

Lake La Ann Property Owners Association (LLPOA)

RULES AND REGULATIONS: Membership Guide

*** All members of the LLPOA are responsible for complying with all current Rules and Regulations contained herein**

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Rules and Regulations

1. 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.

2. 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 present the rules and regulations with precision and to use mandatory language.

3. Procedures for Adopting and Amending

The Rules and Regulations Committee duties and responsibilities include updating, deleting, and augmenting rules and regulations. To adopt or amend rules and regulations, to review and incorporate any Rules and Regulations coming from the Board of Directors and 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.

4. General Membership Rules

- A. Members have a shared responsibility to notify the Somerset Center Township Police Dept., Hillsdale County Sheriff's office or the Michigan State Police when they are aware of violations of the law. Likewise, members who are aware of restriction or rule violations are expected to report them to the Subdivision director or the office using the Member Resolution Form available at the LLPOA office or at www.lakeleann.org
- B. 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.

- C. LLPOA Members wanting information concerning the Association should first contact their subdivision director or the office.
- D. The LLPOA is charged with resolving issues as set forth in the original covenants of the Association and ensuring betterment of the lake and its properties and possessions. When issues arise between members outside the purview of these covenants it is the members responsibility to resolve them at the individual level.
- E. LLPOA members who are not current on Association assessment fees are - considered members Not in Good Standing.
- F. LLPOA Members are responsible for pets, their own or their guests, and must dispose of pet waste properly. Pets must be restrained at all times.
- G. 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.
- H. Any open fire or bonfire located within 20 feet of shoreline must be in a self-contained fireproof receptacle where the ash can be confined, collected and disposed of properly when cooled.

5. LLPOA Property Rules (Parks, Beaches and Common)

- A. LLPOA Property is for the use of LLPOA Members in Good Standing and their guests.
 - 1. A valid LLPOA Membership Card is required for use of all LLPOA Property.
 - 2. The LLPOA is not responsible for adults and/or minors using the LLPOA Property. Property owners are responsible for their family members/guests.
 - 3. Guests *must have permission* from a LLPOA Member in Good Standing in order to use LLPOA Property.
 - 4. Guest must be accompanied by a LLPOA Member or have the member's card with them.
- B. Repairs required due to misuse of property by members or their guests will be charged to the LLPOA Property owner responsible for the damage.
- C. Damage to any LLPOA property including illegal removal of launch gate boards and/or tampering with gate equipment or security cameras. Authority to assess fines to any member or authorized agent using the North or South Lake launch areas or other LLPOA properties, at which time, the member, authorized person or servicing company deliberately damages LLPOA property, including but not limited to the

removal of the gate board or tampering with the gate mechanism and/or security cameras.

- Ten (10) days after notification, a \$50 fine will be assessed to the member/boat owner after confirmation of the incident and positive identification of the person committing the violation.
 - If a second violation is documented for the same or similar actions involving the same member or authorized agent an additional \$50 fine will be assessed and the BOD may elect to make the member a “member not in good standing”.
- D. LLPOA Members are responsible for their children who use LLPOA Property.
- E. Motorized Vehicles are not allowed on LLPOA property except for parking in designated areas.
- F. Consumption of alcohol is not permitted on LLPOA Property. No glass beverage containers are allowed on the LLPOA Property.
- G. Pursuant to exemption from the Americans with Disabilities Act for private associations, no public meetings shall be held on LLPOA Property without Board approval.
- H. The removal or trimming of trees, shrubs, or flowers on LLPOA properties require Board approval, except for the removal of dead trees and shrubs.
- I. No open fires, camping, or littering is allowed on LLPOA Property.
- J. 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.
- K. Picnic tables are not to be removed from LLPOA Property.
- L. No dumping of leaves, lake weeds, grass clippings, or debris of any kind is permitted on LLPOA Property without Board approval.

6. Lake Rules

A. WATERCRAFT REGISTRATION

1. All watercraft operated on Lake LeAnn must be the personal property of a member of the LLPOA. GUEST'S WATERCRAFT ARE **NOT** PERMITTED.
2. All watercraft must be properly registered.

