioners. The person so elected shall serve the unexpired term.
- b. Each member of the board of commissioners shall serve a term of five years from the date of his appointment to the board.

3. DISTRICT POWERS

- a. In order to accomplish the purposes of the District and to secure the best results for the construction, operation and maintenance of the works and improvements of the District and to prevent damage to the property of the District, the board of

commissioners may make such rules and regulation as it shall deem advisable to:

- (1) Protect and preserve the works, machinery, improvements and property owned or controlled by the District and to prescribe the manner of their use.
- (2) Prescribe the manner of buildings, bridges, roads, fences or other works in, along or across any channel , reservoir or other construction of the District.
- (3) Prescribe the manner in which ditches, sewers, pipelines or other works shall be adjusted to or connected with the facilities of the District or any water course within the District and the manner in which the water courses of the District may be used for the disposal of waste.
- (4) Prescribe the permissible uses of the waters of the District made available by its facilities and to prevent the pollution or the unnecessary waste of such water.
- (5) Prohibit or regulate the discharge of sewers into the District of any liquid or solid waste deemed detrimental to the waters or facilities of the District.
- (6) Create, construct and administer such recreational parks, playgrounds and picnic areas as the board shall consider necessary for the use and enjoyment of any water facility owned or controlled by the District and shall provide adequate access to any lake or reservoir created by the District for the use of the public.

4. **PUBLIC SAFETY**

- a. Flights of all Ultra-Light aircraft are prohibited under five hundred feet altitude on both the Cypress and Black Bayou Reservoirs.
- b. Amphibious aircraft takeoffs and landings on Cypress Reservoir and Black Bayou Reservoir are prohibited.
- c. The discharge of a firearm is prohibited on the Black Bayou Reservoir.

SECTION II

All policies related to the operation of Cypress Black Bayou Recreation and Water Conservation District, have been established by the Board of Commissioners of the Cypress Black Bayou Recreation and Water Conservation District at a meeting on September 9, 1976 at Benton, Louisiana.

1. **EFFECTIVE DATE**

- a. These policies shall become effective immediately, will be published in appropriate local newspapers or publications, will be published in a manual and shall remain in effect until amended, revised or rescinded by an official

action on the part of the Board of Commissioners of Cypress Black Bayou Recreation and Water Conservation District.

2. **POLICY REVIEW**

- a. It shall be the policy of the Board of Commissioners of the Cypress Black Bayou Recreation and Water Conservation District that these policies shall be officially reviewed periodically.

3. **PROPERTY USE**

- a. The policy is herein established that no property owned by the District will be available for private, public or commercial use, so long as such property is required for present or future District uses or purposes.

4. **PROPERTY DISPOSAL**

- a. The policy is herein established that no property owned by the District will be disposed of by sale or transfer of title at any time, unless such property is determined by the Board of Commissioners to be “surplus” and unnecessary to use by the District. In such event, property deemed surplus shall be offered for sale by public sale in accordance with Louisiana Law. The District shall and does reserve the right to reject any and all bids. no property will be declared surplus for which the Soil Conservation Service reimbursed the District for a share of the costs.

5. **POLLUTANT DISPOSAL**

- a. The policy is herein established that strict regulation of the use, discharge, dumping, disposal of animal waste, garbage and pesticides within the watershed of the reservoirs be exercised. Included within this provision are sanitary land fills, garbage dumps, sewage disposal facilities and agricultural operations, such as cattle and hog production areas, chicken houses, the use of manure as fertilizer, feed lot operations, etc. In general these sources of pollution will be regulated by Police Jury Ordinance or State Health Department or Parish Health Unit rules and regulations and enforced by the Bossier Parish Health Unit personnel.

6. **“IN FEE” PROPERTY**

- a. The policy is herein established that quality standards, regulation of maintenance standards and abandonment without removal of any type of buildings, facilities, docks, piers, installations or structures on District owned land will be regulated by the Cypress Black Bayou Recreation and Water Conservation District.

7. **SHORELINE PROPERTY**

- a. The policy is herein established that quality standards and regulations of minimum construction standards for any type of buildings or facilities within 800 feet of the shoreline of the reservoirs, other than on lands owned "in fee" by the District, will be controlled by the Bossier Parish Police Jury and the ordinances and procedures established by the Jury for this purpose.

