

**HAY LAKE LODGE TOWN HOME ASSOCIATION
RULES AND REGULATIONS**

Updated September 6, 2018

Nuisance: Use of the Association grounds shall be in such a manner as not to create a nuisance or unduly restrict or interfere with use by others.

Firearms: Weapons, including shotguns, rifles, pellet & BB guns, and slingshots may not be discharged on the Association property.

Animals: No poultry, barn animals, reptiles or insects shall be kept in any unit except an owner may keep no more than 2 dogs, cats or other common domestic household pets, provided they are not kept, bred or maintained for any commercial purpose. Dogs must be leashed or attended when outside on the grounds. Owners are responsible for the timely removal of dog droppings.

Speed Limit: All posted speed limit, stop and parking signs must be honored at all times. The speed limit is 10 mph.

Parking: All vehicles of any kind shall be parked within the parking area or garage assigned to you, in the designated parking stalls within the common area, or in the overflow parking lots. Vehicles shall not be stored in the overflow parking areas for more than 7 days without advance permission obtained from the designated property manager. Motor homes cannot be occupied when parked on the grounds.

Storage: Storage is allowed in the crawl space underneath units so constructed and inside any garage space subject to fire and insurance regulations. No storage of flammable or highly dangerous substances shall be allowed. No storage buildings are allowed. Nothing may be stored outside a Unit except a cooking grill. However, regularly used boats, boat trailers, snowmobiles and snowmobile trailers may be stored in the designated miscellaneous storage and overflow parking areas. Motor homes, RV trailers (other than those used for boats and snowmobiles), and vehicles not in regular use, may not be stored on the grounds except in an enclosed garage.

Clotheslines: Outdoor clotheslines are not permitted.

Unit Signs: Owners are to provide a sign for their Unit identifying it with their last name. The sign must conform to the association's standard sign design and quality, and will be the only identifying sign for the unit. Signs may be purchased from Glen Albrecht in Emily, MN. See vendor list for contact information.

Trash: Garbage disposal is allowed only in the trash bin located behind the East garages. The association will provide for the collection of normal household waste only. Owners must make separate arrangements for the disposal of refuse which contains construction debris, furniture, floor coverings, tires, batteries, waste oil, paint, and any contaminants or hazardous materials. Such materials must be disposed of in a safe and legal manner.

Recycling: A separate recycling bin is located adjacent to the trash bin behind the East garages. Please refer to the recycling section in your Homeowner's Handbook for specific recycling instructions.

Septic System: Garbage disposals are not allowed as they pose a danger to septic system operation and life. No feminine hygiene materials, diapers, coffee grounds, oatmeal, leaves, grease, or the like shall be discharged into the drains or toilets. These items must be placed in plastic bags and disposed in the trash bin. Low/non phosphate detergents should be used for dishes and laundry. Please refer to the Septic System Care section in your Homeowner's Handbook for important septic system information.

Fish Cleaning: Fish may be cleaned only in the fish cleaning house. Remains of fish shall be placed in the disposal in the fish cleaning house per the posted instructions.

Snowmobiles: Snowmobiles may be ridden only on the drives and riders must obey traffic regulations. Snowmobiles with studded treads are not allowed on association property. Operation of any type of vehicle, including snowmobiles, lakeside of the town homes is not allowed.

Water Craft and Boat Lifts: Owners shall be solely responsible for the safety, docking and maintenance of their water craft. All mooring equipment will be supplied and maintained by owners. Water craft may not be moored or stored on the beach or waterfront areas except for small boats /canoes during the owner's current stay at the lake (day, weekend, week, etc.). They must be stored away from the beach/waterfront area when the owner is not at the lake. All water craft exceeding 16 feet in length must be moored on a lift. Canopies are allowed on owner's lifts but must be grey in color. To prevent potential damage to adjacent lifts and docks due to high winds, boats must be placed on lifts fitted with canopies prior to the time the canopies are installed in the spring and at all times during the season when the boats are not in use. Unweighted lifts with canopies can move or fly in high winds. Smaller water craft moored to docks must be isolated from the docks with bumpers and moored securely such that the water craft cannot bang against or scrape the docks directly, particularly in windy conditions.

Outdoor Fires: Outdoor fires are permitted only within the fire pit which is located by the shore west of the boat landing. Fires must be attended and open flames must be extinguished prior to users leaving the fire pit area.

BBQ Grills and Open Flame Devices: BBQ grills are not allowed on raised decks. Charcoal BBQ grills and other open flame devices, such as personal fire pits, etc., are not permitted. BBQ grills must be kept on ground level patios and moved to the far edge of the patios when operated. Grilling can sometimes cause excessive smoking, so residents should be respectful of neighbors who may have open windows.

Extension Cords: Extension cords are not allowed on docks or beyond the shoreline boundary.

Unsafe Conditions: Any apparently unsafe or unhealthy conditions must be reported to the designated property manager as soon as practical.

Swimming Area: The designated swimming area is bounded by the inside of the west boat dock to the west side of the middle boat dock and from the shoreline out to the boat dock sections parallel to the shore. For the safety of swimmers, motorized watercraft are not permitted within the swimming area. Flotation pads and paddle boards are permissible as long as caution is exercised and owners of such equipment remove them when leaving their cabin for the week.

Community Building Games and Exercise Equipment: Games and exercise equipment are for the use of unit owners, their families and their accompanied guests. Use of a game or piece of exercise equipment should be limited to 30 minutes if others are waiting. Exercise equipment should be wiped down after usage and all game accessories should be returned to their proper storage area/rack. Children under 12 must be supervised by an adult.

Tennis Court: Bikes, skates, skate boards, and non-tennis activities are not permitted on the tennis court. Only tennis shoes or soft rubber sole shoes are allowed.

Community Room Usage for Private Parties/Meetings: The community room in the community building may be reserved for private parties or meetings. Using residents must leave the room clean and with tables and chairs returned to their original positions. If the room is not left clean, a fee of \$40 will be assessed to cover the cost of a contracted cleaning. Depending upon the type and duration of the planned event, the board may require a reasonable damage deposit, the amount to be determined and paid in advance. Please contact the association secretary to reserve the room.

Unit Rentals: Unit rentals are not permitted except as outlined in the first amendment to the Association Declarations, effective November 1, 2003.

