

**LAKE LORELEI PROPERTY OWNERS ASSOCIATION, INC.**  
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**SECTION 1. FINES, RESPONSIBILITY FOR FINES AND ENFORCEMENT**

(Entire Section Revised Resolution 2000-04, April 7, 2000; and July 19, 2012, Revised May 19, 2016)

**A. RESPONSIBILITY POLICY**

- 1) Property Owners must bear the ultimate responsibility for violations of Lake Lorelei rules incurred by members of the family, guest, owner and owner's renters (Resolution 1971-5, August 6, 1971, Resolution 1994 – 1 August 5, 1994). Therefore, the responsibility for the payment of fines is with the property owner. The property owner is liable for the payment of any fine levied against a family member, guest, himself or renter. Failure to pay a fine within the prescribed time will result in the property owner being deemed "not in good standing".
- 2) Renters must bear responsibility for violations of the Lake Lorelei rules incurred by member of the family, guest and himself. Therefore, the responsibility for the payment of fines is with the renter. The renter is liable for the payment of any fine levied against a family member guest or himself. Failure to pay a fine within the prescribed time will result in both the property owner and the renter being deemed "not in good standing".
- 3) Contractors must bear the responsibility for violations of the Lake Lorelei rules incurred by his employees, subcontractors and their employees and himself. The contractor is liable for payment of fines incurred by the aforementioned. Building permits will be withheld or stop work orders will be issued by the Board of Trustees and entrance to The Lake Lorelei subdivision will be denied as long as such fines remain unpaid.
- 4) Venders, suppliers and other persons conducting business in the Lake Lorelei subdivision are responsible for fines incurred by them and their employees and entrance to the Lake Lorelei subdivision will be denied as long as such fines remain unpaid.

**B. ENFORCEMENT POLICY**

A fine/citation or warning may be issued by the Board of Trustees and sent by first class mail to the violator. Fined/cited parties may appeal by advising the Board, in writing, within 15 days of the fine/citation that they intend to appeal. Each and every day such violation continues after the 15 day appeal period expires (or after the appeal is heard and acted upon) may be deemed a separate offense. The Executive Committee will adjudicate all appeals. Violators will be notified of the disposition in writing. If the fine/citation is upheld, the violator has 15 days to pay or otherwise comply with the decision. Fines not paid within fifteen (15) days will result in the member being deemed a member "not in good standing". LLPOA shall be entitled to recover its attorneys' fees and court costs in any proceeding (arbitration, lawsuit, etc.) related to any fine/citation or to enforce any provision or term of any governing document (including but not

limited to these rules, LLPOA's Code of Regulation/Amended By-Laws, and its restrictive Covenants).

### C. VANDALISM

The Association will provide a \$100.00 reward for information leading to the arrest and conviction of any person or persons committing an act of vandalism or destruction to any property within the Lake Lorelei subdivision. (Resolution 1971-8; October 22, 1971, Revised May 9, 1992, Revised July 9, 1998).

#### **SCHEDULE OF FINES (Adopted 11/17/2007; Revised July 19, 2012; Revised May 19, 2016.)**

A Schedule of Fines shall be established by the Board of Trustees. When warranted, in the discretion of the Board of Trustees, a warning may be issued for a first, minor offense rather than a fine. The examples of finable conduct are just that, examples. The list of examples is not intended to be exhaustive as it is not possible or practical attempt to identify and provide an example each form of finable conduct.

<b>TYPE</b>	<b>FIRST OFFENSE</b>	<b>REPEAT OFFENSES WITHIN 2 YR PERIOD</b>
Class I	\$100.00	\$200.00
Class II	\$200.00	\$400.00
Class III	\$300.00	\$600.00

In addition to, or in lieu of, a fine, any suspected criminal activity may be referred by the Board of Trustees to the Brown County Prosecutor or other law enforcement agency. **(Board Mtg 11/17/2007; Revised July 19, 2012.)**

**Class I** violations include but are not limited to any act or conduct that negatively affects a member's quiet enjoyment of his/her Association Membership rights or improper conduct directed toward an LLPOA trustee, employee, or guest. **(Revised Board Meeting May 19, 2016)**

Specific examples include but are not limited to: **(Board Mtg 11/17/2007; Revised July 19, 2012, Revised May 19, 2016.)**

- a. allowing dogs to bark late at night
- b. excessive loud music from vehicles or residence
- c. excessive rowdiness which may or does disturb neighbors or other members
- d. excessive and unnecessary tire squealing
- e. allowing a non-member to use a member's security code (bar code, entry code or any other code used for accessing LLPOA property) to enter LLPOA property
- f. launching a non-registered boat
- g. bringing unauthorized vehicles onto lake property
- h. littering road and public areas

- i. failing to maintain property in an orderly manner by accumulation of junk, abandoned vehicles, disrepair, or failure to maintain property so that it will not be a nuisance, hazard or eyesore to the community (see 6(b) below for further explanation)
- j. failure to follow established security procedures such as attempting to avoid the gates, tailgating, etc.
- k. threatening or directing vulgarity at a trustee or LLPOA employee or agent or otherwise behaving inappropriately or unprofessionally toward, or in interacting with, any LLPOA trustee, employee or agent.

**Class II** violations include but are not limited to any act or conduct that may cause or has caused minor injury to the accused, or to another person, or may cause or has caused minor loss or damage to any LLPOA property. **(Revised Board Meeting May 19, 2016)**

Examples include but are not limited to: **(Board Mtg 11/17/2007; Revised July 19, 2012, Revised May 19, 2016.)**

- a. driving unlicensed vehicles on roads or LLPOA property
- b. fighting
- c. destruction of road signage
- d. swimming at beaches after posted hours
- e. swimming from watercraft in open lake area
- f. intentionally driving in a manner to throw stones near pedestrian or driving off of any roadway.
- g. violating speed limits and stop signs more than twice per year
- h. allowing pets on beaches, using glass ware on beaches, disregard to no burning restrictions
- i. failure to comply with pet leash restriction
- j. failure to accept responsibility for guest
- k. construction without permit or beyond permit period without extension or beyond permit scope without LLPOA permission

**Class III** violations include but are not limited to any act or conduct that may cause or has caused serious or major injury to the accused, or to another person, or may cause or has caused serious or major loss or damage (in excess of \$500) to any LLPOA property. **(Revised Board Meeting May 19, 2016)**

Examples include but are not limited to: **(Board Mtg 11/17/2007; Revised July 19, 2012.)**

- a. damage to personal property or LLPOA property that exceeds \$500 in replacement and labor costs.
- b. discharge of firearms in the LLPOA development
- c. discharge of illegal fireworks in the LLPOA development
- d. exceeding the no wake speed after sunset
- e. driving overweight vehicles on roads

Guests and contractors are the responsibility of the member. Citations and fines will be charged to the Association Member who authorized their entry. Damage repair costs will be settled between injured party and the cited Association Member.

