

LEISURE LAKE  
PROPERTY OWNER'S  
ASSOCIATION  
RULES & REGULATIONS

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# LEISURE LAKE PROPERTY OWNER'S ASSOCIATION

## RULES AND REGULATIONS

Any blatant abuse of rules can cause suspension of facility privileges, assessment penalties and/or possible prosecution.

Any member who has had their privileges revoked by the Executive Board may not have a guest pass issued to them by any other member. Any guest, which has violated any standing rule or regulation and is not accompanied by a member or has a written pass in his possession at that time, will be asked to leave the association grounds immediately or be prosecuted for trespassing. No Pass may be issued to a guest after the fact.

Any guest or former member who commits a crime against a member of LLPOA, 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 lot by the most direct route. Any violators will be prosecuted.

### **GENERAL RULES**

No animals, livestock or poultry of any kind shall be raised, bred or kept on the property except dogs, cats, or other common household pets.

Household pets means animals and/or pets kept in the house.

Animals may not be raised for commercial purposes or for food. It is the purpose of these provisions to restrict the use of the property so that no person shall quarter on the premises horses, cows, bees, hogs, pigs, sheep, guinea fowls, ducks, chickens, turkeys, emus, peacocks, ostriches, reptiles, tigers, large cats, skunks or any other animals that may interfere with the quietude, health or safety of the community.

NO hunting. NO horses.

NO gunning of any kind.

NO trapping without the permission of the Executive Board. The only fireworks allowed are those legal in the State of Iowa.

If required by Jackson County, or any applicable authority, you must have a county permit before you build anything on your property or drill a well.

15 MPH speed limit on all lake roads.

### **Enforcement:**

LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff

### **Violation/Penalty:**

\$10.00 assessment per day to the property owner and/or loss of privileges for violations of the above plus costs and expenses incurred by the Board in enforcement of the violation

## **ASSOCIATION AND PRIVATE PROPERTIES**

No signs allowed on Association property without the permission of the Executive Board. NO signs allowed on private property without the permission of the property owner. Public buildings are to be kept clean and sanitary. Defacing buildings or its contents shall be subject to reprimand and/or possible prosecution.

## **DUES AND SPECIAL ASSESSEMENTS**

1. Dues and 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.
2. A payment plan in writing, signed by the member and the Treasurer, may be entered into for payment of dues. In order to be valid, such payment plan must 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.
3. Dues 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.
4. The money collected from back dues will be allotted by the Treasurer and Financial Oversight Committee as follows:
  - Unpaid dues, assessments and special assessments will be allotted to the appropriate category.
  - Roads – 25%
  - Lake – 20%
  - Remaining money will be allotted by the discretion of the LLPOA Board

### **Enforcement:**

LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff.

### **Violation/Penalty:**

\$10.00 per month assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

## **CHANGES IN DUES STRUCTURE**

The amount and /or structure of the annual dues and/or special assessment may be changed utilizing the following procedure:

- A. A proposal shall be submitted to the Executive Board in writing.;
- B. If the proposal is accepted by the Executive Board, the Executive Board may call a referendum
- C. A notice of the proposed change shall be provided to each member in good standing by email, regular or bulk 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 1:00 P.M. and 3:00 p.m. A simple majority of the votes so cast shall decide the issue;
- F. All eligible members will be able to 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.

**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 ordinances. Storage of any recreational vehicle not belonging to a member is prohibited and is subject to an assessment per the Rules and Regulations.

Any member found violating the requirements in Article III, Section 9 of the By Laws will result in an assessment of \$150.00 per offense. Non-payment of this assessment will void all privileges with the exception of road use only for access to and from owner's property and a lien will be filed against member's residence or property.

**Enforcement:**

LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff.

**Violation/Penalty:**

\$150.00 per offense assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

**SECURITY**

YOU are responsible for any guest you bring into the lake area. Any guest not accompanied by you, the property owner, must have written and dated permission to be in the lake area. Minor children must have an adult PAID UP MEMBER that is responsible for them.

