

Lake Shore Resort POA, Inc.
15105 Lake Shore Blvd
Brookville, IN. 47012

Revised May 29th, 2021
Updated and Revised Condensed Rules and Regulations

In an effort to better inform the membership, the Board shall present the following general information as well as Condensed Rules and Regulations as set forth by our Covenants, By-Laws, and Property Owners Association Board of Directors. Please refer to our Covenants and By-Laws for more detailed information.

Rule 1.00 Membership

All persons purchasing or having titles to property at Lake Shore Resort shall be a member of the Property Owners Association. (i.e. P.O.A.) If a change of ownership takes place it shall be the seller's responsibility to notify the new owner of the Covenants and By-Laws of the Association. The seller shall notify the P.O.A., in writing, giving the new owner's name and address. It shall be the new owner's responsibility to provide the POA with a copy of their purchase agreement or deed(s) for the P.O.A. files.

Rule 2.00 Board of Directors

The Board of Directors consists of nine members. Three members are elected each year by a ballot mailed to each member of the association in good standing. There is no compensation for being a board member. (See rule 21)

Standing Committees

1. Executive
2. Finance
3. Rules and Regulations
4. Security
5. Membership
6. Environmental
7. Pool
8. Recreation and Entertainment

Please refer to the Covenants and By-Laws for specific elections, officers, and standing committees.

Rule 3.00 Board Meetings

Board meetings are held on the second Saturday of each month. These meetings are held at the Lake Shore shelter area or in the winter months at a pre-announced location near Brookville. Online board meetings may also be utilized when weather or other conditions prohibit in-person meetings. All meetings are open to attend by all members in good standing. All official notices are posted on the bulletin board near the POA office. If you wish to place an

item on the Board meeting agenda, a written notice is required 14 days in advance of the meeting. Please check the bulletin boards frequently for new postings.

Rule 4.00 Annual Meeting

The annual general membership meeting is held each May or September of each year. Members in good standing are notified by mailed newsletter and a notice posted on the bulletin boards of the date and time of the meeting.

Rule 5.00 Property Owners Association Dues

Annual dues statements are prepared and mailed in January of each year and are payable before April 1st. As noted on the statement, a 7% late charge is added to all late payments. On July 1, unpaid dues become delinquent and will be referred to the attorney for legal action, including a lien placed on the owners' property. Mowing fees are included in this action.

Rule 6.00 Mowing Fees

Mowing fees will be assessed and billed every 30 days. Fees will be adjusted annually to offset costs. Mowing fees are included in the above-mentioned action of RULE 5.

Rule 7.00 Property Improvements

No improvements of any type shall be started in Lake Shore Resort without the prior written approval of the Environmental Committee. Such approval shall be given only after a written application has been made by the Property Owner to the Committee for Approval. The permit application includes proper drawings, plans, and sketches. Copies of the permit application are located in the LSR office. All improvements without a permit will be fined for each improvement, modification, or construction. The Environmental Committee will make every effort to complete the permit application within 30 days from the time it is received in the Lake Shore office.

UPDATE June 2017, Metal storage/shipping containers will not be allowed to be placed on any property in Lakeshore. (Voted on by the Board on June 10, 2017)

Rule 8.00 Disputes

Complaints or disputes between property owners shall be directed in writing to the Rules and Regulations Committee. Complaints regarding any P.O.A. employees should only be directed to a P.O.A. Board Member. Please refer to the By-Laws for more details

Rule 9.00 Guests

Property owners shall be responsible for guests and their actions while at Lake Shore Resort. Property owners should make their guests aware of the rules at LSR. Only property owners in good standing are permitted the use of LSR facilities. Property owners not in good standing shall not have the use of any facilities or amenities at LSR, this includes their guests.