8. SHORELINE AESTHETICS

- a. The policies herein established that every effort will be made to retain the natural scenic beauty of the shoreline of the reservoirs. Destruction of trees, shrubs, and natural vegetative screening will be discouraged and where clearing operation on District owned lands are authorized, appropriate measures will be taken to insure proper maintenance and care of the area so cleared in order that the Natural scenic appearance of shoreline is not degraded. Restraint should be exercised toward reduction and destruction of vegetative screening.

9. ACQUIRED LAND RIGHTS (CYPRESS)

- a. All of the land rights or property required for the recreation area and for Cypress Bayou Reservoir, the spillway, dam, outfall channels, control structure and appurtenances thereto appertaining, and the reservoir and necessary area owned and administered by the Cypress Black Bayou Recreation and Water Conservation District.
- b. In order to provide a public access strip around the periphery of Cypress Bayou Reservoir, the District has acquired land areas above the pool stage (179.6 MSL) to the (in-fee line) which is generally the greater of two feet vertically or one hundred feet horizontally above the 179.6 MSL contour line.

10. FLOWAGE EASEMENT (CYPRESS)

- a. In order to provide for periodic floods which may inundate areas above spillway elevation 179.6 MSL, the District has acquired a flowage easement up to the (flowage easement line) elevation of 187.5 feet MSL. No dwellings (structures for human habitation) of any nature, type, or kind, either movable or immovable, permanent or temporary will be allowed to be constructed below the 187.5 foot MSL flowage easement line.

11. CONSTRUCTION PERMITS (CYPRESS)

- a. It shall be the policy of the District that the contiguous landowner or District Concessionaire in the recreation area, may use the area below the 179.6 foot or "pool stage", provided that all rules and regulations, prescribed fees, restrictions, and reservations, including waiver of any claims against District for damages, are agreed to by lessee, or concessionaire, in writing. Any landowner who is proposing construction of a

boathouse, pier, wharf or deck, and its location begins on the landowner's property and extends into the property of Cypress Black Bayou Recreation and Water Conservation District, must submit to the commission the following information

Before the commission can consider granting permission for such construction:

- a) Written approval from adjoining neighbors as to construction and location of proposed construction which will be no less than 10 feet from property line.
- b) Professional detailed plans of proposed construction along with detailed Plat of location of proposed construction.
- c) If neighbors do not consent to location and nature of construction, they must appear before the commission and make their objections known either personally, in writing or through a representative.
- d) If in a subdivision, the landowner must submit approval of any subdivision authority that has authority to approve or disapprove such construction on subdivision lots.
- e) Boathouses, docks, wharves, and piers or any other such facility may be constructed below the fee line only after written permission is given by the Cypress Black Bayou Recreation and Water Conservation District commission. This permission is at the commission's discretion.

12. **"IN FEE" LEASES (CYPRESS)**

- a. It shall be the policy of the District that the adjacent property owners or District concessionaire may have the right to lease the area between the "in fee line" and the pool stage contour line (179.6 MSL) providing that all rules and regulations, prescribed fees, restrictions and reservations, including waiver of any claims against District for damages, are agreed to by owner and concessionaire in writing. Boathouses, docks, wharves and piers and/or any other construction may be permitted below the fee line. ONLY when written permission has been given by the District. The general public shall have the right of ingress and egress to, from and along the water front over leased area, but this right does not include the right to utilize authorized private structures and facilities placed thereon by LESSEE. Applications for "leases" and/or "permits" shall be made on application forms obtained at the Cypress Black Bayou Recreation and Water Conservation District office at Benton, Louisiana, 135 Cypress Park Drive, Benton, Louisiana 71006.

13. WATER AVAILABILITY (PRIVATE- CYPRESS)

b. In order to provide private property owners and/or lessees with a limited supply of raw or untreated water from Cypress Bayou Reservoir for personal and private uses on their own property and that leased from the District, water will be withdrawn from the lake, providing the following conditions and requirements are observed by the lessee or permittee:

(1) Written approval has been secured from the District.

(2) The lessee or permittee must be an individual, or a single family unit or household and the water used for drinking, cooking, laundering, sanitation and other personal comforts and necessities.