3. The current LLPOA annual registration sticker must be displayed on the right stern of the watercraft.
4. It shall be the responsibility of the LLPOA Member Owner of the watercraft to remove or deface the Lake LeAnn registration sticker when the craft is sold.
5. Procedures for Boat Registration: (At LLPOA Office)
 - b. The Property Owner must show a current LLPOA Card, driver's license, and proof of the boat ownership.
 - c. The Property Owner must show a certificate of title, state registration card or current excise tax receipt in the property owner's name for all Power Craft. The LLPOA Property Owner may show proof of ownership of Non – Motorized Watercraft in the form of a bill of sale, a state registration card, or a canceled check.
 - d. LLPOA watercraft stickers will only be issued after March 1st of each year to Members in Good Standing who have paid their annual dues and fees and have current watercraft registration on file at the LLPOA Office. When a watercraft registration expires on March 31st of that current year, LLPOA stickers will be withheld until a new valid registration is on file at the LLPOA office.
6. Authority to assess fines with or without proper LLPOA registration stickers.
 - a. For watercraft without a valid LLPOA Sticker: Fines will be assessed ten (10) days after notification to any member of an unregistered watercraft and is unresolved \$25.00, an additional \$25.00 fine for each seven (7) days until violation is resolved or the end of the current year boating season (November 15th).
 - b. For watercraft with valid LLPOA Registration Sticker: Fines will be assessed ten (10) days after notification to any member with a valid LLPOA Watercraft Registration sticker who has been made a "member not in good standing" because the registered watercraft is moored illegally as defined by LLPOA Rules and Regulations Membership Guide, Appendix Mooring Sites: The initial fine will be \$25; plus an additional \$25.00 fine for each seven (7) days until the violation is resolved or the end of the current year boating season (November 15th).

B. 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 may be obtained at the time of registration of a Watercraft.

The laws are also available on the LLPOA Web Site: www.LakeLeAnn.org.

C. WATERCRAFT OPERATION

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

D. ZONES AND REGULATORY MARKERS

1. Anchoring to, moving, removing, tampering with or damaging any buoys markers, or any swimming posts, buoys, ropes or markers is prohibited.
2. Idle speed (No wake – No wash) must be maintained within fifty (50) feet of designated swimming buoy lines, and other areas marked with a No Wake buoy.
3. The buoy placement shall be at the discretion of the Board and Lake Control Committee as approved by the board, and 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.

E. WATER SKIING

1. Kite skiing, para-sailing and similar activities are not permitted.
2. Beginning skiers are encouraged to take off at the ends of the lake out of heavy traffic.
3. Owners and users of slalom course do so at their own risk. The LLPOA is in no way responsible for equipment or any person/s using the course who may be injured.

F. FISHING

Lake LeAnn rules are consistent with the **Michigan Fishing Laws**. **All LLPOA Members and guests must abide by these laws.**

1. Only LLPOA Members and their guests are permitted to fish.
2. No fishing is permitted in the designated swimming/beach area/s at any time and not within 50 feet of the designated areas anytime swimmers are 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 is only permitted for the taking of carp.
6. Holes cut in the ice for fishing shall be no larger than ten (10) inches in diameter.
7. Holes cut in the ice for spearing shall be no larger than 2ft x 2 ft and shall be covered by a shanty or otherwise marked.
8. Ice shacks, shanties must be identified with owners' name, address and telephone number.
9. 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.
10. No fish structure shall be placed in Lake LeAnn without Board of Director's approval.

G. DOCKING, PARKING, STORAGE

1. Docks
 - a. The Lake LeAnn Building Committee must approve all dock placements through an application and permitting process to ensure compliance with deed restrictions.
 - b. All docks must be located so that any boat or raft tied to the dock will not encroach on the neighbor's property.
 - c. The maximum length a dock may be protruding from shore across the water is the shortest of:
 1. Thirty-five (35) feet.
 2. One third (1/3) of the distance across any channel where placed.
 - d. LLPOA Members may place docks where they are within deed restrictions but not prevent others' access to the lake by any boat permitted to travel on the lake, or violate safety protocols.
 - e. LLPOA docks at the boat launch, access sites, areas near LLPOA swimming beaches or parks, are for loading and unloading only.

- f. All boatlifts positioned to provide direct access to or from a dock will be reviewed for compliance and approved by the Building Control Committee.
2. All floating rafts shall be no more than the shortest distance of:
 - a. Fifty-feet (50) from shore.
 - b. Twenty-five feet from the end of any dock or pier. No floating raft may interfere with the safe boating or the enjoyment of the lake by others.
3. 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.
4. The LLPOA is not liable for theft or damage to boats or for property left in boats.
5. Parking of cars and/or boat trailers shall be on the LLPOA Member's own property, or designated parking areas when using the lake.
6. 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.

H. MISCELLANEOUS

1. Deposit of trash, debris, chemicals and garbage in the waters and on the property 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. 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 the 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 ft of a person, except at a speed of five (5) mph or less.

7. LLPOA property will have their boundaries marked as a means of distinguishing Association property from private property.
8. The Lake LeAnn Board of Directors 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.