## **SECTION 2: RULES FOR LAKE LORELEI WATERS**

All LLPOA members, and their guests, and any other visitors, use the waters of Lake Lorelei at their own risk.

### **A. SWIMMING REGULATIONS (Revised Board Meeting September 17, 2015.)**

- 1) Swim at your own risk. The Lake Lorelei Property Owners Association assumes no liability or responsibility for any injuries to person or property caused by persons swimming at Lake Lorelei
- 2) All young children must be supervised by a responsible person
- 3) Swimming is prohibited on or near the spillway and the dam
- 4) Swimming is not permitted from any LLPOA owned shoreline or dock, except at the public swimming areas as provided. Swimming outside the safety line and floats is prohibited.
- 5) Swimming in the main lake is limited to twenty feet from shore or dock.
- 6) Swimming is prohibited from anchored or drifting boats on the main lake.

### **B. BEACH REGULATIONS**

- 1) Vehicles, including bicycles, are not permitted on the beaches
- 2) Fires are not permitted on the beaches
- 3) Pets are not permitted on the beaches
- 4) Glass is not permitted on the beaches
- 5) Fishing between the buoys and beaches is prohibited
- 6) Watercrafts are not permitted between the buoys and beaches
- 7) Alcohol is not permitted on the beaches. Alcohol is permitted in the pavilion
- 8) The beaches shall be closed from 10:00 PM to 8:00 AM daily (Resolution 1991 – 4, June 7, 1991)

**C. BOATING RULES (Resolution 1991-3, April 5, 1991, Revised May 9, 1992, Revised June, 1993, Revised April, 2001, Revised June 2010, Revised July 19, 2012, Revised March 19, 2015, Revised May 21, 2015, Revised June, 2015, Revised May 2018)**

All persons using the Lake shall comply with Ohio Watercraft Laws and the Lake Lorelei Rules. Violators of these rules may lose operating privileges at Lake Lorelei. A citation or arrest may result.

1) Each member shall be responsible for the actions and behavior of their family and guests and is liable for fines imposed upon the operator or passengers of a member's watercraft.

2) Registration

- a. All watercraft to be operated on the lake must be registered by the Association and display a current LLPOA decal affixed to the stern. A watercraft placed on the lake for less than one hour for demonstration only, when intent is to purchase, is exempt. The Board of Trustees must grant prior permission for such demonstration.
- b. Only watercraft owned by an LLPOA member in good standing or renter in good standing may be registered.
- c. Proof of State Registration, Certificate of Title, and a current copy of insurance showing continuing insurance on each watercraft must be filed annually with the Association.
- d. An Association Registration form listing each watercraft and a signed statement showing an agreement to abide by the Ohio Watercraft Laws and Association Watercraft Rules must be submitted annually by the watercraft owner.

Sample of Agreement to follow the Laws and Rules:

- a. As a Lake Lorelei property owner or renter with a registered water craft, I hereby acknowledge that I have read and am familiar with and agree to abide by the Ohio Watercraft Laws and the Watercraft Rules of Lake Lorelei.

Signature\_\_\_\_\_

3) Education

All operators of watercraft on Lake Lorelei must be in compliance with Ohio Watercraft Laws involving watercraft education courses.

4) Identification of Watercraft

- a. The LLPOA decal will be numbered with a decal number assigned to each watercraft.
- b. Lot number of the boat-owner shall be displayed above the water on each side of the watercraft near the stern with 3-inch numbers.

5) Specifications for Watercraft

- a. All watercraft to be operated on the lake must meet the following specifications (official length shall be stated on the title). If actual length does not match the title, manufacturer specifications will be required.
  - 1. Maximum length for pontoon – 26 feet
  - 2. Maximum length for all other watercraft – 20 feet.
- b. Unmanned motorized skiing devices are prohibited.
- c. State laws cover maximum noise level

6) Operation of Watercraft

- a. Boating and skiing (including knee boards and tubes) are at your own risk. The LLPOA assumes no liability or responsibility for any injuries to person or property caused by persons boating or skiing at Lake Lorelei.
- b. No person under the age of 16 shall operate any motorized watercraft, except that a person between the ages of 12 and 15 years of age may operate a motorized watercraft if a supervising person of 18 years or older is aboard. Both the operator and supervising person must comply with the Boating Education Requirement approved by the Ohio Division of Watercraft. Operators and supervising persons must comply with the State of Ohio minimum age requirements for manually propelled watercraft.
- c. Watercraft under power, except with electric motors, shall not be operated within 20 feet of swimming areas, shorelines or docks. Swimming is not permitted from any watercraft.
- d. Docking of watercraft at the marina is limited to 15 minutes.
- e. No watercraft shall be left overnight at the clubhouse or on any LLPOA property except at a member's private dock or at a prepaid rental dock in those areas specifically designated for such purposes. Violation of this Rule is a class 1 offense subject to a \$100 fine for each night the watercraft is in violation of this Rule. (Revised Board Meeting, December 21, 2017.)
- f. Launching of watercraft on Association property is limited to the launch ramp next to the marina.
- g. Watercraft will not be permitted to operate on the lake if it is closed due to an emergency or lake maintenance. This will be indicated by a red warning flag or flashing red light at various points on the lake. In the event of high or low water levels, yellow flags or a yellow flashing light will indicate that no watercraft may operate beyond a no wake speed. Members may be held responsible for damage or erosion caused by their wake. A yellow flag will be assumed during winter pool.