(3) A current fee or permit must be paid of \$2.00 per month per individual or per family unit, located on one (1) acre or less, and an additional \$2.00 per month for each additional individual or one family unit being supported from the same pump or water line. Property in excess of one (1) acre will be charged an additional \$2.00 per acre. Said fees must be paid twelve months in advance.

b. Cypress Black Bayou Recreation and Water Conservation District shall not be responsible for availability, purity, quality, quantity or or regularity of flow at any time, it being expressly recognized that this raw water is subordinate to present and future municipal, industrial and irrigation uses.

c. Water users shall hold Cypress Black Bayou Recreation and Water Conservation District harmless from any direct or indirect damages, injuries or illnesses that might occur from use of such raw water or from the water system.

d. Water withdrawn shall be for the personal and private use of the permittee, family and guests, on his premises only, and in no event shall such water be used for commercial purposes.

14. WATER AVAILABILITY (PUBLIC-CYPRESS)

a. Those who make application to the District for industrial or commercial use of water from the reservoir and their application is approved by the District, shall be governed by written contract, at a price to be negotiated between the District and the user and in accordance with rules and regulations of the Cypress Black Bayou Recreation and Water Conservation District.

15. POTABLE WATER (CYPRESS)

a. Any public or private potable water supply system must be approved in writing by the Bossier Parish Health Unit.

16. **ACQUIRED LAND RIGHTS (BLACK)**

- a. All of the land rights or property required for Black Bayou Reservoir, the spillway, dam, outfall channels, control structures, levees and appurtenances thereto appertaining, and the reservoir and necessary areas are administered by the Cypress Black Bayou Recreation and Water Conservation District. There is no public access strip around the periphery of Black Bayou Reservoir.

17. **FLOWAGE EASEMENT (BLACK)**

- a. In order to provide for periodic floods which may inundate areas above spillway elevation 185.0 MSL, the District has acquired a flowage easement up to the (flowage easement line) elevation of 190.3 feet MSL. No dwellings, structures for human habitation of any nature type or kind, including movable or immovable, permanent or temporary will be allowed to be constructed below the 190.3 foot MSL flowage easement line.

18. **CONSTRUCTION PERMITS (BLACK)**

- a. It shall be the policy of the District that the contiguous landowner may use the area below the 185.0 foot MSL or “pool stage”, provided that all rules and regulations, prescribed fees, restrictions and reservations, including waiver of any claims against District for or damages, are agreed to by the contiguous landowner in writing. Boat houses and docks, bulkheads, or any other facility will be permitted below the 185.0 foot MSL contour only when written permit has been obtained from the District. The permitting process will be the same as set forth in Section II paragraph 11 above.
- b. All owners of land around Black Bayou Reservoir who desire to alter, change or realign the Black Bayou Reservoir contour line by channeling, digging, scraping or moving of earth in order to construct and/or deepen boat channels, water intakes, boathouses or docks or any other construction activities where the lake contour line is changed must file application and copy of detailed plans with the District and obtain approval by permit prior to beginning any work of this type. If additional lands are flooded or become subject to flooding, the owner must first deed to the Cypress Black Bayou Recreation and Water Conservation District a fee simple title to such lands to be flooded.
- c. Any landowner who is proposing construction for a boathouse, pier, deck, etc. and its location on his property, should obtain written permission from his neighbors on each side and submit the neighbors input to the District. If they do not approve they must come before the Board for a hearing.
- d. When it has been determined by the District that such plans are in order, approval may be granted and upon payment of any prescribed fees a permit will be issued to the property owner. Work authorized under the permit must be completed within a period of 12 months from the date of the permit and must be accomplished in accordance with the plans approved by the District.

e. "Only under extenuating circumstances will permission be given to dig or cut channels across the 190.3 MSL flowage easement contour line" for Black Bayou Lake. If approved, a new contour line to establish the flowage easement will be established by a Professional Land Surveyor, and the rights to flood and otherwise use those new lands laying below that new flowage easement contour line will be transferred to the Cypress Black Bayou Recreation & Water Conservation District in a manner equal to those rights to utilize lands existing below the contour line. A construction permit must be obtained from the Cypress Black Bayou Recreation & Water Conservation District before beginning any work related to the construction of the channel.

f. Without exception, detailed plans showing channel cross section and bulkhead requirements for any channel digging or cutting must be reviewed and approved by the District in writing prior to any construction being permitted.