6. Blight

- A. It shall be a violation of the LLPOA Rules and Regulations for any person owning any property within the Lake LeAnn Property Owners Association boundary to permit the outside storage of any unlicensed or inoperable vehicles and/or the accumulation thereon of all waste, bulk items, or other unsightly, offensive or unsanitary matter or materials on the property, including but not limited to the following:
 - Unlicensed vehicles include any motor vehicle or other vehicle requiring a license or registration, that does not have current registration or license tab or plate as required by law.
 - Inoperable motor vehicles include motor vehicles which are dismantled or in a state of disrepair, or incapable of being propelled under their own power.
 - Trash material too large or not allowed by waste removal companies servicing the community, materials such as furniture, large appliances and building salvage and/or demolition materials.
 - Any item which produces strong odors or harbor bacteria unsafe for humans or which provide an available source of food for wild animals or insects.
- B. Growth of weeds and tall grass prohibited: It shall be a violation of the LLPOA rules for any property owner where a residence is constructed, to allow thereon, weeds or grass exceeding twelve (12) inches in height.

Exemptions to Growth of weeds and tall grass rule:

1. Any “undeveloped” and adjacent platted lot(s) that are combined with another “developed” residential lot for tax purposes are exempt from this rule.
2. Any lots over one (1) acre in size are exempt from this rule.

8. VIOLATION / ENFORCEMENT

- A. Lake Security, persons designated by the Board, law officers, LLPOA Directors, and Maintenance Staff, have the right to request and inspect the current property owner's Membership Cards and proof of Personal Vehicle ownership. Additionally, LLPOA Directors and Maintenance Staff are designated to monitor lake activity for violations of rules and regulations.
- B. The above listed representatives may deny launching privileges to anyone not properly registered or may request trespassers to leave the lake and or LLPOA property.
- C. Penalties will be assessed as determined by the Board of Directors for rule violations in accordance with the LLPOA By-Laws.
- D. All Complaints MUST be submitted in writing, using the Member Resolution Form available on the LLPOA website and at the office.

***COMPLAINT MUST VIOLATE EXISTING RULES AND REGULATIONS**

1. LLPOA Office Personnel will record complaint with office correspondence and then forward to Chairperson or Rules and Regulations Committee or appropriate committee based on the nature of the complaint.
2. Rules and Regulations Committee or another designated committee will review and evaluate complaint. The Committee must decide on the course of action to respond to the complaint.
3. When it is substantiated that a Rule and/or Regulation has been violated the Committee will determine the course of action to be taken based on the violation and the seriousness of the offense. Actions may include:
 - a. A warning letter.
 - b. A suspension letter following Board approval.
 - c. Fines as approved by the Membership.

Each Committee that receives a complaint will submit a monthly complaint Status log report to the LLPOA Board of Directors.

APPENDIX

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 Membership 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 www.lakeleann.org , 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 and their guests
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).
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.
Member 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 www.lakeleann.org - 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 13
Lake Security	Individuals with the assignment to insure compliance with the By Laws and Rules and Regulations for the LLPOA.

ATTACHMENT B

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) _____

Form **MUST BE** submitted to **your subdivision
Director** or the LLPOA office, or by email
to the LLPOA office.

**FOR OFFICE USE ONLY-Do not write in boxed
area.**

Date Received: _____ CC: Director _____ Officers _____ Committee _____
Forwarded to Committee: _____
Follow up needed _____
Resolution/Date _____
Response to submitter: Date _____ From _____
Via Phone_(attach notes) _____ Ltr _____ Fax _____ Email _____ (attach copies)

<p>FEES & FINES Approved by the LLPOA Membership</p>

Annual Dues	\$125.00
Late Dues Fee	\$ 3.00 per month
 Mooring Fee	 \$100.00
Mooring Site:	
Cleanup	\$ 40.00 per hour
Annual Storage Fee (not watercraft)	\$ 50.00
 Real Estate Lien Fee	 \$ 50.00 to place \$ 25.00 to remove
 Fee for NSF*	 \$ 10.00 - \$15.00
Replacement Fee:	
Membership Card	\$ 25.00
Boat Sticker	\$ 10.00
Office Copy Fee	\$ 1.00 per page
 BCC Fee:	
House and garage	\$ 50.00
Any structure greater than 6x6x4H Carport, Boathouse, Addition, Deck Patio, Porch, Pole barn, Gazebo, Playhouse, shed.	\$ 20.00
Fencing or landscaping	\$ 10.00
Dock	\$ 10.00
Member in Good Standing Reinstatement Fee	\$100.00
 Fines**:	
Watercraft without boat sticker	\$ 25.00 (every 7 days until resolved)
Watercraft with boat sticker that is made a "member not in good standing"	\$ 25.00
 Damage to LLPOA property	 \$ 50.00 first offense \$ 50.00 second offense

*NSF fees should be adjusted such that the member is charged an amount equal to the bank charges to the Association.

** Rules and Regulations Membership Guide: 5. LLPOA Property Rules C and 6. Lake Rules Section A 6 and for further details.