Effective May, 2005
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 person 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.

Standing Committees are:

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 at the P.O.A. office located at 15105 Lake Shore Blvd. Meetings are open to all members in good standing. All official notices are posted on the bulletin board at the pool and office area. 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 in May of each year. Member 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 are referred to our Legal Committee or our attorney for action. Further note that unpaid annual dues or mowing fees will become a lien of your property.

Rule 6:00  Mowing Fees

Mowing fees will be assessed and billed in 30 days.

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 written application has been made by the Property Owner to the Committee for Approval.

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. employee 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 a guest at Lake Shore Resort. Property owners should make guests aware of the rules as soon as possible after the guest arrives. Only property owners in good standing are permitted the use of all of the facilities. Property owners not in good standing shall not have the use of the facilities as Guests of those owners that are in good standing.

Rule 10:00  Roadways

In an effort to keep our roadways 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, making the road worse. Dust caused by excessive speed is also a health hazard for some and inconsiderate to all.

This speed limit applies to all vehicle movement while at Lake Shore Resort.

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.
   P.O Box 349
   Liberty, In. 47353
   765-458-5171
   800-529-5557

2. Franklin County Water Assn. Inc.
3. Verizon North
   1-800-433-5344

Emergency Services

Fire and Ambulance 911
Fire  647-5555
Franklin Count Sheriff  647-4138
Indiana State Police  765-647-6000
Brookville Medical  647-4181
Connersville Hospital  765-825-5131
Oxford Hospital  513-523-2111

Rule 12.00  Trash Disposal

Please take pride in your own property and your Resort, by placing all of your household waste in plastic bags, and discarding them inside of the dumpsters provided near the entrance to the Resort. Large items such as furniture, appliances, or any type of yard waste, will not be picked up by the disposal company if these items are placed inside the dumpster. Never place items on the ground around the dumpster. Please be reminded that, anyone caught dumping trash illegally shall be subject to at least a $100.00 up to a $2500.00 fine. These fines shall be determined by the Environmental Committee and the P.O.A. Board of Directors.

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 05-01-03

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 at the pool.

Rule 15.00  Quiet Time

Quiet time refers to the nighttime hours of each day, between 11 p.m. and 7:00 am. Activities, which disturb others during quiet time, will not be tolerated and should be reported to security.

Rule 16.00  Security

Security is the responsibility of all P.O.A. members and their quests. Be a good neighbor; report any suspicious activity, damage or destruction to property or anything threatening to the safety of all. 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 used as off road pleasure vehicles in Lake Shore Resort. Voted on by membership May 2003.

Rule 19 Pets

All pets shall be registered upon coming into Lake Shore. Only normal household pets shall be kept on any property at Lake Shore. All pets shall be kept confined, or on a leash so as not to endanger other persons or property.

A. All normal household pets brought onto Lake Shore property shall have all their shots up to date, and each have a collar with an Id tag. A picture of your pet should also be available for the P.O.A. files.

B. Any time you take your pet(s) for a walk you must have your pet(s) attached to leash no longer than 6 feet in length. The person walking the pet(s) should also be able to control the pet(s)

Confinement of Pets outside

1. 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 neighbors property.

2. Pens. 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 pet cannot jump or climb out of it. The gate shall be lockable. All pens are subject to the the set back rules of the Covenants. Pens shall be kept clean and mowed, with all waste and by products picked up and disposed of properly.

3. Invisible Fence. This is also acceptable with the approval of the P.O.A. Board of Directors. This falls under the set back rules as the pens in item 2.

All violations of the above rules are subject to a fine of $25.00 for the first violation, $50.00 for the second and $100.00 for all violations thereafter.

Be advised that all fines are due within 90 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 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.

Rule 21.00 Rules and Regulations
A committee composed of three directors, with the Vice President serving as chairman, shall write all the Rules and Regulations and after the approval of Board of Directors and the membership, will be authorized to enforce said rules.

Rule 22.00 Violations

Speeding, hunting, improper use of a motorized vehicle, quiet times, 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: A written warning shall be issued by the security person having knowledge of the offence. The warning shall be signed and dated by the security person. All written documentation shall be placed on the property owner file at the P.O.A. office.

Second Offence: If a second offence occurs for same property owner, the security person shall inform that property owner that the board of directors will be sending that property owner a letter stating that if a third offence should occur, there shall be a $100.00 fine accessed and the violation will be posted on the bulletin boards.

In addition the property owner shall lose all membership privileges until the fine is paid in full and any further violations of the same nature the fine will be assessed at a higher rate.

All other violations: Violations such as trash, illegal improvements to your property, abandoned boats, vehicles, etc., shall be brought to the attention of the Board of Directors and after their approval with proper documentation the following steps shall be taken:

1. Make contact with property owner in person if possible, give property owner written notice to correct violation within the appropriate time frame. In all violations, before a notice can be sent or given to the property owner, a picture of the violation or condition shall be placed in the property owner’s file.

2. If further action is needed, a registered letter shall be sent to the property owner and said owner shall be given 30 days to correct the current violation. If the violation is not corrected within the given time frame, a fine or other charges shall be imposed. These fines can range from $25.00 up to $100.00. Fines shall be determined by the P.O.A. Board of Directors. If the property owner fails to dispose of 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 owner’s property shall be billed by P.O.A. treasurer at the rate of $10.00 per hour, plus any incurred expenses such as hauling or wrecker fees. If these fees are not paid within 30 days, a lien shall be placed against the property.

4. If the violation is for not keeping your property mowed, 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 thru
out the current year. One time mowing and yearly 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 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 axels shall be parked on any street, common area, or on any premises in Lake Shore for any consecutive period of four (4) hours or more, unless loading or unloading. This size of vehicle may be parked in fully enclosed garage or a similarly permanently enclosed structure, if the structure has been approved by the P.O.A. Board of Directors.

Rule 24.00  **Inoperable Motor Vehicles**

The Board of Directors reserves the right to have a vehicle removed from Lake Shore, at the owners expense due to chronic, or disregard of the established Rules and Regulations. Chronic disregard shall mean two (2) or more notices have been ignored, with no action taken by the property owner.

Rule 25  All persons operating licensed vehicles within Lake Shore shall have a valid drivers 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, after approval by the P.O.A. Board of Directors. Said vehicles shall be removed at the owners expense.

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