19. **WATER AVAILABILITY (PRIVATE BLACK)**

a. In order to provide private property owners with a limited supply of raw or untreated water from Black Bayou Reservoir for personal and private use on their property, water will be withdrawn from the lake, providing the following conditions and requirements are observed by permittee:

(1) Written approval has been secured from the District.

(2) The lessee or permittee must be an individual, or a single family unit or house hold and the water used for drinking, cooking, laundering, sanitation and other personal comforts and necessities.

(3) A current fee or permit must be paid of \$2.00 per month per individual or per family unit, located on one (1) acre or less, and an additional \$2.00 per month for each additional individual or one family unit being supported from the same pump or water line. Property in excess of one (1) acre will be charged an additional \$2.00 per acre. Said fees must be paid twelve months in advance.

b. The Cypress Black Bayou Recreation and Water Conservation District shall not be responsible for availability, purity, quality or regularity of flow at any time, it being expressly recognized that this raw water is subordinate to present and future municipal, industrial and irrigation uses.

a. Water users shall hold Cypress Black Bayou Recreation and Water Conservation District harmless from any direct or indirect damages, injuries or illness that might occur from use of such raw water or from the water system.

b. Water withdrawal shall be for the personal and private use of the permittee, family and guests on his premises only and in no event shall such water be used for commercial purposes.

20. WATER AVAILABILITY (PRIVATE BLACK)

a. Those who make application to the District for industrial or commercial use of water from the reservoir and their application is approved by the District, shall be governed by written contract, at a price to be negotiated between the District and the user and in accordance with rules and regulations of the Cypress Black Bayou Recreation and Water Conservation District.

21. POTABLE WATER (BLACK)

a. Any public or private potable water supply system must be approved in writing by the Bossier Parish Health Unit.

SECTION III

Leases or Permits below "In Fee" Line on Cypress Reservoir in Cypress Black Bayou Recreation and Water Conservation District.

1. DISTRICT LIABILITY (CYPRESS)

a. The District owned lands which surround Cypress Bayou Reservoir below the "Flowage Easement Line" are subject to flooding and cannot be used for permanent dwellings. No dwellings below Flowage Easement Line.

2. LAND OWNER ACCESS (CYPRESS)

a. In order that private land owners may have the use of this property as a means of access to the lake surface , a lease may be issued by the District to adjacent property owners when the terms, fees, conditions and restrictions established are agreed to in writing.

3. VISITOR ACCESS (CYPRESS)

a. Visitors to District Recreation areas or parks may also have permissive use through and across the adjacent flood plain in order to have access to the lake surface. Leases or permits may be issued to concessionaires within such park area, the acceptance of regulations, fees and charges pertaining thereto, being an integral part of the leases or permits, and/or concession contracts entered into by the District.

4. "IN FEE"LINE LEASES (CYPRESS)

a. Private lot owners, public agencies, organizations and business establishments owning or having acquired lease on property adjacent to the "in fee line" and planning to locate or located on such property above the "in fee line" may be issued leases on the area down to the water level on payment of prescribed fees therefore,

and providing such private lot owners, agencies or organizations agree

to abide by the rules and regulations governing such lease or permit covering District property.

5. “IN FEE” LAND MODIFICATION (CYPRESS)

a All owners or lessees of lands around Cypress Bayou Reservoir abutting the District “in fee line” including private, individual, business, commercial organization and developers of Real Estate Subdivision, who do desire to alter, change or realign the Cypress Black Bayou Reservoir water line in District property by channeling, digging, scraping or moving of earth, in order to bring the water level closer to their property line and/or to deepen such channel for boating, water in takes, etc. must file application and a copy of plans with the District and obtain approval by permit prior to doing any work of this type. If additional lands are flooded or become subject to flooding, the owner must first deed to the Cypress Black Bayou Recreation and Water Conservation District a fee simple title to said lands to be flooded and an additional 100 feet horizontal or 2 foot vertical, whichever is greater, landward in all directions.

b. When it has been determined by the District that such plans are in order, approval will be given and upon payment of any prescribed fees, a permit will be issued to private individual, business, commercial and/or organization property owner or lessee. Work authorized under the permit must be completed with a period of 12 months from date of permit and must be accomplished in accordance with the plans approved by the District.

