

LAKE RULES

The following are rules adopted by the
LEOA Board of Directors March 5, 2007
(Amended October 05, 2010)

BOARD OF DIRECTORS

The Board of Directors will meet the first Monday of each month (unless rescheduled by the Board President) at the LEVFD fitness room. The meetings will begin at 6:30 p.m. A quorum of 4 board members must be present to conduct business.

Participation by any Member of the Association or the public in a meeting held by the LEOA Board of Directors shall be permitted only as follows:

- At least three (3) days prior to any meeting, any person desiring or requesting to provide comment or participate in the meeting shall provide a written request (telephone requests will be considered in some circumstances), and said request shall contain (1) the name and address of the requestor; (2) the topic to be addressed by the requestor; (3) any documents or exhibits to be presented by the requestor at the meeting.
- The public comment portion of the meeting shall be held at the beginning of the meeting.
- Comments from all persons who have previously notified the Board of their intent to provide comments shall be limited to five (5) minutes. If any requestor/commentator desires to provide or submit comments of more than five (5) minutes at any meeting, said requestor must request additional time in advance and the Board has full discretion to deny or grant additional time.
- All comments shall be addressed solely to the Board and to no other individual.
- The President of the Board has full discretion in limiting a commentator's time and/or to stop the public comment portion of any meeting based on discretion.
- All participants/commentators at any Board meeting are prohibited from the use of any abusive, combative or offensive language. In the event any participant/commentator engages in such conduct, the Board has full discretion in barring said participant/commentator from all future Board meetings.
- At the conclusion of the public comment section of the meeting, all non-Board members with the exception of invited persons who perform

services for the LEOA (i.e. Lake Manager, fire department, security) shall be excused from the meeting and the Board will proceed onto the business of the Board in Executive Session in private.

BOATING AND FISHING

SPEED LIMIT FOR BOATS

30 mph when over 300 ft from shore

Idle speed when closer than 300 ft to shore

Idle speed when near a non-moving boat

Each boat is responsible for its own wake - boats must be operated in a safe and courteous manner at all times.

PROHIBITED ACTIVITIES

Personal watercraft are prohibited. These are generally recognized as a vessel which uses an inboard motor powering a water jet pump as its primary source of motive power, and which is designed to be operated by a person sitting, standing, or kneeling on the vessel, rather than the conventional manner of sitting or standing in the vessel.

Water-skiing, boarding, tubing, windsurfing, or any like activities are prohibited.

REQUIRED

A card holder authorized to use common areas must accompany guests while fishing/boating on the lake and on all other common areas at all times. Guests using their own boats are required to maintain a maximum distance from the Member's boat that would allow a normal conversational voice to be heard.

All boats must meet state requirements for personal floatation devices and lighting.

All boats on the lake after sunset must have their side lights and the all-round white light on at all times.

FISH LIMITS (Effective March 01, 2010 - April 01, 2011)

Bass - No limit on 15" in length and less

All bass 16" to 23" in length must be released immediately.

One bass per person over 23" in length may be kept.

Crappie(White Perch) - No limit and no slot

Bream - Only keep what you can eat

Catfish - No limit - Keep all caught

PROHIBITED MEANS OF TAKING FISH

Seines, jug fishing, trotlines, yo-yos, electric shock, or fish traps are prohibited.

As a courtesy, fishermen should not anchor and fish within 50 feet of someone's dock (without express permission of the dock owner).

STREETS AND ROADS

DAM

No trucks or trailers over 12,000 lbs allowed on dam. Fine to the property owner is \$1000.00. (Minutes 05/03/10 and 06/01/10)

SPEED LIMITS

30 mph on road LE1638

20 mph on all other roads

20 mph for vehicles larger than what is commonly called a “1-ton”.

20 mph for all off road vehicles, i.e.: golf carts, ATV’s.

Vehicles must be operated in a safe, courteous and prudent manner.

OFF- ROAD VEHICLES

An off-road vehicle is any vehicle manufactured for off road use but cannot be operated on the public roads because the vehicle does not meet the safety requirements prescribed by law at the time of manufacture. This includes but is not limited to: ATV’s (3-wheelers, 4-wheelers, etc.), UTV’s (Mule, Ranger, Rhino, etc), dirt bikes, and golf cart type vehicles.

Minimum age to operate off-road vehicles is 12 years old unless accompanied by an adult on or in the same vehicle.

Off-road vehicles are to be operated according to the manufacturer’s recommendations.

All off-road vehicles must remain on the streets and roads while they are within the boundaries of Lake Eddins. All lots and surrounding areas are private property and entering without permission could result in trespassing charges being filed. There is a map of Lake Eddins in the Fire Station.