REWARDS for the information on burglary, theft or vandalism within the lake area, to public or private property may be established by the LLPOA. Rewards shall meet the guidelines set by the Executive Board. Any information leading to the arrest and conviction of such person shall be kept confidential and may receive a reward.

**VEHICLE RULES**

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.

NO riding two abreast.

NO one to ride in front of the driver and anyone riding on the back must be able to reach the pedals.

**NLMV-NON-LICENSED MOTORIZED VEHICLES AND ALL POWERSPORT VEHICLES**

Property owners are required to register all NLVs and Powersport vehicles with the Secretary or Treasurer, including but not limited to ATVs, golf carts, snowmobiles, ATCs,

side by sides etc. The initial cost will be \$10.00 per unit and \$10.00 per unit annual renewal.

All NLV's and Powersport vehicles must have a 5-foot high day glow flag mounted and firmly attached to them. If a NLV or Powersport vehicle is not equipped with lights, it must be off the road by dark.

NLV's and Powersport vehicles must abide by all road signs and a maximum 15 miles per hour speed limit. NLV's and Powersport vehicles authorized to operate within the Leisure Lake area must be owned by a Leisure Lake Property owner in good standing and have their NLV and Powersport vehicle registered with LLPOA. Any NLV or Powersport vehicle which is not owned by a Leisure Lake Property Owner will be stopped, identified, and charged with trespassing through the Jackson County Sheriff's Department. Any NLV and Powersport vehicle which has been determined to have been operating in a careless or reckless fashion will be reported to the Jackson County Sheriff's Department for prosecution. Any property owner or guest(s) found to violate Leisure Lake's NLV and Powersport vehicle registration, flag, muffler, license, or speed limit rules and regulations while operating on association roads or property may have these privileges revoked by the Executive Board. The Board may also issue a warning or may impose a special assessment against the responsible LLPOA member not to exceed \$50.00 for each violation reported as documented. It is understood by the LLPOA member that they are personally accountable for the conduct of themselves and their guest in regard to all NLV and Powersport vehicle rules and regulations and all NLV's and Powersport vehicle they authorize for use within the Leisure Lake area.

NLV's and Powersport vehicles must be operated in accordance with manufacturer's recommended age and passenger limits.

**Enforcement:**

LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff.

**Violation/Penalty:**

Up to \$50 per violation assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

**BOATS AND WATERCRAFT RULES**

Boats and watercraft MUST be owned and registered by property owners. The initial cost for registration is \$10 and a \$10 renewal fee for each following year. The boats and watercrafts are to display Leisure Lake Property Owner decals in the middle of the boat/watercraft on both sides and be visible from shore.

NO boating or water crafting in the swimming area.

Any boat or watercraft found on the beach or in the emergency areas will be taken to the complex and chained. An assessment MUST be paid to reclaim your boat or watercraft.

NO internal combustion engines are allowed on the lake.

The area around the boat or watercraft's resting area must be maintained by the craft owner.

**FISHING RULES**

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

NO fishing with minnows. NO fish trapping.

NO trout lines.

NO fishing from a swimming raft or an inflatable boat. NO fishing in swimming area.

Electric motors ONLY allowed on the lake, (NO gas ice augers, cycles, or vehicles of any kind.)

NO fish cleaning on the beach, picnic area, complex, or boat areas. Fish shall be cleaned and the refuse buried on your own property. DO NOT put fish cleanings in the association garbage containers.

TYPE OF FISH	SIZE	DAILY LIMIT	POSSESSION
Bullhead	10 inches	6	12
Bass	5 inches	3	6
Channel Cat		8	16
Walleye	14 inches	5	10

DO NOT throw Bluegill back into the lake.

If you catch White Amours, please throw them back.

**Enforcement:**

LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff.

