

Lake Marie Property Owners Association Rules and Regulations

RULES and REGULATIONS

These Rule and Regulations are in addition to the Covenant and Restrictions, Bylaws and Articles of Incorporation which constitute the governing documents. Violations of these Rules are subject to enforcement regulations under the governing documents.

1. General

- 1.1. Trespassing: Lake Marie as a private organization reserves the right to ask anyone to leave that is not a member. All people can be stopped by any member and asked to see identification to verify if they belong to Lake Marie's Association.
- 1.2. Community areas and beaches close at sundown. Anyone found in these areas may be fined and charged with trespassing.
- 1.3. Littering of bottles, cans, paper, trash, garbage, rubbish, debris, tires, appliances etc...is prohibited within the subdivision including the Lake waters and drainage areas.
- 1.4. Dumpsters: Only bagged garbage is accepted in the dumpsters unless otherwise authorized by the Board of Directors during specified clean up weeks. See a Board member regarding the disposal of tires, appliances, furniture, etc....
- 1.5. Hunting: No hunting or shooting is allowed on the Lake Marie property and subdivision therein unless permission is granted by the Board of Directors.
- 1.6. Persons who have not yet reached the legal drinking age as legislated by the State of Missouri are prohibited from possessing or consuming alcoholic beverages within the Lake Marie subdivision.
- 1.7. Persons are prohibited from performing any act or encouraging or allowing any act which disturbs the peace of another. These acts include such activities as aggressive conduct which causes fear or apprehension, threat of injury or property damage, loud and abusive or vulgar language which offends another person, actions or lack of actions which interfere with normal movement, loud and offensive noise which disturbs another person, or any activity or lack of activity which causes personal injury or property damage.
- 1.8. The Board of Directors shall have the authority to implement the impoundment any motorized or non-motorized conveyance, watercraft, motor, accessories, contraband, vehicle, or weapons which are operated or used in connection therewith, which may be in violation of the statues of the State of Missouri, or any rules of the Lake Marie Property Owners' Association, and to retain such property pending disposition of the charges or infractions by hearing before the Board.
- 1.9. The Board of Directors shall have control of the use of any equipment, such as the tractor and road grader, owned by the Association and shall determine who is qualified to operate them. In general, assets of the Association are not lent to members. Members may picnic or hike on community area lots, but no permanent damage, such as cutting of trees is allowed. Permission to remove dead timber may be granted upon application to the Board of Directors.
- 1.10. Certain lot(s) owned by the Association may be available for sale. Any person wishing to purchase a lot shall submit a bid in writing to the Board of Directors for approval or disapproval.

Any informally approved sales shall be subsequently approved at a meeting of the Board of Directors and made a part of the minutes of that meeting.

- 1.11. There are several community access areas for members that are NOT on Lake front property to get to the water. Keep in mind there is only an emergency utility easement that would permit the trespassing of others on a member's property without permission, so utilize those communal areas when needing access to the water.
- 1.12. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood. (The Board of Directors shall determine what constitutes noxious or offensive activity) with said determination being complete and final.
- 1.13. Each fully paid Membership will be allowed a single vote.
- 1.14. Members who are unable to pay their Annual Membership in full by March 1st of each year may apply for a scheduled Quarterly payment plan. This payment plan may have an additional fee.
- 1.15. Lake Marie will not sell property designated as Special Use or Community Property.

2. Board of Directors

- 2.1. Following the September Annual Meeting, newly elected Board members take office at the next regularly scheduled Monthly meeting, unless other arrangements have been made.
- 2.2. There is a \$5000 spending limit for discretionary equipment. Any discretionary equipment that exceeds \$5000 will need membership approval at a regularly scheduled monthly meeting.
- 2.3. Board members may be terminated if a member misses two consecutive monthly meetings **and** has not been actively fulfilling their duties during this time period. The Board may appoint a replacement by majority Board approval.
- 2.4. In the event that a Board member does not complete their term the Board may appoint a replacement, by majority Board approval, to fill the remainder of the term.

3. Clubhouse

The Clubhouse and Kitchen may be reserved for Association activities or for private use by Members under the following conditions:

- 3.1. Events may be scheduled by a property owner by special permission at the Association Office.
- 3.2. The host of a private party must pay a deposit and sign a form assuming responsibility for the clean-up and liability.
- 3.3. All users shall leave the Clubhouse in a clean manner. Members are to bring their own dishes and utensils.
- 3.4. Smoking is not allowed in the clubhouse.
- 3.5. No firearms allowed in the clubhouse.