c. Only under extenuating circumstances will permission be given to dig or cut channels across the 187.5 MSL flowage easement contour line for Cypress Lake. If approved, a new contour line to establish the flowage easement and a suitable area for public access will be provided by the applicant. The new flowage easement contour line and the boundaries for public access will be established by a Professional Land Surveyor and the new public access lands will be transferred in fee and the rights to flood and otherwise use those new lands that lie below that new flowage easement contour line will be transferred to the Cypress Black Bayou Recreation & Water Conservation District in a manner equal to those rights to utilize lands existing below the contour line. A construction permit must be obtained from the Cypress Black Bayou Recreation & Water Conservation District before beginning any work related to the construction of the channel.

d. As a general rule, such channeling shall not be allowed within 100 feet horizontally or laterally of the flowage easement line unless proper bulkheads, approved by the District are installed and maintained. Plans for such bulkheading must be reviewed and approved by the District in writing prior to any construction being permitted.

c. Developers authorized by permit to dig, cut or otherwise construct such channels on District property in order to enhance the value of lots within subdivisions must agree to notify lot

purchasers that they will be required to obtain their own lease in order to have continued use of adjacent property owned by the District.

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6. LEASE TYPES (CYPRESS)

a. Lease agreements may be entered into with certain landowners of property abutting District owned property. These “lease” agreements will state: “The parties hereto agree that in executing this lease, District in nowise surrenders any right in the property herein leased necessary in the construction, operation, maintenance or financing of said project or directly or indirectly connected therewith. It does not invest in LESSEE any right or privilege inconsistent with such rights.

7. LESSEE RIGHTS (CYPRESS)

a. The Lessee may have the right: to construct docks and wharves for boating, fishing and swimming and boat houses and other installations on the shore line but only with the express written consent of the District for the use of LESSEE, and then only after proper application for construction has been submitted to the commission as outlined in Section II, paragraph II.

b. To dredge out small harbors and inlets and slips for boats and to connect these to the lake, but only with the express written consent of the District and under the Districts supervision.

c. To enjoy the use of the leased area to grow and to cut and to remove timber, subject to conditions outlined in lease agreement.

d. To construct and to maintain upon the lease property roads and paths to the waterfront to insure full and free ingress and egress thereto. The right of said ingress and egress being specifically granted herein.

8. LESSEE RESPONSIBILITY (CYPRESS)

a. It is expressly agreed by and between District and LESSEE that LESSEE assumes full responsibility for injuries to third parties and damages to their property which may be occasioned by LESSEE’S construction, maintenance or use of said hereinabove described property, and shall hold the District harmless for any such injuries and/or damages.

b. The rights and privileges of LESSEE as above stated are granted with full recognition that the exercise of any right or privilege by LESSEE must be in conformity with the safety, sanitary and zoning requirements prescribed or to be prescribed hereafter by the District, or by State Laws or Bossier Parish Ordinances.

c. LESSEE expressly recognizes that the property in whole or in part to be at all times subject to flooding as a part of the reservoir, and LESSEE expressly assumes the risk of any damage resulting from such flooding and agrees to hold the District harmless therefore.

d. LESSEE also expressly agrees that the District SHALL have the right at

any time to occupy and to exclusively possess such parts and portions of the area leased as may be required for the carrying out and

completion of the construction program. After completion of construction and where required by the District, parts and portions of the area leased may be occupied and exclusively possessed by the District for additional construction purposes, and/or for the maintenance, operation and financing of the project. Written notice shall be given to the LESSEE at the address shown herein, at least ninety (90) days prior to the exercise of any such right, and in the meantime the LESSEE shall be entitled to generally do any and all things to minimize his damages. This right of exclusive possession and/or repossession of parts and portions of the area leased herein shall be for rights-of-way and relocations and for buildings, installations and structures when needed for or related to the construction, maintenance, operation and financing of the project. These specific purposes are illustrative and are not exclusive. LESSEE agrees that except as to the rights expressly granted herein all other rights are reserved to the District.

e. Where the right of repossession of any part of the leased property is exercised by the District a proportionate amount of rental paid by LESSEE shall be immediately refunded, including reimbursement for the reasonable value of authorized improvements placed thereon by LESSEE.

