Common Area Rules and Regulations

Long Branch Lakes is a private community, governed by the Long Branch Lakes at Fall Creek Falls Property Owners Association, Inc. Use of the Common Areas (Lakes, Pavilions, Recreation Facilities) is limited to property owners and invited guests.

Lake Regulations

Tennessee Wildlife Resource Agency (TWRA) Rules and Regulations apply in all circumstances.
You must have a VALID TWRA fishing license to fish at LBL.

Fishing

- In Addition to TWRA Rules and Regulations:
    - No FISH (live or frozen) may be used as bait.
    - CATCH AND RELEASE ONLY. (Temporary moratorium through January 2027)
        - Long Lake – remove all bass under 14", release all bass over 14", release all bluegill
        - Camp Lake – remove all bass under 14", release all bass over 14", keep up to 6 bluegill
    - Removal of large trophy (over 18") bass, can revoke your fishing privileges.
    - NO CARP are to be removed.
    - NO bow fishing is allowed.
    - NO netting of fish is allowed.
    - All nonresident/nonproperty owners must either be accompanied by a resident/property owner. Unauthorized fishing can result in the loss of the fish and criminal action against the party(ies) for trespassing.

Watercraft

- Only small fishing boats, canoes and kayaks are allowed. No boat over 16' is allowed.
- NO GASOLINE ENGINES ARE ALLOWED ON LAKES (exception LBL maintenance team). Electric motors only. All gasoline engines, gas containers and gas MUST be removed from a boat before launch.
- Personal Flotation Devices (PFDs, Coastguard approved) MUST be worn in any kayak or canoe.
- PFDs MUST be worn by all children 12 years of age and under in any boat.
- PFDs must be available in any open boat for all passengers.
- Guests/nonlake property owners - DO NOT exit any boat onto a private dock/lot. Exit only onto common areas.
- No boats, canoes or kayaks are to be left overnight on the water, moored to a common area dock or in the common areas without consent of the POA.

Swimming

- Swim at your own risk.
- NO jumping from dock.
- Guest swimming areas are at Common Area docks only.
- Children under the age of 12 must be accompanied by an adult.
- Specific rules and regulations for the pool area are posted in the pool area.

Common Area Rules and Regulations July 14, 2019, Rev. 1
Common Area Rules and Regulations November 9, 2022, Rev. 2
Common Area Rules and Regulations March 29, 2025, Rev. 1
Common Area Rules and Regulations. August 21, 2025, Rev. 1

Equestrian/Hiking Trails
Common area marked and unmarked trails are specifically for horse trail riding and hiking only.
No motorized or unmotorized vehicles are permitted on marked riding/hiking trails (excepting agricultural vehicles), including but not limited to cars, trucks, UTVs, minibikes, bicycles, scooters, and skateboards.

Hours of Use

- 30 Minutes before sunrise to 30 minutes after sunset ONLY.
    - Use of the Common Area lakes outside of these hours is by permit only. Permits are available through the POA and must be obtained 48 hours in advance.

General

- Pavilion use for a private party event by LBL property owner(s) shall be by reservation only.
    - Reservations are made through the POA and must be made 48 hours in advance.
- During pool season, Camp Lake Pavilion cannot be reserved.
- Invited Guests may use common areas as long as their hosts (Property Owner) are present on LBL property.
- Parking is allowed only on gravel surfaces. Do not park on any grass areas.
- All trash must be removed.

These rules and regulations are for the safety and protection of all and to protect the Common property of the LBL POA.

ANY VIOLATIONS OF THESE RULES MAY RESULT IN SUSPENSION OF MEMBERSHIP RIGHTS OR REMOVAL OF GUESTS FROM COMMON PROPERTY.

UNAUTHORIZED PERSONS WILL BE SUBJECT TO BEING CHARGED WITH CIVIL AND/OR CRIMINAL TRESPASS.

This Rules and Regulations approved and edited July 2019 to specify catch and release.
This Rules and Regulations approved and edited November 2022 to specify limited use of off road marked and unmarked common area trails, pavilion reservations during pool season and to correct grammar errors.

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