- h. Towing multiple skiers, wakeboarders or more than one device such as a tube, surfboard, or similar device simultaneously is prohibited from 10:00 A.M. to 5:00 P.M., on Saturdays, Sundays, and Holidays. If you have more than one person on a towable of any kind you should immediately pick up any rider that falls off. Also, your boat must have appropriate capacity for driver, spotter and all passengers on the towable (*for instance, a two person jet ski can not tow a one person tube and a three person jet ski may not tow two people under any circumstances*).
- i. The use of wake enhancing devices and/or wake surfing is prohibited from 10:00 A.M. to 5:00 P.M., on Saturdays, Sundays, and Holidays. Wake surfing (similar to, but not the same sport as, wakeboarding) is a water sport in which a surfer trails behind a boat, surfing the boat's wake (**Revised Board Meeting, June 2015**). Wake surfing is prohibited (completely – at all times) behind any watercraft with an inboard/outboard motor (stern drive) or an outboard motor. (**Revised, May 2018.**)

Additionally, Ohio Department of Natural Resources (ODNR), the Watercraft Laws of Ohio, Ohio Revised Code Chapters 1547 and 1548 and Administrative Code Chapters 1501:47-1 through 1501:47-9 shall be enforced as applicable for the purpose of safety and orderly conduct upon the waters of Lake Lorelei Subdivision. If any Lake Lorelei Rule exceeds any State Law or Rule, the Lake Lorelei Rule shall govern and take precedence.

Special State of Ohio Rules that apply to Lake Lorelei only: 1501:47-7-1

- a. Upon the waters of Lake Lorelei, no person shall operate or permit to be operated a powercraft at a speed greater than thirty-five miles per hour from sunrise to sunset within the water-ski or open zone.
- b. No person shall operate or permit to be operated a powercraft at speed greater than six miles per hour from sunset to sunrise within the water-ski or open zone.
- c. No person shall operate or permit to be operated a powercraft at a greater than idle speed, or at a speed that creates wake within one hundred fifty feet of the marina, gasoline dock, and launch ramp.
- d. No person shall operate or permit to be operated a powercraft at a greater than idle speed or at a speed that creates a wake within the coves and the mouth of Glady Run
- e. Powercraft shall be operated in a counter-clockwise traffic pattern with the shoreline on the starboard (right) side of the powercraft.
- f. No person shall operate or permit to be operated a powercraft in a clockwise direction, unless the operator is picking up a fallen skier.
- g. A “Wake” as used in this rule, shall be defined as a track left by a watercraft in the water causing waves or swells.



**D. LAKE FICHTELBERG AND LAKE GRUNWALD RULES (Resolution 1992-5, July 24, 1992)**

- 1) Watercrafts are prohibited on Lake Grunwald, except for lake maintenance.
- 2) Watercraft on Lake Fichtelberg is limited to 14 feet in length with an electric motor not to exceed 5 mph. All other types of watercraft and motors are prohibited except when approved by the Board of Trustees for lake maintenance.
- 3) All fishing will be catch and release on Lake Fichtelberg for the years 2013 and 2014. Lake Grunwald is open to all fishing." (Brd2013 - July 18)

**E. FISHING AND TRAPPING**

- 1) Trout lines of any length or number of hooks shall not be permitted on the waters of the Lake Lorelei subdivision (Resolution 1974-7, November 8, 1974).
- 2) The taking of frogs is prohibited.
- 3) Daily catch limits in size and numbers are posted at all public access areas. Limits are set by the executive committee and state law.
- 4) Unattended lines are prohibited.
- 5) The Board of Trustees has established the position of "FISH WARDEN" to act on behalf of the LLPOA in ensuring compliance with all fishing rules. Board Resolution (2/17/2011)

**F. LAKE LORELEI VALVE OPERATIONS**

(Resolution 2000-06) – note that the following is the general procedure that had been practiced starting in 1968.

**Preamble**

Whereas, the purpose of annual opening of the drain valve of the dam is to lower the water level of the lake to:

- Protect the shoreline seawalls from ice damage
- Discharge the dead vegetation ash at the dam
- Protect the dock and boat launch ramp from ice damage (to as depth of 4 feet)
- Reduce pressure from face of dam
- Aerate the lake bottom of the perimeter of the lake
- Minimize the weed growth at the perimeter by the change from aquatic growth.

**The procedure to manage the winter lake level is:**

Open the main valve initially 30 turns of the valve shaft (60 turns of the handle), then adjusting within 3 days to accomplish lowering the water level (under no precipitation conditions) at the maximum rate of 2" per day. Faster only if required to attain desired pool by December 15<sup>th</sup>. Valve is to be operated no more often than once per week to adjust for precipitation. A permanent written and dated and signed log is to be maintained in a

conspicuous place in the association office by a trustee and one other designated person. Valve is to be opened November 15<sup>th</sup> and closed February 15<sup>th</sup>, if there is no ice on the surface.

Through the period that the valve is open, the water level shall be in the draining mode to maintain a water level between 49 and 60” below normal overflow level (Revised December 2016, Revised May 2017)

Technical note: 30 turns of the shaft positions the valve in the 1/2 open position. Opening more than 60 turns of the shaft damages the valve. Two turns of the wrench handle - turns the shaft one turn.

### **SECTION 3: MOTOR VEHICLE RULES**

All persons using roads shall comply with Ohio Motor Vehicle Laws and Association Rules. Violations of any of these laws or rules may result in a citation or arrest. If any Lake Lorelei rule exceeds any State Law, the Lake Lorelei Rule shall govern and take precedence. Operating a motor vehicle or riding as a passenger in a motor vehicle at Lake Lorelei is done at your own risk. The LLPOA assumes no liability or responsibility for any injuries to person or property caused by operating a motor vehicle or riding as a passenger in a motor vehicle at Lake Lorelei (Resolution 1974 – 1, January 15, 1974; Revised July 19, 2012).