4. Beach

Property owners and their guest shall abide by the following rules when using the Beach areas:

- 4.1. The Lake Marie Property Owners' Association reserves the right to refuse admittance to anyone.
- 4.2. No trespassing is permitted. Only members in good standing and their guests are allowed.
- 4.3. Beaches will close at sundown. Anyone at the beaches after sundown may be fined and charged with trespassing.
- 4.4. Children under 16 must be accompanied by an Adult unless the child or children can present an Advanced Swimming Card.
- 4.5. Small children are required to wear a Coast Guard approved life jacket or vest.
- 4.6. No pets are allowed in the Beach areas.
- 4.7. No glass containers are allowed in the Beach areas.
- 4.8. Trash and Cigarettes must be put in containers provided.
- 4.9. No fires are permitted in the Beach areas.
- 4.10. No vehicles are permitted on the Beach areas.

5. Pets

It is for the safety, protection and the provision of healthful surrounding guidelines controlling pets and animals that it deems necessary to enforce within the perimeters as established by the Board of Directors the following restrictions regarding animals.

- 5.1. Only three pets are allowed in any one household of the regular membership. This count shall include animals, which may be governed by special permit from the Department of Conservation. Any member wishing to have more than three must apply for said permit.
- 5.2. All dogs are required to wear collars with a current rabies tag showing the date of last inoculation and a tag showing the name, address and phone number of the owner.
- 5.3. Dogs are NOT allowed off the member's property unless owner has the pet contained or is able to have immediate control at all times. Dogs are NOT allowed to roam free! (This includes Dogs of Guest).
- 5.4. ALL property owners shall control their pets to the extent that the welfare of other pets is not endangered, and the animal is not allowed to cause damage to the property of other members.
- 5.5. Members with Dog's who chase, ATV's, Gator's, Golf carts, Bicycle's and or People must be reported to the Board. A letter of concern will then be sent, and if the problem is not handled by the owner, the Board will seek measures to have the Animal removed, at the owner's expense.

6. Vehicles/Traffic

For the safety, protection, peace and enjoyment of all persons within the subdivision, orderly and considerate use of its roadways, streets, paths and accesses, the following rules are adopted.

- 6.1. All recreational vehicles on LMPOA roads will require an LMPOA sticker. This includes, but is not limited to: golf carts, ATVs, UTVs, dirt bikes, gators, etc.
- 6.2. LMPOA Sticker must be displayed in a clear view. It is recommended to place the sticker on the driver's side of the vehicle.

- 6.3. All conventional transportation vehicles must comply with the safety inspection standards, registration and license standards required for the operation of said vehicle upon the public highways of the State of Missouri or the owner's state of residence.
- 6.4. All persons operating an automobile/truck shall have on their person an appropriate state driver's license, as required by Missouri State highway laws.
- 6.5. All vehicles considered All-Terrain Vehicles (ATVs) and or vehicles considered Recreational Vehicles shall abide by state regulations and use safe driving sense when using roadways, streets, paths, and accesses.
- 6.6. The maximum speed limit for the operation of any vehicle or conveyance upon the roadways, streets and throughout the subdivision shall be 15 miles per hour except in those areas where additional restricted speed limits may be posted, whether temporary or permanent. Vehicle operators shall reduce speeds and take additional precautions for safety when the roadways are wet, contain mud or other slick substances, coated with loose gravel or sand, or other such conditions, such as blind corners, which may increase the hazards of driving.
- 6.7. The operations of any motorized or non-motorized conveyance or vehicle while under the influence of intoxicants or drugs which endangers property or persons is prohibited.
- 6.8. Any motorized or non-motorized conveyance or vehicle shall be operated in a careful, safe and prudent manner to prevent the risk of property damage or bodily injury.
- 6.9. All vehicles or conveyance shall be operated on the right-hand portion of the street or roadway as far as practical. However, Motor vehicles are prohibited from driving off the traveled portion of the roadway and onto other property owner's lot(s) without permission from said owners.
- 6.10. The operator of any vehicle, or other conveyance upon any roadway or path in the subdivision shall observe and abide by all regulatory signs, signals or devices, whether permanent or temporary
- 6.11. Persons shall not obstruct, impede or interfere with traffic in any manner. Placing or allowing placement of signs, plant growth, removal or alterations of control devices or any other activities interfering with movement of traffic is prohibited.
- 6.12. The parking of motor vehicles on the traveled portion of any roadway within the subdivision is prohibited except for the case of an emergency.
- 6.13. Motorized vehicles shall not be allowed on the Lake Marie Dam or Hidden Valley Dam, Spillways or the Community areas where roads are not provided and maintained for movement of regular travel.
- 6.14. All vehicles, including motorized or non-motorized conveyances shall display lights, signals or other warning devices which are approved and required by the State of Missouri. The illumination devices shall be aimed at preventing interference with other traffic. No vehicles will be permitted on the roadways from dusk till dawn without appropriate front and rear lights.

7. Property

- 7.1. It is the responsibility of every property owner to keep his/her lot(s) tidy and neat. Minimum frequency for lawn care/mowing is twice a month during the growing season. If a lot is not kept mowed, the Association has the right to mow and charge the property owner. The growing season is designated as between April 1st and October 31st.

