

# **RULES AND REGULATIONS**

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Lake LeAnn Property Owners Association (LLPOA)

03/23/05

LLPOA Board Approved

Includes Amendments of 5/25/05 & 6/22/05

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LLPOA Membership Guide

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## Lake LeAnn Definition of Terms

LLPOA Lake LeAnn Property Owners' Association	The organization of the owners of the Lake LeAnn Community for promoting the well being of the Lake and Members in Good Standing
LLPOA Member	The first two names on the registered deed for land in the Lake LeAnn subdivisions as platted.
LLPOA Member in Good Standing	All LLPOA Members who are in compliance with the By-Laws and Rules and Regulations and have paid all assessments of the LLPOA.
LLPOA Membership Privileges	The use of the Lake LeAnn and LLPOA Property is allowed for all LLPOA Members in Good Standing and extended to spouses and the immediate family including any child, living in the home of the property owner or living on campus as a full-time student, is considered to be eligible for Membership Privileges. Included also is any person domiciled and residing in the property owner's home as a dependent member of the immediate family.
LLPOA Card	Card that is issued by the LLPOA Office to show Members in Good Standing
Michigan Watercraft Laws	THE HANDBOOK! Of Michigan Boating Laws and Responsibilities Available at the LLPOA Office, on the Web Site <a href="http://www.lakeleann.org">www.lakeleann.org</a> , and at the Annual Meeting
LLPOA Property	Includes all Property owned by the LLPOA. Such property is itemized below but is not all inclusive.
Swim areas	Areas designated by the LLPOA and marked by ropes and swim buoys.
Beaches	Sandy areas at the water's edge on some LLPOA Property.
Parks	LLPOA Property designated for play equipment and tables for the use of LLPOA Members
Mooring sites	LLPOA Property that has been designated for all Members in Good Standing who apply and are assigned according to the LLPOA guidelines and any applicable deed restrictions.
Designated areas	Areas which have been assigned a specific purpose.
Personal Vehicle	Any vehicle owned by a LLPOA Member that is used on LLPOA Property
Motorized Vehicles	Any Motorized Vehicle not used on the 'water' but on LLPOA Property by a Member in Good Standing. Includes but not limited to 2, 3 & 4 wheeled vehicles and snowmobiles (On Lake ice and LLPOA Property). All are required to be registered at LLPOA Office and annual stickers issued by the Office.
Watercraft	Includes all motorized craft and non-motorized craft use on the water of Lake LeAnn
Power Craft	Any water device with a motor is considered a Power Craft.
Personal Watercraft	(Jet Skis, Wave runners, etc.) Are considered a Power Craft and shall obey all rules and limits of operation as listed for Power Craft. For the purpose of registration, snowmobiles and hovercrafts shall be considered a Power Craft.
Non- Motorized Watercraft	Includes any watercraft powered only by electric trolling motor, a craft with no motor, or any other watercraft that does not fit the definition of a Power Craft. Iceboats will be considered a Non-Motorized Watercraft.
Non- Permitted Watercraft:	Houseboats, air boats (except for the Lake Management Company), underwater craft, any watercraft with bathroom and/or galley facilities (other than a gas or charcoal grill) with through the hull drains or holding tanks, and power craft with over the transom exhaust will not be permitted.
Water Skiing	The towing of a person on skis, water sleds, inner-tubes, or similar objects.
Conflict Resolution Form	Form available in the LLPOA Office and on the LLPOA Web Site for identifying and resolving issues. (Example - Appendix B)
Web Site	Located at <a href="http://www.lakeleann.org">www.lakeleann.org</a> - Communication link with all members of LLPOA.
Public Meeting	Any meeting that is scheduled for a group of people with a given agenda.
Fish Structure	Any object placed in the water for creating fish habitat (such as trees and submerged boats)
Fishing Structures	Temporary enclosure placed on the ice commonly used for fishing (i.e. ice shanty).
BCC	Building Control Committee
Lake Security	Individuals with the assignment to insure compliance with the By Laws and Rules and Regulations for the LLPOA.

# Rules and Regulations

## Purpose

The purpose of these rules and regulations are to facilitate the safety and enjoyment of Lake LeAnn for all Members in Good Standing and to provide equitable, efficient, and economical services to its membership.

