

**LEISURE LAKE
PROPERTY OWNERS'
ASSOCIATION

RULES & REGULATIONS**

As of: 5-23-2010, 7-31-2010, 9-12-2010, 9-13-2015, 05-21-17, 05-20-18, 07-15-18

LEISURE LAKE PROPERTY OWNERS' ASSOCIATION RULES AND REGULATIONS

These Rules and Regulations (hereinafter "R&R") are enforced by Leisure Lake Property Owners' Association (hereinafter "LLPOA") Board Members, LLPOA Security, and the Jackson County Sheriff. A violation of LLPOA R&R may cause suspension of membership privileges, a \$50.00 assessment, and/or possible prosecution, unless otherwise noted.

Members must provide their guest with a Guest Pass. Any member who has had their privileges revoked by the LLPOA Board may not have a Guest Pass issued to them by any other member. Any guest who violates any R&R and is not accompanied by a member, or does not have a written Guest Pass in his/her possession at the time, may be asked to leave LLPOA grounds immediately or be prosecuted for trespassing. No Guest Pass may be issued to a guest after the fact.

Any guest who commits a crime against a LLPOA member and is found guilty in a court of law, may not be given a guest pass by a member. If the person who committed the crime is a relative of a member, that person would only be permitted to go to the member's property by the most direct route. Any violators may be prosecuted.

GENERAL INFORMATION

LLPOA is not responsible for bodily injuries resulting from swimming, misuse of equipment, auto accidents, etc.

YOU are responsible for any guest you bring into the Leisure Lake area. Any guest not accompanied by you, the member/property owner, must have a written and dated guest pass to be in the Leisure Lake area. Minor children must be accompanied by an adult MEMBER IN GOOD STANDING.

GENERAL RULES

- **NO** hunting.
- **NO** horses.
- **NO** gunning of any kind.
- **NO** trapping without the permission of the Executive Board.
- Fireworks are permitted within the scope of Iowa Code §727.2. Any fireworks illegal under Iowa law are not permitted in Leisure Lake. No member and/or guests allowed to shoot fireworks off on LLPOA property.

BOATS AND WATERCRAFT RULES

- Boats and watercraft **MUST** be owned by a member and registered with the LLPOA Treasurer. The initial cost for registration is \$10 and a \$5 renewal fee for each following year. The boats and watercrafts are to display LLPOA decals on the exterior middle of the boat/watercraft on both sides and be visible from shore. No guest may bring in a boat/watercraft.
- **NO** boating or water crafting in the swimming area, including kayaks, paddle boards, paddle boats, and large flotation devices.
- **NO** internal combustion engines are allowed on the lake.
- **NO** boat or watercraft parking except in designated areas. The boat/watercraft owner must maintain the area around their boat/watercraft.

- All boats or watercrafts must be removed from LLPOA designated parking areas by November 15th. A member's boat/watercraft found on LLPOA's property designated for parking after November 15th may be towed at the owner's expense. A member's boat/watercraft found on LLPOA's property not designated for parking may be towed at the owner's expense.
- Any member bringing a boat from other bodies of water must take appropriate steps to prevent the spread of invasive species.

THE LAKE

- **NO** chemicals of any kind shall be used in the lake except by a licensed individual with LLPOA Board approval.
- **NO** garbage shall be put into the lake for any reason, including cans, bottles, wrappers, etc.

FISHING RULES

ONLY MEMBERS OR THEIR GUESTS ARE ALLOWED TO FISH ON LEISURE LAKE.

- **NO** fishing with minnows.
- **NO** fish trapping or netting.
- Electric motors **ONLY** allowed on the lake, **NO** gas or propane ice augers.
- **NO** vehicles of any kind on the lake.
- **NO** fish cleaning on any LLPOA property. Fish shall be cleaned and the refuse buried on your own property. **DO NOT** put fish cleanings in the LLPOA garbage containers/dumpsters.
- Quantity and size of fish caught is subject to Iowa DNR Fishing rules, *see* <http://www.iowadnr.gov/Fishing/Fishing-Licenses-Laws>.
- **DO NOT** throw Green Sunfish back into the lake.
- If you catch White Amurs (grass carp), please throw them back.

BEACH AND SWIMMING RULES

- Children **MUST** be supervised by an adult on the beach and in the water.
 - **Swim at your own risk.**
 - **NO** swimming alone.
 - **NO** swimming after dark.
 - **NO** nude swimming.
 - **NO** fires on the beach.
 - **NO** swimming in emergency lane or in the middle of the lake.
 - Swimming is confined to the roped off swimming areas.
 - All trash, wrappers, cans, bottles, etc. brought into the beach picnic area **MUST** be taken with the member or guest when they leave.
- **NO** pets on beach or swimming area.
 - **NO** food or drink on beach or in water.
 - **NO** offensive language.
 - **NO** fishing in beach and/or swimming area.