Rule 10.00 Roadways

In an effort to keep our roads safe and passable, you as owners can help by observing the 15 mph speed limit. Excessive speed is not only dangerous and inconsiderate, but it tends to push the gravel from the roadway. Dust caused by excessive speed is also a health hazard for some and inconsiderate to all. This speed limit applies to all vehicle movement, including golf carts, while at Lake Shore Resort. There is no parking in the easements or median strips between roads.

Rule 11.00 Utilities:

Property owners are responsible for all public utilities to their property. This also includes the removal of all waste and household trash. Listed below are the area utility companies.

1. Whitewater Valley R.E.M.C.
PO Box 349
Liberty, In. 47353
765-458-5171
800-529-5557

2. Franklin County Water Assn. Inc.
559 Main St. P.O. Box 348
Brookville, In. 47012-0348
765-647-4948 765-647-6843

Rule 12.00 Trash Disposal

Please take pride in your property and your Resort. Place all household waste in a plastic bag and discard them inside the dumpsters provided near the entrance to the Resort. Large items such as furniture, appliances, tires, or any type of yard waste, will not be picked up by the disposal company. If these items are placed inside or at the dumpsters you will be assessed a minimum of \$500.00 illegal dumping fine for the removal, transportation to landfill, and landfill cost for these items. It is your responsibility to take these items to the local landfill. Never place items on the ground around the dumpster. Please be reminded that anyone caught dumping trash illegally shall be subject to a minimum fine of \$500.00 up to a \$2500.00 fine. The Environmental Committee and/or the P.O.A. Board of Directors shall determine these fines.

Rule 13.00 Shelter and Shower House

Since maintenance, repairs, and supplies are paid for out of the dues that you pay as a member, please treat this area as if it were your own home. Please shut off any running water that you may observe. Report to security any destruction to property, or disrespectful behavior to others. The shelter house and showers are open from approximately April 15 to October 15. Hours will be posted. No alcohol is allowed in the shelter house or pool area during pool hours. Rule voted on by the membership on 05-01-2003. Owners in good standing may rent the shelter for private events. The cost is \$50.00, (\$25.00 for rental and a \$25.00 refundable deposit (if the shelter is cleaned and no damage occurred). Any damages will be billed to the owner for the cost of repairs.

Rule 14.00 Pool

The pool is normally open from Memorial Day thru Labor Day each year. Pool rules and hours of operation are posted. The pool is available to all members in good standing. NO

alcohol is allowed in the pool area. Lifeguards on duty and/or an LSR Board Member have the right to correct infractions and/or ask people to leave. The Safety and Health of all guests are of utmost importance.

Rule 15.00 Quiet Time

Quiet time refers to the nighttime hours, between 12 am. to 7.00 am. Quiet time on Holidays and other activities approved by the Board begins at 12 midnight. Activities, which disturb others during quiet time, will not be tolerated and should be reported to security. Fines will be assessed to the property owner by the P.O.A. Board for violations of the quiet time hours. Please be respectful of your neighbors. (Voted on by membership)

Rule 16.00 Security

Security is the responsibility of all P.O.A. members and their guests. Be a good neighbor; report any suspicious activity, damage, destruction to property, or safety issues immediately to Security. Roving security patrols are used year-round at Lake Shore.

Rule 17.00 Firearms

The use and discharge of firearms at Lake Shore is strictly prohibited.

Rule 18.00 Off-Road Vehicles

The use of all Off Road Vehicles is strictly prohibited at Lake Shore. This includes ATVs, 3 or 4-wheelers, motorized bikes, scooters, or any other unlicensed off-road type vehicle. Only Golf carts and Utility carts used on golf courses can be driven as pleasure vehicles in Lake Shore Resort. (See LSR rules for safe use of golf carts) See Appendix A for cart rules. The first offense will result in the cart being returned to the owner's property. A second offense will result in a fine and a third offense will result in a fine and the loss of use of the roads within LSR for the remainder of the season. (Voted on by membership May 2003).