## Authority

The LLPOA Board has authority to adopt reasonable rules and regulations with respect to matters related to its purposes as defined in its by-laws. The Board has strived to keep the rules and regulations understandable, easy to read, and limited to actual problems and issues that have arisen over the years in the operation of the Association. An attempt has been made to state the rules and regulations with precision and to use mandatory language.

## Procedures for Adopting and Amending

The Rules and Regulations Committee duties and responsibilities include updating, deleting, and augmenting those rules and regulations. To adopt or amend rules and regulations, the rules and regulations committee recommends changes to the Board of Directors. Proposed rule adoption, or amendments must be reasonably related to the genuine and legitimate purpose of the Association. The Board of Directors has the authority to vote to accept or deny all proposed rules and regulations. The Rules and Regulation Membership Guide is intended to be a living document that is continually being evaluated to facilitate the safety and enjoyment of Lake LeAnn for all members.

## Violation of Rules

1. Violation of these rules may result in the forfeiture of your LLPOA Card and lake privileges.
2. A valid LLPOA Card is required for use of all LLPOA Property.
3. **Additional identification**, (other than a LLPOA Card **which shall be readily available**), which contains a photo (such as a driver's license or student identification card) may be required.
4. The LLPOA is not responsible for adults and/or minors using the LLPOA Property as stated above.
5. Any persons other than those specified within this document, using the lake or other facilities of Lake LeAnn will be considered trespassers and may be subject to prosecution.

## GENERAL MEMBERSHIP RULES

1. All members have a responsibility to notify the Sheriff's Department, Somerset Township Police Department or the Michigan State Police if they see someone breaking the law.
2. Equipment owned by the LLPOA will be used only by authorized personnel. Equipment will be limited to use on Association related projects and is not intended for general membership use.
3. LLPOA Members who are aware that a restriction is being violated are expected to report such violations in writing to your subdivision director using the resolution form available at the LLPOA Office or on the Lake LeAnn web site ([www.lakeleann.org](http://www.lakeleann.org)).
4. LLPOA Members wanting information concerning the Association should first contact their subdivision director or the office.
5. LLPOA Members are expected to settle disputes at the lowest possible level whenever possible.
6. Property Owners are responsible for their family members and guests.

# LLPOA PROPERTY RULES

1. LLPOA Property is for the use of LLPOA Members in Good Standing and their guests.
2. LLPOA Members are responsible for their guests, and pets, and properly dispose of pet waste.  
Pets must be restrained at all times.
3. Repairs required due to misuse of property will be charged to the LLPOA Property owner responsible for damage.
4. *LLPOA* Members are responsible for their children who use *LLPOA* Property.
5. Motorized Vehicles are not allowed on LLPOA property except for parking in designated areas.
6. *Consumption of alcohol* is not permitted on LLPOA Property.
7. No public meetings shall be held on LLPOA Property without Board approval.
8. The planting, removal or trimming of trees, shrubs, or flowers on LLPOA Properties require Board approval.
9. No glass beverage containers are allowed on the LLPOA Property.
10. Guests must *have permission from* a LLPOA Member in Good Standing in order to use LLPOA Property.
11. No open fires, camping, or littering is allowed on LLPOA Property.
12. No lifeguards are on duty at anytime on LLPOA Property.  
**Swim at your own risk.**  
It is recommended all swimmers stay within fifty (50) feet from shore unless accompanied by a Watercraft.
13. Picnic tables are not to be removed from LLPOA Property.
14. No dumping of leaves, lake weeds, grass clippings, or debris of any kind is permitted on LLPOA Property without Board approval.

# LAKE RULES

## SECTION A. ELIGIBILITY

All LLPOA Members in Good Standing and their guests are eligible to use Lake LeAnn Property and operate Watercraft.