#### **A. LAKE LORELEI VEHICLE RULES**

- 1) No vehicle with a gross weight over five (5) tons shall be permitted on the bridge or dam.
- 2) Tracked or lugged vehicular equipment on roads is prohibited except for construction or maintenance of Association roads (Resolution 1973 – 4, December 14, 1973).
- 3) Overnight parking of any vehicle or trailer on Association right-of-way is prohibited. **(Board resolution 10-17-09)**
- 4) Parking of any vehicle or trailer on Association parking lots for more than twenty-four (24) hours, or in recreation parking lots for more than twelve (12 hours) is prohibited except by special permission from the Board of Trustees (Resolution 1981 – 1, September 18, 1981).
- 5) No person shall operate a motor vehicle on Association roads unless the vehicle is registered and licensed by the State of Ohio or another State. Prohibited: dirt bikes, ATVs, etc. All vehicles must be operated on roadways (i.e., no off-road driving).
- 6) No person shall operate a motor vehicle on Association public access grass areas, except for authorized maintenance.
- 7) Parking of recreational vehicles on residential lot or lots is permitted for storage purpose only. Said vehicles are not to be used for housekeeping or sleeping purposes. They may not be attached to either the water supply or septic system. Recreational vehicles are prohibited on vacant lots and in recreational areas (Covenant/Restriction #2).

- 8) Golf carts may be driven on LLPOA roadways, with certain restrictions, which are listed below. Before your golf cart may be driven on LLPOA owned roads or property, it must be inspected and member must agree to terms for use. (Board resolution 08-20-2009; Revised May 15, 2014, Revised July 2016, Revised August 2017)
  - a) This authorization is for golf carts only (gas or electric powered). Gas powered golf carts may not emit excessive smoke or engine noise.
  - b) This authorization specifically excludes any variation or model of off-road vehicles, generally described as “4-wheelers,” “ATVs,” “UTVs,” “RTVs,” “Quad Bike,” “Quad,” etc.
  - c) Only a licensed driver may operate the golf cart.
  - d) The golf cart must be covered by liability insurance in the minimum amount required by the State of Ohio, as evidenced by proof of continuing coverage for the period of registration. A liability Release Form must be completed and signed.
  - e) The golf cart driver must obey all vehicle rules and regulations approved by the Board. Golf carts may be driven on Common Lake access areas to gain access to Rental docks. Golf carts are not allowed on common grassy areas adjacent to and behind Clubhouse, West Beach, East Beach, and Play areas, except for LLPOA maintenance.
  - f) The golf cart driver must give right-of-way to pedestrians and motor vehicles, and may not obstruct the roadway at any time (not allowing others to pass), nor drive in any manner to cause others to fear for their safety.
  - g) Driver and all passengers in a golf cart in-motion must remain seated. Reasonable seating capacity limits must be observed. Passenger or cargo overloading is prohibited.
  - h) Violation of these restrictions is subject to a Class II fine (for the first violation; and a doubling of that fine for each additional violation within a 2 year period).
  - i) A golf cart to be driven on LLPOA roadways or property, must first be registered in the LLPOA office (fee required) and display a current “windshield” type, adhesive LLPOA decal on the left front windshield (or hood if no windshield) of the vehicle, where it is easily identifiable by security/safety personnel. The golf cart must also display the owner’s residence lot number in 3” high (or larger) numbers of a contrasting color on both sides of the vehicle.
  - j) Golf cart owners/drivers acknowledge the inherent danger of driving on roadways shared by motor vehicle traffic. Use of a golf cart is at the owner’s/driver’s/passenger’s own risk. LLPOA assumes no legal or financial responsibility for damages or injuries resulting from any incident or accident involving the use of a golf cart on LLPOA roadways or property.
  - k) Golf carts may not be driven on LLPOA roadways or property between sunset and sunrise, or during periods of poor visibility (fog, rain, snow, etc.). Only those golf carts inspected and approved by LLPOA as having working headlights, taillights, turn

signals, brake lights, horn, and rearview mirrors, either 2 side view or one center view mirror will be permitted to operate on LLPOA roadways between sunset and sunrise with caution.

**B. NO PERSON SHALL BRING INTO THE LAKE LORELEI SUBDIVISION OR OPERATE ON THE ROADS OR ROADWAYS WITHIN THE LAKE LORELEI SUBDIVISION ANY MOTOR VEHICLE OTHER THAN:**

- 1) Passenger cars
- 2) Pick-up trucks
- 3) Vans, not exceeding the following dimensions:
  - Height:** 83” from the ground to the roof of van
  - Length:** 240” from the middle of the front to the middle of the rear bumper of the van
  - Width:** 80” from the right exterior side to the left exterior of the van

**C. MOTOR VEHICLES WHICH ARE EXEMPT FROM THE PROVISIONS OF THIS RESOLUTION ARE AS FOLLOWS:**

- 1) Motor vehicles owned by the Lake Lorelei Property Owners Association, Inc., which are necessary to service, the Lake Lorelei Community.
- 2) Motor vehicles providing utility services for the residents of the Lake Lorelei Community.
- 3) Motor vehicles classified as school buses.
- 4) Motor vehicles entering Lake Lorelei subdivision for the express purpose of making deliveries within the Lake Lorelei subdivision.
- 5) Motor vehicles previously exempted by proper enactment of a prior covenant.

**D. NO PERSON SHALL BRING UPON ASSOCIATION PROPERTY A VEHICLE FOR THE PURPOSE OF MAKING A DELIVERY OR TO SERVICE THE LAKE LORELEI COMMUNITY WITH A GROSS VEHICLE WEIGHT IN EXCESS OF LAKE LORELEI ROADS AND STREET LOAD LIMITS. A PROPERTY OWNER MAY OBTAIN WRITTEN PERMISSION FROM THE BOARD OF TRUSTEES TO WAIVE THIS LIMIT. THE PROPERTY OWNER MAY BE REQUIRED TO POST BOND FOR POSSIBLE DAMAGE TO ROADS (SEE LOAD LIMIT CHART).**

**E. ANY VEHICLE FOUND IN VIOLATION OF LAKE LORELEI RULES IS SUBJECT TO BE TOWED. THE OWNER AND/OR OPERATOR OF THE VEHICLE MAY BE REQUIRED TO PROVIDE SUFFICIENT PROOF THAT SUCH VEHICLE IS NOT IN VIOLATION OF THE RULES. THE OWNER OF THE VEHICLE IS RESPONSIBLE FOR THE TOWING AND STORAGE COSTS INCURRED BY THE ASSOCIATION.**

**LOADS LIMITS FOR LAKE LORELEI ROADS AND STREETS**

**SINGLE AXLE TRUCKS**

	<u>POUNDS</u>	<u>TONS</u>	<u>CONCRETE CUBIC YDS</u>	<u>8x8x16 BLOCK</u>	<u>8x12x16 BLOCK</u>
I	16,000	8	4	500	334
II	10,000	5	2 ½	315	208