Rule 19.00 Pets Household pets

Definition of Household pets is domestic animals, generally, dogs or cats that are kept inside the dwelling. It also includes rodents, reptiles, fish, and fowl that are generally caged inside the home. These animals are kept for pleasure and not for profit.

1. All pets shall be registered with Lake Shore Resort Subdivision. (Appendix B)
 - a. Registration will consist of a form completed by the property owner and a photo of the pet submitted to the POA office within 48 hours of the pet arriving at Lake Shore Resort Subdivision.
2. No pets shall be confined or tied up and left outside alone without supervision for more than 8 hours in a 24-hour period. All pets chained or confined will maintain a 15-foot setback from frontage property lines and a 10-foot setback from side and rear property lines, so as not to endanger or cause hardship for other owners or guests of Lakeshore.

3. All owners shall pick up after their pets and dispose of their pet's waste properly.
4. All pets must be on a leash or controlled by their owner at all times No pets shall be left unattended.
5. Pets are not permitted in the bathrooms, showers, shelter house, or pool.
6. The keeping of a pet that causes hardship or nuisance to any other person, including, but not limited to, noise, odor, property damage, intimidation, or other damage or distress, is not permitted in Lake Shore Resort and will result in a warning to the owner of the property. If the issue is not corrected, a second written warning will be issued. If the issue is still not corrected a third written warning will be issued and a fine will be assessed. All fines are to be paid within 60 days. If the fine is not paid within the allotted 60 days from the date of the third written warning a monthly charge of 10 percent will be added to the fine.

No pets are allowed in the shelter, bathhouse, pool, and playground areas. (Voted in June 2013)

Confinement of Pets outside

1. All pets shall be kept confined, or on a leash so as not to endanger other persons or property. A leash, cable, or chain is acceptable, as long as these restraints are no longer than 15 ft. in length. They are to be secured in such a manner as not to allow the pet to get loose, or be able to reach a neighbor's property.

2. A chain link type pen is also acceptable. The size shall be no larger than 8 ft. by 10 ft., and shall be tall enough or with a top on it so that pets cannot jump or climb out of it. The gate shall be lockable. All pens are subject to the setback rules of the Covenants. Pens shall be kept clean and mowed, with all waste picked up and disposed of properly. An Invisible Fence may be used, however, approval of the P.O.A. Board of Directors is required. These fences also have to meet the setback rules.

3. Temporary fencing: The fencing must be a portable, metal, free standing with self-supporting panels which are interlocked together. The fencing is permitted up to 900 square feet (30X30) on the owner's primary lot and owners with multiple lots may extend by adjoining an additional 225 (15X15) square feet to the primary lot fencing. The fencing may not exceed 4 feet in height. All fencing should be black in color for uniformity throughout the park. All fencing must abide by the 15-foot setback from frontage and 10-foot setback from side and rear of property. Owner must maintain grass height around the fence. Permits must be requested and approved prior to set-up.