## SECTION B. WATERCRAFT REGISTRATION

1. All Watercraft operated on Lake LeAnn must be the personal property of a member of the *LLPOA*.  
**GUEST WATERCRAFT ARE NOT PERMITTED.**
2. All Watercraft must be properly registered.
3. **All registrants shall be required to verify by signature that they have received and read a copy of the current LLPOA Lake Rules (including State Watercraft Rules and Regulations), that they accept full responsibility to comply with same and accept liability for any damages caused by registrant's boat.**
4. Only the current LLPOA annual registration sticker shall be displayed on the *right stern of the* watercraft. All prior stickers shall be removed or covered by current year's sticker.
5. It shall be the responsibility of the Watercraft member to remove or deface the Lake LeAnn registration sticker when the craft is sold.
6. Annual LLPOA stickers must be applied to any Personal Vehicle prior to use on LLPOA Property.
7. When a LLPOA Member trades boat ownership in the same year they may transfer the sticker for a fee of \$10.00.
8. Procedures for Boat Registration: (At LLPOA Office)
  - a. The Property Owner must show a **current LLPOA Card, driver's license, and proof of boat ownership. All Power Craft** must show a certificate of title, state registration card or current excise tax receipt in the property owner's name. Non-Motorized Watercraft may show proof of ownership in the form of a bill of sale, a state registration card, or a canceled check.
  - b. **Procedure for Titling Watercraft:** Call your local auto license branch; request an application for title only (not registration) and any special instructions. After you receive, fill out, and return the application.

## SECTION C. WATERCRAFT AND EQUIPMENT

**Lake LeAnn rules are consistent with the Michigan Watercraft Laws.**

**All LLPOA Members and guests must abide by these laws.**

Copies of the Michigan Watercraft Laws are available to members at the LLPOA Office and should be obtained at the time of registration of a Watercraft.

Also the laws are available on the LLPOA Web Site:  
[www.Lakeleann.org](http://www.Lakeleann.org).

**The Board reserves the right to ban Power Craft with excessive noise from lake use if necessary due to complaints. The Board reserves the right to determine the definition of excessive noise.**

## **SECTION D. WATERCRAFT OPERATION**

**Lake Security is directed to emphasize the strict enforcement of ALL items listed below.**

1. No person shall operate any Watercraft in a designated swimming area.
2. No Power Craft racing.
3. All Watercraft must operate in a **counter clockwise direction** except when picking up a downed skier or tuber.

## **SECTION E. ZONES AND REGULATORY MARKERS**

1. Anchoring to, moving, removing, tampering with or damaging any LLPOA buoys, markers, or any swimming posts, buoys, ropes or markers is forbidden.
2. **Idle speed (No wake - No wash) must be maintained within fifty (50) feet of designated swimming buoy lines.**
3. The buoy placement shall be at the discretion of the Board and the lake control committee appointed by the board. and the DNR recommendations.
4. The area within 10' of the spillway (dams) is off limits.
5. Unauthorized signs or buoys will be removed at the owner's expense.

## **SECTION F. ACCIDENTS AND/OR DAMAGE**

- 1. The operator and/or owner of a Personal Vehicle are responsible for any damage caused by the operation of his/her Personal Vehicle or his/her Power Craft's wake or wash.**
2. The operator and/or owner of any Watercraft involved in an accident or causing property damage of \$200.00 or more, personal injury, or death **must** report the incident to Lake LeAnn Property Owners Office, an Association Director or Officer immediately, and law enforcement.

## **SECTION G. WATER SKIING**

1. Water Skiing is allowed in designated skiing areas as approved by the Board of Directors.
2. Kite skiing, para-sailing and similar activities are not permitted.
3. Beginning skiers are encouraged to take off at the ends of the lake out of heavy traffic.
4. Any ski slalom course must be approved by the LLPOA Board of Directors.

## SECTION H. FISHING

1. Only LLPOA Members and their guests are permitted to fish.
2. No fishing in the designated swimming/beach areas at any time and not within 50 feet of the marked areas anytime there are swimmers present.
3. Fishing is permitted throughout the year; however, a State of Michigan fishing license is required.
4. Placing fish in Lake LeAnn is prohibited without the consent of the Lake LeAnn Property Owners' Association Board of Directors.
5. The use of nets, traps, firearms, and explosives, shocking devices, set lines, arrows, spear guns, or other similar devices are prohibited. The use of bow and arrows for the taking of **carp only** is permitted.
6. Holes cut in the ice for fishing shall be no larger than eight (8) inches in diameter.
7. Ice shacks, shanties must be identified with owners' name, address and telephone number.
8. Owners are responsible for removal of ice shacks, shanties prior to the thaw.  
If this is not done, removal will be done at the owner's expense.
9. Sanctioned fishing tournaments sponsored by the Board of Directors may have altered rules as approved by the Board of Directors.
10. Removal from lake of frogs, turtles, and other wildlife is forbidden.