All vehicles must have functional front and rear lights and have them turned on during operation on streets and roadways from sunset to sunrise.

PENALTY ASSESSMENTS FOR VIOLATIONS OF OFF-ROAD VEHICLE RULES:

1st Offense: Possible 180-day suspension of right to use streets and roads for off-road vehicles and/or \$50.00 fine.

2nd Offense (within 1 year period or violation of a previous suspension):
\$200.00 fine and/or additional suspension of up to 1 year.

3rd Offense (within 1 year period or violation of a previous
suspension):\$500.00 fine and/or additional suspension of up to 1 year.

TRASH AND LITTERING

Trash dumpsters are provided for bagged household trash only. No loose garbage, limbs, construction materials or fish remnants are allowed in the dumpsters.

Trash or debris left on property, to include littering along the roadways by property owners or their guests, is subject to a \$150 fine or cost of removal, whichever is greater.

Anyone caught dumping deer carcasses/fish remnants in household dumpsters or on Lake Eddins property will be assessed a fine of \$500.00. (No Exceptions)
(Minutes 10/05/10)

WATER AND SEWAGE

The Board of Directors will set water and sewage hook-up fees and usage fees annually.

Any Lot Owner that is 3 months in arrears on their W/S account will be notified by first class mail sent to their address on file, that they have 30 days to pay account in full or water will be locked out until the account is settled plus there will be a \$100.00 reconnect fee.

PHASE II & III:

All grinder pump stations, pipe and fittings will be purchased from and installed by LEOA.

There will be a one-year limited warranty on parts and labor of LEOA installed grinder pump stations.

After the one-year warranty period it will be the responsibility of the homeowner to maintain the grinder station and the forcemain on their property.

PETS

All pets are to be kept on the owner's property or under the control of the owner at all times.

Barking or loose dogs will be considered a nuisance and can result in penalties for the LEOA Member.

Horses or other livestock may be brought onto Lake Eddins property but may not be pastured or housed here.

WILDLIFE REFUGE

Lake Eddins is a Wildlife Refuge. No hunting or trapping is allowed (Exception is made for snakes, beaver, or other predators that are directly threatening the well-being of residents or their property.)

Discharge of firearms within LEOA boundaries is prohibited. Under no circumstances should a rifle or pistol be fired at the water because of possible ricocheting.

Harassment of wildlife is prohibited.

Spotlighting of deer is prohibited

LAKE EDDINS ACCESS

LEOA Members are responsible for all gate access cards and remotes issued to them. Members are responsible for the actions and conduct of family members, guests and workers that they allow to have access cards.

The loaning of Lake Eddins access cards is a violation of Lake Rules and can result in stiff penalties.

Each Member can be issued 6 “family cards”; additional cards can be requested in writing to the Board of Directors. The first 2 cards are issued without charge and all additional cards are \$5.00 each.

Members can request up to 5 guest cards for a non-refundable fee of \$20.00 each, more cards can be issued if requested and then approved by the Board of Directors.

Worker access cards can be requested for a refundable fee of \$20.00. Worker access cards are coded for a restricted access of Monday through Saturday, 6 a.m. to 6 p.m. The Lake Manager can approve exceptions to these days and times.

Remote controls for the Heavy vehicle gate can be issued for a refundable fee of \$35.00. The heavy vehicle gate is not to be used for regular vehicular traffic.

SECURITY AND ENFORCEMENT

LEOA members have a responsibility to report violations of Lake Rules, Covenants and By-Laws. Affidavit forms are available at the office. Any property owner may use this form to report violations. The Board of Directors will take appropriate action on all affidavits received. The Board of Directors has the authority to correct violations and/or levy fines for violations, which if not paid, can lead to a lien being placed against the property and/or suspension of use of the Common Areas except streets, roads and parking areas.

The Lake Eddins Security Staff will make periodic checks for violations of boating, fishing and traffic rules. The Security Staff will patrol Lake Eddins as deemed necessary by the Security Chief or requested by the Board of Directors.

All members of LEOA, their guests and any other person that has been authorized to have a gate access card are required to show it along with a driver’s license or other I.D. upon request by a member of the Board of Directors, the Lake Manager or a member of the LEOA security staff who identifies themselves as such.

No LEOA Member or guest may unreasonably interfere with the use of the Common Areas or community facilities by another LEOA Member or guest by means of but not limited to, barriers; unapproved docks or piers; harassing language, actions or devices.