**DUAL AXLE TRUCKS**

/ 3 ½ FT OR LESS /

	<u>POUNDS</u>	<u>TONS</u>	<u>CONCRETE CUBIC YDS</u>	<u>8x8x16 BLOCK</u>	<u>8x12x16 BLOCK</u>
I	19,200	9.6	4.8	600	400
II	12,000	6	3	375	250

**DUAL AXLE TRUCKS**

/ 4 ½ FT OR LESS /

	<u>POUNDS</u>	<u>TONS</u>	<u>CONCRETE CUBIC YDS</u>	<u>8x8x16 BLOCK</u>	<u>8x12x16 BLOCK</u>
I	27,200	13.6	6.8	850	567
II	17,700	8.5	4.25	530	354

**TRI-AXLE TRUCKS**

/ 4'-1" / 4'-1" / /

	<u>POUNDS</u>	<u>TONS</u>	<u>CONCRETE CUBIC YDS</u>	<u>8x8x16 BLOCK</u>	<u>8x12x16 BLOCK</u>
I	38,400	19.2	9.5	1200	960
II	24,000	12	6	750	600

CATEGORY I – LOAD LIMITS SHALL BE IN EFFECT FROM MAY 1 THROUGH DECEMBER 31  
 CATEGORY II – LOAD LIMITS SHALL BE IN EFFECT FROM JANUARY 1 THROUGH APRIL 30  
 ALL LOADS SHALL BE CHECKED AT SECURITY.

**SECTION 4: REAL ESTATE RULES FOR LAKE LORELEI**

(Resolution 1972 – 13, September 8, 1972, Resolution 1984 – 1, February 1, 1984, Revised July 20, 1984, Revised Board Mtg. March 21, 2013, Revised October 2016, Revised September 20, 2018)

**A. SALE OF PROPERTY**

- 1) Members desiring to sell or rent their own homes must conform to the same requirements as Realtors. No person shall offer property for sale without advising the real estate agent and/or the prospective buyer/renter concerning the Real Estate Rules of the LLPOA.
- 2) Immediately after listing a Home/Lot for-Sale (or For-Rent) the listing agent (or the Home/Lot owner), must notify the Lake Lorelei business office giving the listing broker office name, address, telephone number(s), listing agent name, address and telephone number(s) along with the MLS listing sheet. This information will be placed on file, and will be kept until the Buyer, has paid (in full) all initiation fees, member fees and dues (and any fees or dues in arrears), and the sale has closed, or the listing has expired, canceled, or been withdrawn.
- 3) When a final Contract of Sale is scheduled and prior to closing, the listing agent (or the Home/Lot owner), must notify the Lake Lorelei business office, via telephone, mail, fax or e-mail, of the scheduled closing date. This notification must include the closing date and confirmation that the purchaser has been provided copies of the Lake Lorelei Property Owners Association Amended By-Laws, Rules and Covenant/Restrictions.
- 4) Prior to actual transfer of title or final consummation sale, realtors, title company or Home/lot owner are required to check with the Lake Lorelei office secretary concerning delinquent dues or other indebtedness to the property owner's association by the property owner(s) who is in the process of transferring property. If such indebtedness is found outstanding, appropriate measures shall be taken to comply with Covenant/Restriction # 8.

**B. RENTAL OF DWELLINGS/PROP. ERTY**

- 1) Upon payment of the Annual Rental user's fee, a member may rent their dwelling/property no more than 4 times each calendar year (**Revised October 2016**) (See 2014 Code of regulations, Article 2 Rental Property, Part C)
- 2) When a property owner rents their property, they must provide the LLPOA office with a copy of the rental agreement. The property owner is also required to provide the renter a copy of LLPOA Governing Documents and the current Rules and Regulations of the Lake Lorelei Property Owners Association. These can be downloaded from the LLPOA website [www.lakelorelei.ohio.com](http://www.lakelorelei.ohio.com). on the governing documents page or picked up at the LLPOA office.

### **C. GENERAL REAL ESTATE POLICIES**

- 1) Real estate brokers, realtors and their associates must require the prospective property owner to submit to the Executive Committee an Application for Membership into the Association.
- 2) Realtors are required to provide the proposed member a copy of LLPOA Governing Documents with the Deed Restrictions/Covenants and the current Rules of the Lake Lorelei Property Owners Association. These can be downloaded from the LLPOA website [www.lakeloreleiohio.com](http://www.lakeloreleiohio.com) on the governing documents page or picked up at the LLPOA office.
- 3) For security purposes, only realtors who have registered with LLPOA and have a current home/lot for sale inside Lake Lorelei may be listed on the telephone pedestal with a 4-digit directory number to give them easier access to show the property. When requested, the listing realtor will be assigned a directory number on the pedestal that will be active for a period of 6 months or until the listing has been sold or taken off the market. If the listing has not sold within the 6 month time period, the realtor may call the office to have their directory number extended for another 6 months or until the listing has been sold or taken off the market. No blanket multi-day electronic Passes, for real estate sales or rental purposes, will be issued. Electronic Passes may be requested for specified hours if an "Open House" showing is held or if the agent needs easier access to the property for inspections, appraisals etc. Listing brokers or agents must telephone the request for an electronic Pass to the security guard (513-875-3222), well in advance of anticipated arrival. Information required for the requested Pass shall include the Listing sales agent name, lot number, Seller's name (and address, if not same as the Lot), and Expected time of arrival. If a listing broker/agent requests an electronic Pass or allows entry through the gate pedestal to the prospective buyer and/or broker/agent, the listing agency and/or showing agency will be ultimately responsible for conduct of the visitor(s).

### **D. ADVERTISING RULES (Covenant/Restriction #5)**

1) Lot/Home for Sale – Only "For Sale", "Open House" and "Sold" signs of standard size for real estate are permitted. The signs must not be more than five square feet plus hangers. Signs are prohibited on road right-of-way and must be removed not later than ten (10) days after closing. No more than (1) "For Sale" sign is permitted per property except for lake front property may display an additional sign on the water front and corner lots may display a sign on each road front.