PICNIC AND COMPLEX RULES

- Children **MUST** be supervised by an adult at all times.
- **NO** open fires—portable charcoal, barbecue grills, or camp stoves may be used on picnic areas, **NOT ON THE BEACH.**
- Abuse of the picnic tables or other public equipment will **NOT** be tolerated.
- All trash, wrappers, cans, bottles, etc. brought into the picnic area **MUST** be taken with the member or guest when they leave.
- Trees and shrubs on public grounds are not to be destroyed.
- Pavilion activities shall cease at midnight, (unless approved by the Board).
- Complex facilities may be reserved by members in good standing with the LLPOA Treasurer.

ROADS

- Speed limit is **15 mph**.
- No parking along the roads—you must be 100% off the road.
- Any tree limbs hanging over roads must be trimmed.
- Abuse of the roads will NOT be tolerated.

VEHICLE RULES

- **15 MPH SPEED LIMIT ON ALL LLPOA ROADS.**
- Autos must be driven by a valid licensed driver.
- ALL vehicles must be muffled.
- Property Owner decal shall be displayed on ALL MOTOR VEHICLES.
- No vehicle is to be driven on the beach, picnic area, private property, in the lake, or on the ice.
- ALL vehicles must use the right side of the road.

NLV-NON-LICENSED VEHICLES

- ATV's, golf carts, snowmobiles, ATC's, and any non-licensed power transportation are referred to as NLV's.
- NLV's must be operated by a valid licensed driver.
- ALL motorized NLV's must be registered by members/property owners with the Treasurer of LLPOA. LLPOA takes no responsibility for determining the condition, road worthiness, or safety responsibility of the registered NLV. The initial cost of the registration is \$10.00 per unit and \$5.00 per unit annual renewal.
- Any NLV which is not owned by a LLPOA member may be stopped, identified, and charged with trespassing through the Jackson County Sheriff's Department.
- All NLV's must have a 5-foot high day glow flag mounted and firmly attached.
- No riding before 8:00 AM or after 10:00 PM. If an NLV is not equipped with lights, it must be off the road by dark.
- NLV's must abide by all road signs and a maximum **15 MPH** speed limit.
- NO riding two abreast. No one to ride in front of the driver and any passenger riding on the back must be able to reach the foot rests.
- Any NLV which has been determined by LLPOA Security to have been operating in a careless or reckless fashion may be reported to the Jackson County Sheriff's Department for prosecution. Any member or guest(s) violating LLPOA's NLV R&R may receive an assessment against the responsible LLPOA member not to exceed \$50.00 for each violation reported and documented by Security and/or possible prosecution. It is understood by the LLPOA member that they are personally accountable for the conduct of themselves, their family members, and their guests in regard to all LLPOA NLV R&R and all NLV's used within the Leisure Lake area.

GARBAGE AND REFUSE

- All refuse and garbage disposal is the responsibility of the individual LLPOA member and must be disposed of in a trash can, dumpster, or other trash receptacle by all members.
- Any member found to have willingly disposed of refuse or garbage in an illegal manner may be subject to an assessment not to exceed \$250.00 per incident by LLPOA and/or possible prosecution.
- All appliances, furniture, construction material, etc., **MUST** be disposed of by the member(s) at their own cost.

DUES, SPECIAL ASSESSEMENTS, ASSESSMENTS & PENALTIES

- Dues, special assessments, assessments, and penalties will be deemed paid on the day which they are personally received by the Treasurer, or in the event payment is mailed, on the postmark date.
- A member may enter into a payment plan. In order to be valid, such payment plan must be in writing, signed by the member and the Treasurer, contain the specific dates upon which payments are due and the precise dollar amount due on each date. If a member defaults on such a payment plan, LLPOA may move forward with a collection action or resume charging the \$10.00 per month penalty. Failure to pay a scheduled installment as specified within 5 days of its due date, shall constitute default.
- Dues, special assessments, assessments, and penalties shall be paid by mailing to LLPOA, P.O. Box 8, Bernard, IA 52032. As an alternative, dues may be paid in person from 12:00 Noon to 1:00 P.M. at the Fall General Membership Meeting. (Revised 05-21-17 per General Membership Meeting). In order to reinstate voting privileges at the Fall General Membership Meeting, arrearages must be paid in cash.

CHANGES IN DUES STRUCTURE

- The amount and /or structure of the annual dues and/or special assessments may be changed utilizing the following procedure: (a) a proposal shall be submitted to the Board in writing.; (b) if the proposal is accepted by the Board, the Board may call a referendum; (c) a notice of the proposed change shall be provided to each member in good standing by regular mail at least thirty (30) days prior to the date that the referendum shall be held.; (d) on the date of the referendum for the proposed change, votes shall be cast by each eligible member by personally placing said vote in a ballot box; (e) all such referendums are to be held on a Saturday or Sunday between the hours of 10:00 a.m. and 3:00 p.m.; a simple majority of the votes so cast shall decide the issue.; (f) all eligible members may request an absentee ballot, to be requested in writing to LLPOA, PO Box 8, Bernard, IA 52032, and returned by certified mail, and post marked seven (7) days prior to said voting date. (Revised 05-21-17 per General Membership Meeting)

LLPOA PROPERTIES

- No signs allowed on LLPOA property without the permission of the Board.
- Public buildings are to be kept clean. Vandalism of any LLPOA property shall be subject to an assessment and/or possible prosecution.
- REWARDS for information on burglary, theft, or vandalism, to public or private property, may be established by the Board. Rewards shall meet the guidelines set by the Board. Any information leading to the arrest and/or conviction of such person(s) shall be kept confidential and may receive a reward.
- No NLV off-road riding on dam, Blue Heron, or any LLPOA property.