Security recordings review procedures:

1. A request by law enforcement officer(s) may be granted by the LEOA Security Chief or by a member of the Board of Directors.
2. An individual may request security recordings information by making a written request to the Board of Directors stating the date and time in question and what they are specifically looking for. If the request is approved, a member of the Board of Directors will review the recordings for the information.
3. Under no circumstances shall any unauthorized individual(s) be allowed to review the security recording.

ASSESSMENTS

Assessments are due on June 1st of each calendar year.

Assessments are considered delinquent September 1st.

A letter will be sent to the address on file at the Lake Office during the first week of September stating that the Member has 40 days from the delinquent date to pay in full or part of the delinquent assessment. Partial payment will only be accepted if approved arrangements are made to pay account in full within 90 days.

After 40 days if the delinquent assessment has not been paid in full or part then a continuing lien will be placed on the lot of the non-paying owner for the amount of the assessment, all costs of collection and with maximum per annum interest allowed.

All assessments due are the responsibility of the lot owner on the due date of the current assessment year.

CONTRACTS

All companies doing business with LEOA must have a Liability Insurance Certificate on file at the Association Office. The Board of Directors may waive this requirement on an individual basis.

CAMPERS, MOTOR HOMES AND CARGO/UTILITY TRAILERS

Campers and motor homes are permitted on individual lots only under the following conditions:

Campers and Motor Homes are allowed on lots for three days prior to and three days following a trip.

Campers or Motor Homes may not be set-up and used as a temporary residence by lot owners or guests.

The Lake Manager has the authority to give permission for a Camper or Motor Home be used for up to 5 days in emergency situations. The Board of Directors have to approve any extension.

Permanent storage of Campers or Motor Homes will be permitted in an approved location on the lot. This space should conceal the Camper or Motor Home from the lake and roadways as much as possible. This could be an enclosed garage attached to the main house or an area concealed by trees or shrubbery on an off water lot. Location of storage area has to be approved by the ARC.

Campers and Motor Homes can be stored at locations on the common area that have been designated for this purpose by the Board of Directors.

No Tents allowed at any time.

Cargo/utility trailers that are enclosed or that have sides that are 24 inches in height or more are not allowed on Lots at Lake Eddins except as follows:(effective September 1, 2008)

1. For short periods of time to load and/or unload, not to exceed 24 hours in a one week period.
2. On active construction sites, as determined by the Lake Manager.
3. For unusual circumstances with permission from the Board of Directors.

NOISE RESTRICTIONS

These restrictions govern noise generation at Lake Eddins.

Basic Premise. Any LEOA Member or guest has the right to own and/or operate possessions that may generate noise and has the responsibility to assure such possessions or operations do not abridge the right of other residents or guests to a quiet environment. The time from 10 P.M. to 6 A.M. is recognized as "Quiet Time" at Lake Eddins.

Specific Noises in violation at any time, 24/7, include but are not limited to:

1. Loud exhaust noise or other noise from any engine, tires or equipment due to modification, needed repairs or non-normal operation. Such noise is in violation if heard from a distance of 250 feet or more from the source of such noise.
2. Continuous loud dog barking and other loud animal noises.

3. Loud noise emitted from radios, tape/CD players, “boom boxes”, televisions, musical instruments or any amplified equipment. Such noise is in violation if heard from a distance of 100 feet or more from the source of such noise.
4. Horns or signaling devices except when used for warning.
5. Loud yelling, shouting, singing, or other human noises except when used for danger warning or safety precaution.

Noises Subject to Time Restrictions – In violation from 10 P.M. to 6 A.M.

1. Loud construction equipment and operations
2. Loud power tools and lawn equipment.
3. Loud delivery trucks and loading operation.
4. All fireworks and firearm discharge noise (12 a.m.[midnight] to 6 a.m. on holidays)
5. Off-road vehicles that are operated in such a manner as to create loud engine and/or tire noise.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee shall consist of 4 members. The Lake Manager will be the Chairman of the Architectural Review Committee. One member of the Architectural Review Committee shall be a member of the Board of Directors. The Architectural Review Committee shall adopt and promulgate a set of rules to be files at the LEOA office.

It is the responsibility of each Member to know and follow the Rules of the Lake. These rules will change from time to time and all changes will be posted in the appropriate places.

These rules and regulations are not meant to be a substitute for the Covenants or By-Laws. They are meant to be a clarification of Covenants and By-Laws and Additional Rules where allowed by the Covenants and By-Laws. Any conflicts should be brought to the attention of the Board of Directors. Any conflicts between these clarifications and rules with the By-Laws or Covenants, the provisions of the By-Laws and Covenants control.