- 7.2. No owner or occupier of any lot(s) within the Lake Marie Subdivision shall cause or permit the placement or maintenance on said lot(s) of any abandoned, discarded, unattended or “junk” autos, auto bodies, auto machinery, freezers, refrigerators, stoves, furniture or other unsightly, dangerous or offensive items of property.
- The Board of Directors may notify the owner or occupier in writing of any violation hereof and the owner or occupier shall have 30 days to remove such items constituting a violation. If the owner or occupier does not remove such items within 30 days the Board of Directors may cause the removal thereof, and levy the cost to the property owner. The Board shall then collect these charges in the same manner as a delinquent Fine or Dues and include Attorney fees if applicable.
- 7.3. On the first tier lot(s) adjoining Lake Marie and Hidden Valley Lake not separated by a road. The building standards shall be standard built homes (lumber built, post and beam, or modular) set on a permanent foundation. No Mobile homes, camping trailers, Motor homes or tents shall be allowed on these lot(s) on a permanent basis. All buildings shall comply with Covenants and Restrictions, By-Laws, Rules and Regulations and building codes of Mercer County, State and Federal regulations. All written and illustrations of structures shall be presented to the Board of Directors for their approval before construction is started.
- 7.4. Lagoons are not allowed.
- 7.5. Use of septic is required for all permanent structures with bathroom facilities. Semi-permanent structures (RVs, Campers, etc.) with bathroom facilities may use a holding tank as approved by Mercer County and/or Missouri laws and regulations, instead of a septic system, but must have one or the other. If the semi-permanent structure is routinely removed from the lake with the expressed purpose of emptying on-board holding tanks, a waiver can be requested from the Board of Directors.

8. Use of Lakes

- 8.1. All watercraft on LMPOA water will require an LMPOA sticker. This includes, but is not limited to: boats, kayaks, canoes, paddleboats, jet skis and pontoons.
- 8.2. All lakes/ponds within LMPOA, except for Lake Marie lake, are No Wake.
- 8.3. LMPOA will allow Wake Hours for Lake Marie lake from 10am to 8pm. Hours outside of this are considered No Wake.
- 8.4. Watercraft habitually creating wake in designated No Wake zones will result in action taken in accordance to our governing documents.

9. LMPOA Vehicle/Watercraft Sticker Fine

Non-Compliance with our LMPOA Sticker regulation will result in the following:

9.1. Fine Structure:

- 1st Offense – Verbal Warning (in order to document this verbal warning, it must come from the Lake Marie Office)
- 2nd Offense - \$100 fine

10. Livable (Habitable) Dwelling Requirements

Livable (habitable) Dwellings must meet certain requirements to be suitable for year-round living:

- 10.1. Livable dwelling includes any permanent structure designed for living.
- 10.2. Structure must be capable of supporting loads (walls, ceilings, floors)
- 10.3. Must have capability of functioning electrical, plumbing and water systems.
- 10.4. Doors and Windows that can be reasonably secured
- 10.5. Functional waste management system.
- 10.6. LMPOA members with more than one “livable dwelling” will be charged the full assessment of \$420.00
- 10.7. Members may request an exception to the extra assessment on a case-by-case basis. All exceptions must be in writing and have an expiration date.

11. Minimum Structure Requirements

- 11.1. Foundation shall adequately support the building at all points.
- 11.2. Exterior Walls shall be kept in good repair. All major cracks and breaks must be repaired in a timely manner.
- 11.3. Windows and Doors must be functional. All major cracks and breaks must be repaired in a timely manner.
- 11.4. Interior must be kept in good repair. Electrical and plumbing must be functional and hazard-free.

12. Schedule of Fees

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| 2022 Annual Lake Marie Property Owners Association Membership Dues | \$420.00 | |
| 2023 Annual Lake Marie Property Owners Association Membership Dues | \$455.00 | |
| Penalty Fee for Delinquent Membership Fees (not including payment plans) | 10% of Account Balance | |
| Administrative fees (fee for additional work required by Admin staff for non compliance with Lake Marie Covenant, Bylaws and Rules and Regulations.) | 150.00 | |
| Delinquent Membership Dues Fine assessed Quarterly (compounded). Assessment follows Payment Plan due dates. First assessment for newly delinquent accounts is March 1. | 10% of Account Balance | |
| LMPOA Lawn Mowing (per lot) | \$45.00 | |
| LMPOA Vehicle/Watercraft Sticker | \$10.00 | |
| 911 Sign | \$25.00 | |
| Clubhouse Rental Deposit (must sign form) | \$50.00 | |
| Rule Infraction/Non-Compliance Fine | \$100.00 | |
| LMPOA Vehicle/Watercraft Sticker Non-Compliance Fine | \$100.00 | |
| Extra Livable Dwelling(s) | \$420.00 | |
| Snow removal | \$45.00 | |
| Illegal Hunting on Lake property | \$1500.00 | |