## SECTION I. DOCKING, PARKING AND STORAGE

1. The Lake LeAnn Building Control Committee will manage all dock placements and associated rules as specified in the deed restrictions.
2. All dock placements must have enough room to leave a safe area for parking of boats. A second dock may only be installed with the written permission of the Building Control Committee.
3. The maximum length a dock may be protruding from shore across the water is the shortest of:
  - a. Thirty-five (35) feet.
  - b. One third (1/3) of the distance across any channel where placed.
4. LLPOA Members may not place docks where they restrict the access of other boaters, or that are considered a nuisance or interfere with the enjoyment of the lake by others.
5. LLPOA Members must follow the following procedures before a dock may be permanently erected:
  - a. Submit a written request to the Building Control Committee.
  - b. If approved, submit your approval to the Department of Natural Resources for a permit.
  - c. All contested dock placements will be referred to the Building Control Committee. The Committee may request from the LLPOA Member whose dock is being contested any of the following but is not limited to:
    1. A site visit
    2. Drawings, plot plans, or other related documents.

**Note: Decisions made by the Building Control Committee will be based on the safety and the enjoyment of the lake by all members.** This may include but is not limited to:

- i. Removal of docks, boatlifts, or other items.
- ii. The sharing of a dock by two parties.
- iii. The moving of a dock or floating raft to a different location.
- iv. A change in the dimension of the docks involved.

## SECTION I. DOCKING, PARKING AND STORAGE (Continued 2)

- d. Appeal of the Building Control Committee decisions must be to the Board of Directors in writing within 31 days of the Committee ruling. Failure to do so will make the ruling binding on all parties. Appeals will be heard at the next monthly board meeting and the ruling of the Board shall become final and binding on all parties concerned.
  
- e. Building Control Committee decisions concerning the removal or altering of docks, rafts, or boatlifts, will be mailed to the appropriate LLPOA Member(s) concerning the decision by certified mail. Compliance will be ordered within fifteen (15) days of delivery of the certified mail. If the problem is not corrected and no appeal is made to the Board of Directors within that time, the removal shall be made at the owner's expense. **Note:** LLPOA Members who are not current on Association assessment fees are considered members not in good standing and forfeit all lake privileges. The owner of any lot of record is considered the responsible person for the structure(s) in front of that lot.
  
- f. All floating rafts shall be no more than the shortest distance of :
  - i. Fifty-feet (50) from shore;
  - ii. Twenty-five feet from the end of any of any dock or pier.  
No floating raft may interfere with the safe boating or the enjoyment of the lake by others.
  
- g. The Lake LeAnn Board of Directors and the Building Control Committee manage the land deeded as "lake bottom." Whether wet or dry at the time of decisions, the Board will not relinquish any property rights titled to the LLPOA.
  
- h. All costs of surveys, maps and other documents needed by the Building Control Committee and /or Board of Directors to make informed decisions on a disputed dock placement shall be borne by the parties involved and not the LLPOA.
  
- i. All boatlifts shall be considered as a part of the dock or ramp used to access the boatlift.

## **SECTION I. DOCKING, PARKING AND STORAGE (Continued 3)**

6. LLPOA docks at the boat launch, access sites, areas near *LLPOA* swimming beaches or parks, and other designated LLPOA areas are for loading and unloading only. Boats cannot be left at these docks for any period of time.
7. The LLPOA is not liable for theft or damage to boats or for property left in boats.
8. Moored rafts or mooring buoys are permitted only upon written approval of the Building Control Committee.
9. No parking or mooring on LLPOA Property for more than 48 hours without prior approval of LLPOA Board.
10. All docks must be located so that any boat or raft tied to the dock will not encroach on the neighbor's property.
11. Parking of cars and/or boat trailers shall be on the LLPOA Member's own property, or designated parking areas when using the lake.
12. Any Watercraft, raft, boatlift, or any personal item(s) stored or abandoned on LLPOA Property shall be removed and stored at the owner's expense.
13. Parking at launch sites and other LLPOA Property with limited parking is limited to LLPOA Members only.

