

## Hay Lake Lodge Townhomes Association

# Homeowner Rules and Regulations

Updated October 25, 2021

**Animals** No live poultry animals, barn animals, reptiles, or insects shall be kept in any unit with the exception an owner may keep no more than two 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.

### 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.
- Outdoor grilling can sometimes cause excessive smoke; therefore, residents should be aware and respectful of neighbors who may have open windows.

### Clotheslines

Outdoor clotheslines **are not** permitted.

### Community Building Games and Exercise Equipment:

Games and exercise equipment are available in the Bell House for use by Homeowners, 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 or rack. Children under 12 **must be supervised** by an adult in the Community Building.

### Community Room Usage for Private Parties/Meetings:

The Community Room is in the Bell House and may be reserved for private parties or meetings. Residents using the Community Room must leave the room clean, with tables and chairs returned to their original positions. If the room is not left clean, a fee of \$40 will be assessed to the Homeowner to cover the cost for a contracted cleaning service. Depending upon the type and duration of the planned event, the Board may require a reasonable damage deposit. The damage deposit amount to be determined and paid in advance. Please contact the Association Property Manager to reserve the room.

### Extension Cords

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

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## Firearms

Weapons including shotguns, rifles, pellet and BB guns, and slingshots **may not** be discharged on Hay Lake Lodge Association property.

## Fish Cleaning

Fish may only be cleaned in the Fish Cleaning House located near the boat ramp on the West side of property. Fish remains should be placed in a plastic bag then laid in the freezer following the posted instructions. **Do not** throw fish remains in the main Association trash, as we do not want to attract bears to the property.

## Homeowner Projects

Prior to starting an exterior townhome project, homeowners are to contact the Association Board to review your plans and approve project before work begins.

## Nuisance

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

## Outdoor Fires

Outdoor fires are **only permitted** in the Association firepit, which is located by the waterfront, West of the boat landing. **Fires must always be attended**, and open flames extinguished prior to users leaving the firepit area. People using this area should keep it tidy, and kindling stacked neatly. Please remove any trash before you leave the area.

## Parking

### **All vehicles of any kind shall be parked within:**

- (1) the parking area or garage assigned to your townhome,
- (2) in the designated parking stalls within the common area,
- (3) 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 Association grounds.

## Recycling

Separate recycling bins are located adjacent to the large trash bin behind the East garages. Please refer to the Recycling section in your Homeowner's Handbook for specific instructions.

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## Septic System

- Garbage disposals **are not allowed** in Association townhomes, as they pose a danger to septic system operation and service life.
- No feminine hygiene materials, diapers, coffee grounds, oatmeal, leaves, grease, or similar items shall be discharged into the drains or toilets. These items **must be** placed in plastic bags and disposed in the trash bin.
- Low or 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.

## Snowmobiles

- Snowmobiles may be driven only on the main Association driveway and drivers must obey traffic regulations and speed limits.
- Snowmobiles with studded treads **are not** allowed on Association property.
- Operation of any type of vehicle on the grassy area between the lake and the townhomes is **strictly prohibited**. This rule pertains to snowmobiles.

## Speed Limit

All posted speed limit, stop, and parking signs **must** always be honored. The speed limit on Association grounds is 10 mph.

## Storage

- Storage is allowed under the unit in townhomes designed with crawl spaces and inside any garage. Storage space is subject to fire and insurance regulations.
- No storage of flammable or highly dangerous substances shall be allowed.
- No external storage buildings are allowed on the property.
- Nothing may be stored outside a townhome unit except a cooking grill.
- Boats, boat trailers, snowmobiles and snowmobile trailers used regularly **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.

## Swimming Area

- The designated swimming area is bounded from 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 when caution is exercised, and equipment owners remove them from the water before departing from their townhome for the day, weekend, or week.

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### Tennis Court

Bikes, skates, skateboards, children's riding toys, and non-tennis activities **are not** permitted on the tennis court. Only tennis shoes or soft rubber sole shoes are allowed. Please limit your tennis or paddle board game time if others are waiting.

### Trash

Disposal of garbage is **only allowed** in the large trash bin located behind the East garages. The Association provides for the collection of normal household waste only. Homeowners must make separate arrangement 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.

### Unit Maintenance

- **Homeowners are responsible for all unit maintenance of your townhome.** Including roofs, exterior staircase refurbishment, painting exterior building siding and, step staining. Periodic painting/staining maintenance of exterior buildings including decks, railings, and steps are scheduled by the Property Manager with an Association approved vendor and individually billed to unit owners.
- **Maintenance of landscaping within your townhome perimeter is the responsibility of each unit owner.** Landscaping includes the care of plants, ornamental trees, and shrubs within the area measured approximately 10-feet out from the side of the building, some exclusions to 10-foot rule apply.

### Unit Rentals

Townhome unit rentals **are not permitted**, except as outlined in the first amendment to the Association Declarations, effective November 1, 2003.

### Unit Signs

Homeowners are to provide a sign for their townhome 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. Association approved signs may be purchased from approved vendor. Contact Property Manager or see current Vendor list for contact information.

### Unsafe Conditions

Any apparent unsafe or unhealthy situation on Association property **must be** reported to the Property Manager as soon as reasonable.

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### Watercraft and Boat Lifts

- Homeowners shall be solely responsible for the safety, docking, and maintenance of their watercraft.
- All mooring equipment will be supplied and maintained by its owners.
- Watercraft **may not** be moored or stored on the beach or waterfront areas, except for small boats or canoes during the owner's current lake visit (day, weekend, week, etc.).
- The watercraft must be stored away from the beach or waterfront area when the homeowner is not at the lake.
- All watercraft exceeding 16-ft. 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 other lifts, boats, and docks during high wind days, watercraft **must be** moored on lifts prior to installing canopies in the spring, and throughout the season when the boats are not in use. We have experienced unweighted lifts with canopies moving or flying during high winds, causing damage to other owner's lifts and boats.
- Smaller watercraft moored to docks **must be** separated from the docks with bumpers and moored securely. Watercraft **should not** bang against or scrape the docks, particularly in windy conditions.
- At the end of the season when your boat is removed from the lake, remember **not to leave your lift in the down position**, as it makes it more difficult for our Vendors to remove your lift from the lake with their equipment.