f. The parties hereto recognize that in the public interest the lake must be fully protected against contamination of any kind, and against hazardous and unsafe installations or constructions contrary to building, safety and sanitary requirements now existing or hereafter adopted by the District. The parties hereto further recognize that situation caused by soil erosion is the most frequent type of pollution and lessee agrees to take every precaution and action to control soil erosion. The parties hereto further recognize the desirability of maintaining the pleasant and natural appearance of the shoreline and lessee agrees to adequately maintain the leased area so as not to detract from the scenic beauty of same.

g. The District is denied the right to sell or lease to third parties all or any part of the property leased herein for any purpose and guarantees LESSEE, his heirs and assigns that except as to the power of District to repossess parts and portions of the property for the purposes stated above, the District will make no use of the property which will interfere in any way with the specific rights and privileges granted to LESSEE herein, so long as provisions of the agreement are adhered to by LESSEE.

h. It is agreed by the parties hereto that the general public is to have the right of ingress and egress to , from and along the water front over the leased area and the LESSEE shall erect no fences without the written consent of the District. On receiving written permission of the District for construction of a fence or fences, adequate gates or stiles will be installed to permit unimpeded public passage along the shoreline. This does not include the right to utilize the authorized private structures and facilities placed thereon by LESSEE.

i. LESSEE shall not have the right to make any commercial use of said property without the written consent of District.

j. With respect to all matters where this lease is silent, the laws of the State of

Louisiana and ordinances of the appropriate Parish or Municipality shall apply.

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k. LESSEE shall comply with all existing regulations regarding safety, sanitation and zoning or those thereafter adopted by District, or by State Law or Parish Ordinance. The failure to do so and/or the failure to comply with any other condition thereof shall constitute grounds for dissolution of this lease upon the continued failure to comply after sixty (60) days written notice by District to LESSEE at the address shown above.

l. Persons who hold the lease agreements shall be bound by all rules and regulations adopted and approved by the District.

SECTION IV

SANITATION – CYPRESS AND BLACK BAYOU

- a. Open air toilets will not be permitted.
- b. Bathroom facilities, septic tanks, nor drainage lines will not be permitted below the Flowage Easement line (Cypress Bayou Reservoir 187.5 MSL; Black Bayou Reservoir 190.3 MSL).
- c. Oxidation ponds or tanks will not be permitted.
- d. Nothing will be permitted that will render an unsanitary condition or which will affect the sanitation of the lake or pollute the water. Use of an Incinolet Toilet will be permitted on boathouses on both Cypress and Black Bayou Reservoirs “only after approval from the Board of Commissioners”.

SECTION V

FACILITY PERMITS – CYPRESS AND BLACK BAYOU

a. Piers, bulkheads, wharves, floating boathouses, docks and/or barges and other facilities, extending into the Reservoir will be limited to a maximum total length of no more than 100 feet, perpendicular to water line, from the spillway elevation. Exception: with the Board of Commissioner’s approval, piers may be extended to a maximum length of 125 feet or to a depth of three feet at pool stage, whichever is the lesser of the two. Pool stage is 179.6 feet MSL on Cypress Reservoir and 185.0 feet MSL on Black Bayou Reservoir.

b. Applications must be made for the permits granted by the District to locate piers and wharves, stationary and/or floating and other facilities extending into the reservoir below the spillway elevation (Cypress Bayou Reservoir 179.6 ft. MSL; Black Bayou Reservoir 185.0 ft. MSL, see additional requirements

as set forth in Section II, paragraph 6 and Section 18 paragraph C.

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c. All floating piers, docks, boathouses and/or barges and other facilities must be securely moored in an approved manner at all times and anchored properly in order to prevent such from becoming unmoored and floating away during periods of high water. This requirement also applies to floating type fences. Floating fences (which rise and fall with fluctuations in the lake level) must be of standard type and not more than 150 feet in length measured from the spillway elevation (Cypress Bayou Reservoir 179.6 ft. MSL: Black Bayou Reservoir 185.0 ft. MSL). Installation of all piers, wharves, floating boathouses, docks, barges, and floating type fences and other facilities are in all instances subject to the approval of the District. Bulkheads shall be constructed at the pool stage elevation and shall not be constructed more than 22" above pool stage.

d. Applications for such must be accompanied by detailed drawings showing locations, dimensions and a copy of detailed construction plans including method of anchoring to insure proper mooring at all times.

e. After inspection of property and review of plans contained in application and payment of prescribed fees permit may be issued if the plans conform to the District's specifications.