## **SECTION J. MOORING SITE RULES**

**Mooring site rules are being studied by the Attorney.  
Conclusions are pending**

**Current Rules are in the Appendix A.**

## **SECTION K. MISCELLANEOUS**

1. Deposit of trash, debris, chemicals and garbage in the waters of Lake LeAnn is forbidden. Littering from a Watercraft is prohibited.
2. It is prohibited to nail, staple, tape, or otherwise attach any personal sign, (e.g. reunion, garage sale, realty , birthday party, wedding reception, etc.) to any LLPOA directional or informational sign or display in or on LLPOA Property without Board of Directors approval.
3. Aircraft, helicopters, hot air balloons, shall not be permitted to land on the lake or within the LLPOA subdivisions without written consent of the Board of Directors except in an emergency.
4. The Board of Directors must authorize specific water events or activities. Notice of such approval will be posted in advance.
5. Animal hunting or trapping will not be allowed on Lake LeAnn waters, shoreline, or LLPOA properties. Discharge of firearms for target practice or any other reason will not be allowed on Lake LeAnn waters, shoreline, or LLPOA properties.
6. During winter use of lake. all cars, trucks and RV's etc., are prohibited from driving on the ice. Proof of ownership is required (no bill of sales accepted). Motorized Vehicles may not operate on the lake between sunset and sunrise or within 100 feet of a person, except at a speed of five (5) mph or less.
7. No fish structure shall be placed in Lake LeAnn without Board of Director's approval.
8. LLPOA Property will have their boundaries marked as a means of distinguishing Association property from private property.

## **SECTION L. VIOLATION/ENFORCEMENT**

1. Lake Security, persons designated by the Board, law officers, LLPOA Directors, Maintenance Staff, and launch site guards have the right to request and inspect the current property owner's Membership Cards and proof of Personal Vehicle ownership.
2. The above listed representatives may deny launching privileges to anyone not properly registered or may request trespassers to leave the lake.
3. Fines will be assessed as determined by the Board of Directors for

rule violations in accordance with the LLPOA By-Laws.

**APPENDIX A  
ATTACHMENT 1**

**SECTION J. MOORING SITE RULES**

**Mooring site rules are being studied by the Attorney.  
Conclusions are pending**

1. Only one mooring site per property owner will be issued, limited to the first name on the property owner's deed.
2. Any site disbursed and not in use by June 15<sup>th</sup> will be re-assigned to the next senior property owner in the subdivision for that season.
3. As mooring requests are submitted to the LLPOA Office (dues paid by March 1st) they will be entered into the lottery.
4. No docks or boatlifts will be allowed in the water at a mooring space.
5. Stairs or a lift positioned on Association property will be allowed at the front of the watercraft but must be removed by November 15<sup>th</sup> each year.
6. Auger type poles may not be set on association property.
7. Watercraft securing poles can be set at the waters edge and/or in the water at the back of the watercraft.
8. Securing your watercraft to LLPOA mooring poles is prohibited.
9. Any violation of any of these rules may result in the loss of mooring site privileges.

**APPENDIX B  
ATTACHMENT 1**

**Member Resolution Form**

Submitter's  
Information

\*Date \_\_\_\_\_ Via Phone \_\_\_\_\_ Ltr \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

\*Name \_\_\_\_\_

\*Address \_\_\_\_\_

\*Telephone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Email Address \_\_\_\_\_

\*Subdivision \_\_\_\_\_ Lot # (s) \_\_\_\_\_

**\* INFORMATION REQUIRED-LLPOA WILL MAINTAIN CONFIDENTIALITY IF POSSIBLE**

Compliment \_\_\_\_\_ Suggestion \_\_\_\_\_ Question \_\_\_\_\_ Complaint \_\_\_\_\_

Date/Time/Place of occurrence \_\_\_\_\_

Please provide all details and information pertinent to resolving the issue.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide information of other member(s)  
involved if applicable

Name \_\_\_\_\_

Address \_\_\_\_\_

Subdivision \_\_\_\_\_ Lot # (s) \_\_\_\_\_

Submit Form to the LLPOA office.

**FOR OFFICE USE ONLY-Do not write below.**

Action Date \_\_\_\_\_ CC: Director \_\_\_\_\_ Officers \_\_\_\_\_ Committee \_\_\_\_\_

Follow up needed \_\_\_\_\_

Resolution/Date \_\_\_\_\_

Response to submitter: Date \_\_\_\_\_ From \_\_\_\_\_

Via Phone \_\_\_\_\_ (attach notes) Ltr \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_ (attach copies)