2) Open House – "Open House" signs may be displayed three (3) days prior to the event and must be removed by the end of the day of the Open house. "Open House" signs may be placed on the Association right of way within ten (10) feet of the road, but may not obstruct LLPOA signs, roadways, private drives or mailboxes. Signs may not be affixed to any utility pole or LLPOA sign post.

3) Directional signs to lots or homes may be used only in conjunction with an "Open House" and must be removed by the end of the day of the Open House.

4) Open House electronic passes must be requested by the listing agent or homeowner by calling the security guard (513-875-3222).

5) Failure to comply with the rules regarding real estate signs may result in their removal and a fine/retrieval fee of \$5.00 per sign picked up

6) A New Member Orientation is available to prospective buyers, new members and Realtors by contacting the LLPOA office.

**NOTE: See Section 9 Miscellaneous Rules E for rules covering other types of signs.**

**E. REALTOR AGREEMENT** (Resolution 1984-3, Revised July 17, 1998)

Each registered listing agent and selling agent must sign the LLPOA agreement form (below), agreeing to comply with the requirements listed herein and LLPOA Rules concerning real estate sales and rentals.

In return for permission to sell real estate at Lake Lorelei, I/We agree to and confirm the following:

- 1) I/We have received and read SECTION 4: REAL ESTATE RULES FOR LAKE LORELEI and I/We will comply with these regulations.
- 2) I/We will read the current Covenant/Restrictions, the Code of Regulations, and construction requirements of Lake Lorelei.
- 3) I/We will insure that my/our prospective buyers are acquainted with the above documents prior to closing.

I/We will show my/our valid photo ID and sales agency affiliation verification (business card) when requested by Lake Lorelei Security.

- 4) I/We will accompany all prospective buyers that I/We allow entry into Lake Lorelei.
- 5) I/We have received copies of membership applications and will distribute to buyers.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ WITNESS \_\_\_\_\_

REAL ESTATE COMPANY NAME \_\_\_\_\_

PHONE NUMBER \_\_\_\_\_



## SECTION 5: BUILDING CODE RULES

(Resolution 1977 – 1, December 30, 1977, Resolution 1984 – 1, February 1, 1984,  
Revised July 20, 1984 – Resolution 2002 – 2)

### A. PRE-CONSTRUCTION

1. A Lake Lorelei building permit must be obtained by the property owner and the permit must be posted at the work site prior to beginning construction of any type, including homes, additions, out buildings, decks, docks, fences, swimming pools, culvert work, etc.
2. Plans must include a plot plan showing the location of the proposed building, floor plans including basement and/or other construction as applicable. Industrialized unit plans must be submitted as specified in Covenant/Restriction #2 A. The septic system shall, where public sewers are not available, meet the requirements of the Brown County Health Department. An approved layout of the septic system must be submitted to the Executive Committee as part of the review process. Proper drainage must be insured when grading or landscaping. Construction must comply with LLPOAAA, Township, County, State and National Codes (Covenant/Restriction #3 and #4). **(Revised Board Meeting May 19, 2016)**
3. After reviewing the plans and verifying conformance to the covenants, regulations and rules of the Association, and receiving payment of the building permit fee and security deposit, the Executive Committee will issue the building permit. The security deposit is refundable upon completion of the building project, provided there are no code violations.
4. The property owner agrees to permit the LLPOA or its agents to inspect the work covered by the permit to ensure compliance with Lake Lorelei Rules. All construction must comply with the LLPOA Covenant/Restriction Requirements, Code of Regulations and Rules.
5. The property owners shall contact the Lake Lorelei Water District prior to the installation of a driveway in order to locate the water main shut off valve. A valve may not be covered by paving or concrete. If covered, it must be removed at the owner's expense.

Note: *Issuance of the building permit by the LLPOA does not provide a review of the technical or structural adequacy of the building. The LLPOA does not assume responsibility for the architectural and engineering design of the proposed structure or its conformance to safety or Building Code Requirements.*

### B. CONSTRUCTION (Revised Board Meeting May 19, 2016.)

- 1) Property lines must be verified and marked by a surveyor registered by the State of Ohio, prior to beginning construction. This will be inspected by the Executive Committee or its Agent.
- 2) All construction sites must be marked with a sign including the lot number, name of owner and other information as needed.

- 3) Storage of building material or equipment by the property owner or contractor for use in the building as described in the building permit is restricted to the building lot. If other temporary storage is needed, the Board of Trustees must be notified (Resolution 1972 -2, May 12, 1972).
- 4) A building may not be extended closer than thirty (30) feet to any property line adjacent to any roadway, including corner lots; nor closer than ten (10) feet to the property line of any abutting property, within fifty (50) feet from the normal waterline of any lake as shown on recorded plats.
- 5) The septic system where used must be sixty (60) feet from the high water mark of any lake in the subdivision.
- 6) The entire exterior structure of a home or building must be completed within six (6) months from start of construction, except when delayed by inclement weather conditions (Covenant/Restriction #2).
- 7) Culverts where required to insure positive drainage and flow of water must be installed prior to beginning construction. Culvert installation must be approved by the Executive Committee or its agent prior to back filing. No culvert pipe shall be smaller than fifteen (15) inches in diameter or longer than thirty (30) feet in length. The surface of both ends of the culvert must be paid at least six (6) inches below the ground. Other sizes of culvert pipe may be used upon written approval of the executive committee. Culvert pipe must be able to withstand vehicle traffic. Trenching through roadways is prohibited (Resolution 1971 – 2, June 4, 1071, Revised May 9, 1992, Resolution 1992 – 7, September 18, 1992).
- 8) Aesthetically pleasing fences may be constructed on members property providing the following conditions are met:
  - a. If on an exterior boundary, the lot line must be surveyed.
  - b. Privacy fences are permissible to hide unsightly items such as LPG tanks, places where garbage cans are normally kept, around swimming pools, patios, and other areas where privacy or concealment is an issue.
  - c. Fences taller than 6 feet high cannot be constructed.
  - d. On lake front lots, the only type fence permissible between the edge of the house and the normal high water line is a chain link fence or type that will not block neighbors' view of the lake.
  - e. The architectural committee member that reviews the site should contact neighbors to get their views prior to approval.
- 9) Aesthetically pleasing detached garages and/or carports may be constructed on member's property providing the following conditions and all requirements of the Covenants and Restrictions are met. (Resolution 2016 – 1, May 19, 2016)
  - a. A detached garage/carport will be a one story structure with a pitched roof.