**Violation/Penalty:**

\$25 per violation assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

**BEACH AND SWIMMING RULES**

Swim at your own risk. NO swimming alone.

NO swimming after dark. NO nude swimming.

NO swimming in the boat area or in the middle of the lake.

NO fires on the beach. NO food or drink on beach or in water.

NO offensive language will be tolerated.

Violators will be subject to loss of privileges and/or an assessment.

Children MUST be supervised on the beach and in the water.

Swimming is confined to the roped off swimming areas. Lake front property owners may swim up to 25 feet from shore directly in front of their property.

**PICNIC AND COMPLEX RULES**

Open fires are NOT allowed—portable charcoal or barbecue grills or camp stoves may be used on picnic areas, NOT ON THE BEACH.

Trees and shrubs on public grounds are not to be destroyed.

Picnic tables will be kept clean and ready for use.

Abuse of the picnic tables or other public equipment will NOT be tolerated.

Children must be supervised at all times.

Pavilion activities shall cease at midnight, (unless approved by the Executive Board).

Complex facilities may be reserved with Board Secretary.

## **ROADS**

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.

## **DOMESTIC PETS**

NO dogs or cats allowed on beach areas.

ALL dogs must be confined to your private property by a fence or a leash. ALL pets must be leashed when in public areas.

## **NOISE RESTRICTIONS**

Noise restrictions from 10:00 PM to 8:00 AM, no chainsaws, mowers, cycles, etc.

NO loud parties after midnight.

## **NOISE ORDINANCE**

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 limits of the LLPOA.

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.

### **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:**

- Radios, stereos, televisions, musical instruments and similar devices which produce, reproduces, or amplify sound: **A)** During night time hours in such a manner as to create a noise disturbance across a real property boundary. **B)** In such a manner as to create a noise disturbance 50 ft.(15 meters) from such device when operated in or on a motor vehicle.
- 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.
- Construction operation, operating or permitting the operation of any tools or equipment used in construction, drilling, or demolition work during nighttime hours.

**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.

**Enforcement:**

- LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff.

**Violation/Penalty:**

- Possible \$50.00 assessment to the property owner and/or loss of privileges.

**GARBAGE AND REFUSE**

All refuse and garbage disposal is the responsibility of the individual LLPOA property owner and must be disposed of in a legal manner by all members.

Any member found to have willingly disposed of refuse or garbage in an illegal manner will be subject to an assessment not to exceed \$250.00 per incident.

No refuse shall be put into the lake for any reason, including cans, bottles, wrappers, etc. All trash, wrappers, cans, bottles, etc. brought onto the beach/picnic area MUST be taken with the member or guest when they leave.

No chemicals of any kind shall be dumped into the lake.

All appliances, furniture, construction material, etc., MUST be disposed of by the member(s) at their own cost.

**Enforcement:**

LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff.

**Violation/Penalty:**

\$250.00 per incident assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

**MEMBERS' BUILDINGS AND GROUNDS**

All LLPOA property owners and 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 will result in a \$10.00 daily assessment for each infraction until compliance has been met.

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 Executive Board to serve as an individual's or groups primary or extended residence must have 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 will 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.

**Enforcement:**

LLPOA Board Members, LLPOA Security, the Jackson County Sheriff

**Violation/Penalty:**

\$10.00 per day assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation

**ABANDONED AND STORED VEHICLES**

No motorized vehicles may be stored or abandoned on property owned by any LLPOA member.

No LLPOA property owner may authorize a non-association member to store or abandon a vehicle on property owned by them or property held in common by association.

A stored vehicle is defined as a vehicle that does not possess the current year's licensed tag issued by the state of Iowa. Recreation vehicles used for seasonal camping are exempt from this rule.

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.

**Enforcement:**

LLPOA Board Members, LLPOA Security, and the Jackson County Sheriff.

**Violation/Penalty:**

\$10.00 per day assessment to the property owner and/or loss of privileges plus costs and expenses incurred by the Board in enforcement of the violation