SECTION VI

SCHEDULE OF AUTHORIZED FEES

BOATS AND OTHER FLOATING MARINE CRAFT PERMITS PERMIT TO OPERATE PRIVATELY OWNED PLEASURE CRAFT

SCHEDULE OF AUTHORIZED FEES:

Boat Permits:

All boat permits without launch fee	15.00
Temporary Permit (one (1) week) temporary permit does not include launch fee	5.00
Annual Public Launch Permit (this includes boat permit & launch for 1 year)	60.00
Each additional boat (each additional boat must be registered in same name)	10.00 **

ALL LANDOWNERS ON CYPRESS AND BLACK BAYOU RESERVOIRS (including all dependent children)

Landowner Annual Permit (this includes lake permit and launch from private facility for 1 year)	25.00
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Each additional boat 5.00
(each additional boat must be registered in same name)

With landowner annual lake permit (\$25.00), all landowners (not including immediate family) have launch privileges at public launches, provided parking space is available.

The immediate family of landowner (immediate family includes father, mother, son & daughter) may purchase landowner annual lake permit and have the privilege of launching from private facility without payment of launch fee. If vehicle is parked at Public Launch, parking fee will be required. All other launching on Cypress and Black Bayou Reservoirs using any launch area or launch facility in lieu of public launch facilities, must have Annual Launch Permit (\$60.00) or obtain regular Boat Permit (according to length of boat) and pay required launch fee before launching or obtain temporary permit and pay required launch fee before launching.

Any watercraft, docked or stored on Cypress or Black Bayou Reservoirs on a permanent basis, owned by persons other than landowner and/or immediate family, will be required to have an annual launch permit.

Any watercraft found using private boat launches on Cypress or Black Bayou Reservoirs without proper Lake Permit, will be given a citation. The private boat launch owner allowing such, will be given a citation; VIOLATION CAN RESULT IN REVOCATION OF LAKE PERMIT.

LAUNCH AND/OR PARKING FEES:

Recreation Area:

Entrance fee	\$4.00
(maximum of 3 people)	
Each additional person	1.00
Launch fee	1.50
Walk-in	1.00

District Ramps on parks Road, Old Palmetto Road and Highway 162:

Launch fee (includes parking)	2.00 weekdays
	2.50 weekends & holidays

**** A second (2nd) family member vehicle sticker may be purchased for \$10.00.**

PERMIT TO PLACE MOORED PIERS AND SIMILAR FACILITIES ON DISTRICT PROPERTY BELOW "IN FEE" LINE ELEVATION

Private Use:

Piers, wharves and docks for 200 square feet or smaller (an additional charge of 7 1/2 cents per square foot for those larger than 200 square feet)	\$ 5.00 per year
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**Boat Houses for 200 square fee or smaller
(an additional charge of 7 1/2 cents per square foot for
those larger than 200 square feet) 5.00 per year**

Fences may be permitted but there is no charge.

Others....Fee to be determined on receipt of application.

WE NOW ACCEPT MAJOR CREDIT CARDS.

FEES, CHARGES AND/OR ANNUAL RENTALS FOR ANY OTHER USES AND/OR FACILITIES NOT LISTED HEREIN WILL BE ESTABLISHED BY THE BOARD OF COMMISSIONERS ON RECEIPT OF APPLICATION THEREFOR.

THE FEES, CHARGES AND RENTALS SET FORTH HEREIN ARE SUBJECT TO CHANGE AND WILL BE SUBJECT TO ANNUAL REVIEW BY THE BOARD OF COMMISSIONERS.

BOARD OF COMMISSIONER'S MEETING

THE BOARD OF COMMISSIONERS OF CYPRESS BLACK BAYOU RECREATION AND WATER CONSERVATION DISTRICT MEET ON THE SECOND TUESDAY OF EACH MONTH AT 4:00 P.M. AT THE NATURE STUDY CENTER AT CYPRESS PARK.

OFFICIAL POLICY AND REGULATIONS

adopted by the

CYPRESS BLACK BAYOU RECREATION

AND WATER CONSERVATION DISTRICT, BOSSIER PARISH,

STATE OF LOUISIANA

REVISED/UPDATED: FEBRUARY 10, 2009