- b. Detached garages/carports must have an A-frame style roofline and not a rolled corner or rounded style roof.
  - c. A detached garage/ carport will not exceed 1000 sq. ft. in area and the combined size of all detached structures will not exceed 1200 sq. ft.
  - d. The total height of the garage/carport structure will not exceed that of the dwelling.
  - e. The structure will be a quality construction that complements the architectural style and color of the residence and will be compatible with the overall lake community.
  - f. The structure will meet or exceed local building requirements
  - g. No freestanding, or attached, prefabricated metal carports shall be constructed within the confines of the Lake Lorelei subdivision.(Resolution 2016-December 2016)
- 10) Aesthetically pleasing detached storage sheds may be constructed on member's property providing the following conditions and all requirements of the Covenants and Restrictions are met. (Resolution 2018 – September Board Meeting 2018)
- a. A detached shed will be a quality construction and will be compatible with the overall lake community. No tent-like structure is permitted to be used as a shed (Covenant/Restrictions #2) A tent-like structure consists of sheets of fabric or other material draped over, attached to a frame of poles or attached to a supporting rope.
  - b. A detached storage shed will not exceed 300 sq. ft. in total closed area. The side walls may be no higher than 8 ft. in height measured from the floor to top of wall plate. Note: The combined size of all detached structures will not exceed 1200 sq. ft. (Covenant/Restrictions #2)
- 11) Decks and docks over the water shall not extend more than twenty (20) feet into the lake from the normal waterline on the recorded plats. Canopies or coverings over decks or docks within fifty (50) feet of the normal waterline are prohibited (Resolution 1971 – 7, October 22, 1971, Revised May 9, 1992). (Covenant/Restriction #3, #4, #6).
- 12) Dock construction on Association Owned Property - Not Land-Locked. Dock construction on Association Owned Property in some coves and recreational areas, and that is not land-locked, is permitted with restrictions and with the approval of the Executive Committee. A request must be submitted including three sets of plans, showing dock construction, location and the estimated cost of construction. Upon approval by the Executive Committee, construction may begin under the following conditions and the signing of a contract between the Association and the owner (Resolution 1990 – 1, July 20, 1990) (Revised February 16, 2012) (Covenant/Restriction #6).
- Conditions:
- a) The dock shall become the property of the LLPOA.
  - b) The property owner will be permitted exclusive use of both sides of the dock for the period of time that equals the cost of construction, based on the annual rental rate established by the Board of Trustees. The property owner will be responsible

for maintenance of the dock. After this period of time, the normal dock rental regulations will apply.

- c) Dock ownership and rights under this policy are not transferable and cannot be reassigned to another owner. The recovery of construction costs is not recoverable should the original owner sell the property.

13) Dock construction on Association Owned Property – Land-Locked. Dock construction on Association Owned Property that is land-locked and provides Lake Access to only abutting lots, is permitted with restrictions and with the approval of the Executive Committee and the owners of the abutting lots. A request must be submitted including three sets of plans, showing dock construction, location and the estimated cost of construction. Upon approval by the Executive Committee, construction may begin under the following conditions and the signing of a contract between the Association and the owner. In evaluating such a dock construction permit application, the Executive Committee should consider the extent to which docks on the land-locked property already exist, the size of the dock to be constructed, and the space remaining for other potential docks. This rule is not intended to create or confer any right of abutting owners to construct a dock on Association Owned land-locked parcels and the Executive Committee has absolute discretion to approve or deny an application for a permit under this Rule. (Resolution February 16, 2012) (Covenant/Restriction #6).

Conditions:

- a) Only owners of the abutting lots to the land locked common access lot may request permission to build a dock on said lot.
- b) The dock shall become the property of the property owner paying for and requesting the permit.
- c) The property owner (and all subsequent owners) is responsible for maintaining the dock.
- d) Dock ownership and all rights and obligations under this rule transfer to and bind all subsequent owners.

## **SECTION 6: MAINTENANCE OF PROPERTY (Covenant/Restriction #5)**

### **A. MOWING**

- 1) Lots must be kept mowed. Lot owners not complying will be notified by the association to maintain the property. If the owner does not respond within ten (10) days, the property will be mowed by the Association at the owner's expense. All property owners are responsible for mowing the right of way next to the road (Resolution 1971 – 4, August, 1971, Revised May 9, 1992)

### **B. APPEARANCE**

- 1) All property shall be maintained so that it will not be a nuisance, hazard or eyesore in the community. No abandoned, discarded, inoperable, wrecked, unlicensed, unsafe, disabled, dismantled vehicles, motor vehicles, watercraft vessels or inoperable machinery, equipment, machine parts or abandoned, inoperable agriculture equipment or discarded furniture, appliances, personal property, junk or other miscellaneous

materials shall be permitted to remain on a lot, other than within a totally enclosed structure on the premises. No farm or construction machinery, vehicles or equipment shall be permitted to remain on a lot, except while being used for construction, excavation, or landscaping, other than within a totally enclosed structure on the premises. **(Board resolution 10-27-09)**

- 2) All property owned by the Association members is to be used for residential purposes only. Business or commercial use of property within Lake Lorelei is prohibited (Covenant/Restriction#1).
- 3) No overnight camping in a trailer, tent, van or car is allowed in the Lake Lorelei subdivision.
- 4) Tents are prohibited on vacant lots.
- 5) Tents are permitted on recreational areas, temporarily, by permission from the Board of Trustees. Tents are permitted on residential property, temporarily, for special events. Play tents for children may be erected on a temporary basis.

#### **C. SHORELINE MAINTENANCE**

- 1) Lake front property owners have the responsibility of maintaining the shoreline to prevent erosion (see Article XIV Lake Lorelei Code Regulations).
- 2) Docks must be maintained in good condition and not present a hazard to navigation. If the owner does not remove a deteriorated dock, the Association will remove the dock at the owner's expense.

#### **D. TRASH CONTAINERS**

- 1) Trash containers remaining at the roadside longer than twenty-four (24) hours after garbage collection are prohibited.
- 2) Garbage collection by the Association designated collector is mandatory for all LLPOA homeowners.