MEMBERS' BUILDINGS AND GROUNDS

- NO signs allowed on private property without the permission of the property owner.
- All LLPOA property owners/members shall be required to maintain their property and building structures in a serviceable manner which does not constitute a nuisance to their neighbors and the LLPOA community in general. Non-compliance to this rule may result in a \$10.00 daily assessment for each infraction by LLPOA and/or possible prosecution by Jackson County. If

compliance is not met by the specified date, a nuisance complaint may be filed with the appropriate authorities for prosecution.

- A serviceable structure is defined as a building and/or structure which does not have one or more of the following deficiencies: broken windows, unsafe construction, deteriorating roof and/or siding, faulty electrical service, non-functioning septic systems and drainage fields, uncapped or abandoned wells, and/or buildings which may be in a state of non-repair.
- Any structure, mobile home, or camper determined by the LLPOA Board to serve as an individual's or groups' primary or extended residence must be connected to a county or Iowa Department of Natural Resources (DNR) approved sanitary waste disposal system. Any individuals or groups found to be in violation of these standards may be reported to the County Health Department and/or DNR and may have fines and/or assessments filed against them.
- A nuisance is defined as any property, which contributes to the monetary devaluation of the adjacent property, or contributes to the detrimental health and safety of adjacent property owners or the LLPOA community in general.
- You must consult with Jackson County Zoning before you build or install anything on your property or drill a well.

NON-MEMBER RESIDENTS/GUESTS

Family and friends of members are welcome to bring in a camper/motorhome to spend a weekend or a vacation period pursuant to Jackson County Rules & Regulations for the Administration of the Leisure Lake Sewer System. *See* LLPOA Bylaws, LLPOA S.O.P., and http://co.jackson.ia.us/offices/health_department/index.htm or visit llpoa-ia.com.

- Storage of any recreational vehicle not belonging to a member is prohibited and may be subject to an assessment.
- Non-payment of this assessment may void all privileges with the exception of road use only for access to and from owner's property.

ABANDONED AND STORED VEHICLES

- A motorized vehicle shall be defined as any vehicle that would normally require a state license to operate on a local, city, or state road or highway.
- No motorized vehicles may be stored or abandoned on property owned by any LLPOA member.
- A stored vehicle is defined as a vehicle that does not possess the current year's licensed tag issued by the state of title.
- An abandoned vehicle is defined as lacking a current registration or lacking component parts so they are unfit or illegal for use on public roads.
- No LLPOA member may authorize a non-member to store or abandon a vehicle on property within the boundaries of the LLPOA area.
- Noncompliance to this rule may result in a \$10.00 daily assessment for each infraction by LLPOA and/or possible prosecution by Jackson County.

NOISE ORDINANCE

- Noise restrictions from 10:00 PM to 7:00 AM, no chainsaws, mowers, cycles, etc.
- NO loud parties after midnight.
- It is the purpose of this ordinance to prevent excessive sound which may jeopardize the health, welfare, or safety of its residents, or to degrade the quality of life at Leisure Lake, and it shall apply to the control of all sound and vibration originating within the boundaries of the LLPOA area.
- Noise disturbance (definition): Any sound, which endangers or injures the safety or health of humans and animals, annoys or disturbs a reasonable person of normal sensitivities, or endangers or injures personal or real property.
- Real Property Boundary (definition): An imaginary line along the ground surface and its vertical extension, which separates the real property owned by one person, from that owned by another person.
- Construction operation, operating or permitting the operation of any tools or equipment used in construction, drilling, or demolition work during nighttime hours (10:00 p.m. to 7:00 a.m.).

Exemptions:

- Non-commercial public speaking at public assembly (including LLPOA sponsored dances and fireworks displays).
- Emission of sound in the operation of snow removal equipment.
- Emergency vehicles.
- Refuse collection vehicles.

Specific Prohibitions:

- Animals and birds: Owning or possessing or harboring any animal or bird, which frequently or for a continued duration, howls, barks, meows, squawks, or makes other sounds, which create a noise disturbance across a real property boundary.

Special Variances:

- Any person seeking a special variance shall bring their request to any scheduled board meeting or general meeting. The request shall include the reason why compliance with the ordinance would constitute an unreasonable hardship and the time period which the variance is sought.
- In determining whether to grant or deny the request, the Board shall balance the hardship to the applicant and the LLPOA community.
- Special variances shall be granted by notice to the applicant containing all necessary conditions including a time limit on the permitted activity. The special variance shall become effective when the applicant agrees upon all conditions.

DOMESTIC PETS

- NO dogs, cats, or any pets allowed on beach areas.
- ALL pets must be confined to your private property by a fence or a leash.
- ALL pets must be leashed when in public areas.