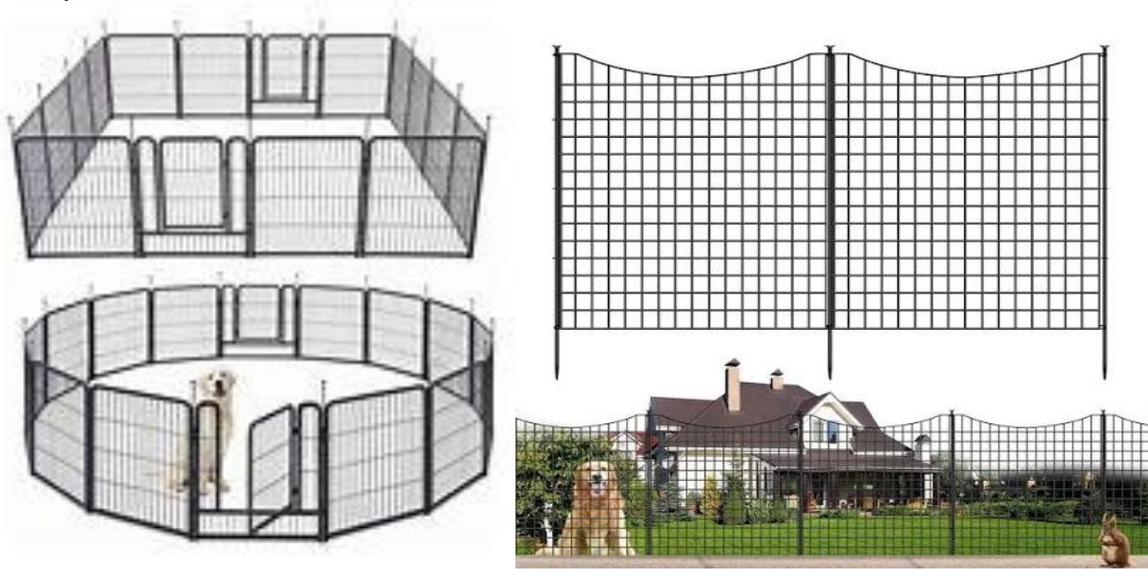
Should the POA need to remove the fencing for maintenance (including mowing) the POA will store the fencing on the owner's lot, will not reinstall the fencing and is not responsible for any damages to the owners property or fencing.

Please see Rule 19.0 for Pets Household pet and Confinement of Pets outside

Please see Rule 20.0 General Appearance of Property

Please see Rule 6.00 Mowing

Examples:



4. The keeping of a pet outside and unattended for more than 24 hours is not permitted. No pet shall be confined or tied up and left outside and alone without supervision for more than 8 hours within a 24 hour period.

5. The keeping of a pet that causes hardship or nuisance to any neighbor, including, but not limited to, noise, odor, property damage, intimidation, or other damage or distress, is not permitted in Lake Shore Resort. Violations will result in a warning and/or fine.

All violations of the above rules are subject to a fine of \$100.00 for the first violation, \$250.00 for the second, and \$500.00 for all violations thereafter. Be advised that all fines are due within 30 days of notification.

Rule 20.00 General Appearance of Property

The general appearance of your property shall be neat and clean. This would include mowing at least one-half of the easement at the back of your property and not allowing your grass to get over 8 in. tall. Remove all unused or unwanted vehicles, boats, building materials, and rubbish from your property. All driveways requiring a culvert pipe outside buildings, storage sheds, and porches shall be kept in good repair. No outside toilets, showers, fences, signs, or Advertising shall be permitted at Lake Shore. Portable port-a-pots will be allowed for holiday weekends only at your site. They must be removed at the first available date after the weekend. If not removed for more than 4 days after the weekend the owner of the property will be assessed a fine of \$10.00 per day.

Rule 21.00 Rules and Regulations

Rules and regulations are approved by the Board of Directors of Lake Shore Resorts P.O.A. and if required, by the membership. A committee composed of three directors, with the Vice President serving as chairman, shall write all the Rules and Regulations to be enforced.

Rule 22.00 Violations

Speeding, hunting, improper use of a motorized vehicle, quiet times, Vandalism LSR property damage, etc., shall be handled by security at the time of the violation, or at the time of notification of violation. Violations shall be handled in the following manner.

First Offense: the security person/or P.O.A. Board Members having knowledge of the offense shall issue a written/verbal warning. The written warning shall be signed and dated by the security person. Depending on the infraction, written documentation shall be placed in the property owner's file at the P.O.A. office.

Second Offense: the security person/P.O.A. Board Members will complete a written report outlining the offense. A letter will be mailed to the owner stating the nature of the offense and the amount of the fine. security person shall inform the property owner that the board of directors will be sending that property owner a fine (minimum \$100.00).

Additional Offenses: Any additional offenses will result in additional fines and/or legal action. The property owner shall lose all membership privileges until the fine is paid in full and the offense is corrected.