#### **E. SEPTIC SYSTEMS**

All septic systems where used must be in proper working order. No untreated waste shall flow from any lot into any of the lakes in the Lake Lorelei subdivision (Covenant/Restriction#4).

- 1) Self-contained portable temporary toilet facilities may be used within the Lake Lorelei subdivision provided permission is obtained from the Executive Committee (Resolution 1980 – 6, August 15, 1980)

## **F. PUBLIC PEACE**

- 1) Noise disturbance is prohibited. No person shall permit any action on his personal property which could create loud and disturbing noises so as to disturb the peace and quiet of the neighborhood.

No animal or fowl shall be kept within the confines of Lake Lorelei, except customary household pets. No person shall permit any household pet to run at large, except on the owner's property. No person shall keep or harbor an animal, which howls, barks, emits sounds or creates an odor that disturbs the peace and quiet of the neighborhood. Only one (1) kennel, run or pen is permitted per household.

### **SECTION 7: DEATH OF A MEMBER**

(Resolution 1992 – 1, Revised May 9, 1998)

Whereas, in the past there have been some inconsistencies in the types of respect shown when a member of the Association passes away;

Be it therefore resolved that in the event of a member's death, and only at the request of the immediate family, the following are authorized:

- A. The memorial flag located at the entrance to Lake Lorelei will be flown until immediately after the funeral or memorial services, or for three days (whichever period of time ends first).

And/or

- B. A message will be placed on the main bulletin board at the entrance to Lake Lorelei to include the words "in memory of" along with the member's name. The date of death can be included if so requested.

Either or both of the above are authorized; however, these will be done only at the request of the immediate family. In addition, such memorials as flowers, cards, donations and the like shall not be sent on behalf of the Association by the Board of Trustees, realizing that these will be sent by individual Association members who are close to the family of the deceased.

### **SECTION 8: IN GOOD STANDING**

(July 3, 1998; Revised July 19, 2012; Revised March 15, 2018)

1. The phrase "In good standing" as used in the Governing Documents means that all financial obligations to LLPOA are fulfilled and the member is otherwise in compliance with the Governing Documents (see Article II of the Code of Regulations). A member on a payment plan is considered "In good standing" if he or she has made all required payments under his or her payment plan and the member is otherwise in compliance with the Governing Documents (see Article II of the Code of Regulations).

## **SECTION 9: MISCELLANEOUS RULES**

### **A. CURFEW**

No person under the age of eighteen (18) years, unless under the supervision of an adult shall be found in or upon Association roads, recreational areas, lakes, other Association property, vacant lots, or private property without authorization from the property owners.

- 1) Between the hours of 12 midnight and 4:30 a.m. Sunday through Thursday and 1 a.m. and 4:30 a.m. Friday and Saturday for persons 15,16 and 17 years of age.
- 2) Between the hours of 10 p.m. and 4:30 a.m. Sunday through Thursday and 11 p.m. and 4:30 a.m. Friday and Saturday for persons 14 years and under.
- 3) The parent or guardian must bear the responsibility for violations of the person being supervised.

### **B. SOLICITATION AND DISTRIBUTION OF MATERIALS**

- 1) Distribution of material and/or solicitation of any kind are not permitted without permission of the Board of Trustees. Request for permission must be made in writing to the Board or in person at the Board meeting. Any material that has been approved for distribution shall not be placed in or upon any mailbox or deposited on any driveway or upon any residence that does not have mail service. Flyers must be distributed in a manner that the wind will not blow them away (Resolution 1971 – 6, September 9, 1971).
- 2) Newspaper shall be delivered only to those residents who have subscribed to the paper. Vendors may place newspapers in a rack at the entrance for pick up.
- 3) Lake sponsored organizations shall be permitted to distribute flyers at the entrance with Board approval.

### **C. FIREARMS**

The discharge of firearms within the confines of the Lake Lorelei subdivision is prohibited (Resolution 1975 – 5, September 19, 1975).

### **D. PHYSICAL CHANGES TO ASSOCIATION PROPERTY**

Physical changes to Association property buildings, roads, drives, ditches, equipment, signs, painting, decorating, etc. must not be made without the written approval of the Board of Trustees (Resolution 1993 – 1, January 22, 1993).

### **E SIGNS (Covenant/Restriction #5).** (Revised Board Mtg. March 21, 2013)

1. No signs are permitted on LLPOA property or right-of-ways without written permission of the Board of Trustees. Such approved signs shall not obstruct any LLPOA signs, roadways, private driveways or mailboxes. Signs may not be

affixed to any utility pole or LLPOA signpost (Resolution 1992-6, September 1, 1992),

2. Political signs may be placed on private property with the owner's permission. The signs must be free standing and set to the backside of culvert ditches from the street. They may not be nailed, stapled or tied to trees, utility poles, etc. These signs must be removed no later than three (3) days after the election. The signs may not be larger than four (4) square feet and may not be set out sooner than thirty (30) days before each election. They may not be specially lighted nor decorated with flags, balloons, etc., nor displayed in any manner that is not in keeping with the residential nature of Lake Lorelei. Language on the signs must not contain words or phrases that are vulgar, obscene or suggestive. Only one sign per lot per candidate or ballot issue is permitted.
3. Nonresident candidates, campaign workers and supporters, while visiting or touring Lake Lorelei, may display signs on their private vehicles 30 days prior to an election.
4. Employees of LLPOA may not display political preference signs on their personal vehicles while on LLPOA business.
5. Builders or Tradesmen signs may be placed, with the property owner's permission, on private property where their work is being performed. The sign must be removed as soon as the work is completed or when the workmen are gone. Signs may be no larger than four (4) square feet and are only for identification purposes. No other advertising signs are permitted
6. Approved "Garage Sale" and "Party Directional" signs must be removed as quickly as possible after the end of the event.
7. Signs in violation of these rules will be picked up by the maintenance force and the owner may be subject to a fine or retrieval fee to redeem the signs.
8. The Board of Trustees will control the installation of traffic control signs as well as other signs to be placed on LLPOA property

**NOTE: SEE RULES SECTION 4 "REAL ESTATE RULES FOR LAKE LORELEI" FOR RULES CONCERNING REAL ESTATE SIGNS.**

#### **E. LITTERING**

Littering within the confines of Lake Lorelei subdivision, on private or Association property, is prohibited.