All other violations: Violations such as trash, illegal improvements to your property, abandoned boats, vehicles, etc., brought to the attention of the Board of Directors will result in further actions listed below:

1. Contact the property owner in person if possible, give the property owner written notice to correct the violation within the appropriate time frame. A copy of all violations will be placed in the property owner's file.
2. If further action is needed, a registered letter will be sent to the property owner who will be given 30 days to correct the violation. If the violation is not corrected within that time frame, fines or other charges will be imposed. These fines will be determined by the Board of Directors of the P.O.A. and the fine starts at a minimum of \$100.00. If the property owner does not correct all items cited in the violation and the P.O.A. has to complete the clean-up, there shall be an additional charge imposed by the P.O.A. Board of Directors.
3. Any cleanup or work performed by a P.O.A. committee or employee on a property will be billed by the P.O.A. treasurer at the prevailing hourly labor rate, plus any incurred expenses such as hauling, disposal, or hauling fees. If these fees are not paid within 30 days, a lien shall be placed against the owner's property.
4. Failure to keep your property mowed will result in the P.O. A. mowing your property and the only notice that you may receive is with your annual statement in January of each year. This notice informs you of the rule, the charge per lot for one-time mowing, and the yearly fee if the P.O.A. has to continue to mow your property through the entire mowing season. One-time mowing and yearly mowing fees are subject to change on a yearly basis.

Rule 23.00 Oversized Vehicles

Semi or commercial-type vehicles are prohibited in Lake Shore except for delivery or to provide services to the P.O.A. or Lake Shore members. (Voted on May 4, 1996)

No vehicle rated over 1½ ton and (or) more than 2 axles shall be parked on any street, common area, or on any premises in Lake Shore for more than four (4) hours unless loading or unloading. This size of vehicle may be parked in a fully enclosed garage or a similarly permanently enclosed structure if the P.O.A. Board of Directors has approved the structure.

Rule 24.00 Inoperable Motor Vehicles

The Board of Directors reserves the right to have a vehicle removed from Lake Shore, at the owner's expense, due to chronic disregard of the established Rules and Regulations. Chronic disregard means that two (2) or more notices have been sent to the owner and no action was taken by the property owner to dispose of the inoperable vehicle(s).

Rule 25.00 Vehicle Operations

All persons operating licensed vehicles within Lake Shore shall have a valid driver's license and abide by the laws set down by the State of Indiana. Golf carts are not included in this rule.

Rule 26.00 Non-Registered Vehicles

All non-registered vehicles fall under State, County, and Local laws and zoning ordinances. The P.O.A. Board of Directors can approve the removal of the non-registered vehicles at the owner's expense.

Rule 27.00 Fine Structures

All violations of the rules are subject to a fine. \$100.00 for the first violation, \$250.00 for the second, and \$500.00 for all violations thereafter. Be advised that all fines are due within 90 days of notification. Other fines that are listed with specific rules and fines are not included in this rule. Updated May 2018

Rule 28.00 Fireworks Effective July 2024

All fireworks are prohibited in Lake Shore Resort. No warning letters. First violation fine is 2500.00 fine and for each offense thereafter. (Voted July, 2024)

RULE 29.00 INSURANCE Effective September 2019

All purchasing or having titles to property at Lake Shore Resort shall submit a copy of the insurance on their property, vehicles, golf carts, etc. A copy will be held in the LSR office in the property owner's file.

Whenever a property owner makes any changes to their policy or a new policy is issued a copy must be brought to the LSR office to be placed in the property owner's files.

Rule 30.00 Safe Carting Rules

Golf Carts' are allowed as a means of transportation within the park. Please use caution while operating or riding on a golf cart. Golf carts can cause injury and even death, Drive Safely

- Safety First!
- Drivers must be at least 14 years old to operate a golf cart in Lakeshore Resort. Younger than 14 years old must be accompanied by an adult 18 years of age or older
- All riders MUST be seated during operation and the number of occupants must not exceed the number of seats. Occupants are not allowed to sit on each other's lap (except for small children). Standing on golf carts is not allowed.
- Golf carts are required to follow all posted speed limits and drivers are expected to drive in a responsible way.
- Golf Carts are required to drive on the roads only. Do not cut across other owners' campsites or grass areas
- Pedestrians always have the right of way.
- Golf Carts must have mounted headlights and taillights to operate after dark. Flashlights are NOT permitted to be used as headlights or taillights.
- Golf Carts are to be maintained, we reserve the right to check golf carts for safety. i.e. brakes, lights, and noise. Some carts may be placed on limited operating times.
- Please secure your golf cart when not in use. Do not allow children to play on a golf cart for their safety and that of surrounding guests and property.
- Each owner's section and lot number must be visibly displayed on the front and back or left and right sides of their golf cart, using a minimum of three 3" numbers.
- ATVs, RTVs, dirt bikes, 4-wheelers, or similar conveyances are NOT permitted to be driven on the roads in the park.

- intoxicated or impaired drivers are not allowed to operate any vehicle, including golf carts on the roads of Lake Shore Resort. .

- Property owners that have accidents resulting in bodily damage and or property damage are immediately suspended from operating any vehicle including golf carts on Lake Shore Resort roads and will be subject to a fine up to \$1500.00. They Will be held liable for damage done to property and or bodily harm. The board of directors will determine when such a person will be allowed to resume the operation of the vehicle.

Golf Cart Penalties:

Underage, reckless driving or previous verbal warning from LSR Security or the Board of Directors will result in a \$100.00 fine. This fine must be paid prior to the golf cart's continued operation in the park. .

Additional Violations

Any additional violations will result in the loss of all privileges to operate a golf cart in the park. The golf cart must immediately be placed on the owners' property. The duration of the loss of golf cart driving privileges will be a minimum of 60 days and may be extended by the LSR Board of Directors.

GOLF CART INSPECTION/IDENTIFICATION PROCESS

If you wish to operate a golf cart on the roads of Lake Shore Resort, you as the property owner must do the following:

1.) Cart must have 3-inch numbers affixed on both the front and rear or both the left and right sides of the cart with your property section and lot number. Example: SECTION 3 LOT 156 would look like this 3-156

2.) Each year all carts need to be inspected to ensure they have headlights, tail lights, functioning brakes, proper seating, etc. This inspection will be performed by the Security Committee and the yearly schedule of inspection dates will be posted at the office. It is your responsibility to get the cart inspected. No inspection....No driving the cart.

Once the cart is inspected and meets the requirements, a Lakeshore Decal will be given to you to be placed on the cart.

Appendix A

CART INSPECTION FORM

DATE: _____

OWNER: _____

LOT ADDRESS: _____

CONTACT INFORMATION: _____

TYPE OF CART: _____

	YES	NO
● Head lights	_____	_____
● Tail lights	_____	_____
● Brakes	_____	_____
● Lot #s	_____	_____

APPROVED FOR NIGHT OPERATION: _____

LSR DECAL AFFIXED: _____

REINSPECTION NEEDED: _____

OWNER SIGNATURE _____

INSPECTION COMPLETED BY: _____

Appendix B

**Lake Shore Resort POA INC.
Pet Registration**

Owners Name: _____ Date: _____ Home Phone: _____

Cell: _____ Home Address: _____

City: _____ State: _____ Zip Code: _____

Lake Shore Resort Address: _____ Lot No.: _____

Pet Type: _____ Pet Name: _____

Shots and tags up to date: _____

Picture Attached



Revised May 29th, 2021

**THE RULES ARE SUBJECT TO CHANGE WITH THE
APPROVAL OF THE BOARD OF DIRECTORS AND THE LAKE SHORE MEMBERS.**