



Rules and Regulations

Adopted May 1980; Revised: Nov. 1985, Aug. 1996, May 2005, January 2010, April 2021, August 2021, May 2022, Nov 2023, Jan. 2025

INTRODUCTION

Lakewood Shores Property Owners Association, Inc. is a non-profit corporation that was established to provide for the welfare and safety of members and their guests. This booklet provides detailed explanation of the day-to-day operating rules of the Association as well as insight into the serious matter of architectural control and is published in accordance with our Articles of Organization and By-Laws as well as local, state, and federal laws. Furthermore, there are covenants and deed restrictions that protect the interests of the members and serve to ensure the on-going operation of the Association. Lakewood Shores has requirements that meet or exceed those provided by typical municipal building and zoning departments. Members should read this book thoroughly. All questions should be directed to the POA Office, which is maintained for the purpose of providing assistance, information, solutions and other resources to our members.

In so much as the POA is not a government entity or law enforcement organization, the Board of Directors, POA Administration, Security or Maintenance cannot take any action against anyone violating federal, state or local laws or ordinances, including those enforced by the Michigan Department of Natural Resources. If a POA member witnesses any federal, state or local law or ordinance being violated they should contact the proper law enforcement agency to investigate and take appropriate action.

The Board of Directors and POA administration expect members to adhere to these Rules and Regulations, and other POA rules/restrictions within the Articles of Organization, Bylaws and deed restrictions, via the "honor system" – the assumption that all members are fully aware of, and abiding by, each of those rules, regulations and restrictions.

As a general rule POA staff, Board members or various committee members do not seek out violations of any of these Rules and Regulations, POA Articles or Bylaws or recorded deed restrictions. If a potential violation is reported to POA staff, Board members or committee members, it is their responsibility to ensure the report is noted, investigated and appropriate action is taken.

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AUTHORITY

The By-Laws of the Lakewood Shores Property Owners Association, Inc., Section 2.6, states: “The Board of Directors shall have the duty and the power to make such rules and regulations for their own government and for the government of the Corporation as it may deem necessary and to alter and to amend the same; to maintain the excellent character of LAKEWOOD SHORES by establishing and publishing appropriate rules and regulations for the welfare and the safety of members and their guests...”

ENFORCEMENT AND PENALTIES

Section 2.6 of the By-Laws of the Lakewood Shores Property Owners Association, Inc. states: “The Board of Directors shall have the duty and the power...to prescribe and enforce penalties for violations of the rules, regulations, and By-Laws of the Corporation; to assess and fix charges to be levied against the members’ subject to limitations and conditions contained in these By-Laws and Articles of Organization...”

And in Section 4.3 states: “...If any member shall violate or fail to comply with the rules and regulations adopted from time to time by the Board of Directors regarding Corporation memberships or the use of Corporation owned facilities, or if any member shall be guilty of disorderly conduct or behavior offensive to good taste, then in any such event, the Board of Directors may at any meeting temporarily suspend or permanently terminate the privileges of such member.”

Loss of privileges, also known as losing “member in good standing” status, means that the member cannot use or otherwise take advantage of POA amenities – including but not limited to Beach Club, beaches, equipment rentals, facility rentals, etc. – as well as the member cannot serve on the Board of Directors, attend, speak and/or vote at any POA member meetings, or serve on any POA committees.

MEMBERSHIP AND IDENTIFICATION

Lakewood Shores Property Owners whose POA Membership (Maintenance) Fees are paid up to date are considered members in good standing. Owners of more than one lot must have Membership (Maintenance) Fees paid for all lots to maintain this status. Members in good standing are permitted the full use of all amenities: Including but not limited to: : Beach Club (Restaurant and Bar facilities), POA-sponsored events/functions, Racquet Club, Beach Club (Restaurant and Bar facilities), Racquet Club, Boat Docks, Tennis Courts, Pavilion Picnic Area, Recreation and Watercraft Equipment, Playgrounds and Beaches, Security Patrols, House Checks and Vehicle Storage.

Members: There are two means of identifying a POA member in good standing. When Membership (Maintenance) Fees are paid up to date, the POA office issues:

1. A pocket-sized membership card. Each property owner in good standing should have their membership card with them whenever they are using any of the POA amenities. The membership card must be presented when requested by an employee of the Association, who does so in accordance with their duties.

2. A current-year POA window decal. Decals should be placed on the driver's side windshield of each of the property owners' vehicles. This identification is essential to determining whether the vehicle's occupants are eligible to use the POA amenities.

Guests: Property owners in good standing may request guest passes from the POA office to identify their guests. These passes identify and allow unaccompanied guests of property owners the use of POA amenities. Guest passes are only for family and friends actually visiting members here in our community. Limitations on the number of guests and/or the length of time passes may be used will be imposed as conditions justify. In no case may a guest bring another guest.

SECURITY

The primary function of the Lakewood Shores Security Force is surveillance of our common properties. Routine patrols are scheduled to help deter intruders and possible vandalism as well as to maintain the privacy of the community. Property owners are asked not to contact individual security personnel for assistance with personal problems or for personal services. Because of the limited size of our security force, all personal services such as house checks, etc. must be arranged through the POA Office.

1. The Associations security personnel carry a file of members in good standing (as defined earlier). Anyone using the common properties/amenities of the POA—the causeway, beaches, tennis courts, Racquet Club, Beach Club, Pavilion, Parks, etc., must have a current membership card or current guest pass. All others will be asked to leave the premises.
2. Security personnel are also asked to question builders, contractors and homeowners undertaking any construction activity for proof of permits, to ensure that the activity has the approval of the architectural Control Committee as well as that of the Oscoda Township Zoning and Iosco County Building departments.
3. POA security personnel are not deputized and therefore do not have “powers of arrest” in dealing with criminal actions. However, they do have direct contact with state and local law enforcement agencies. All property owners are urged to contact the appropriate public safety agency without delay whenever such services are required.

PROTECTIVE COVENANTS & DEED RESTRICTIONS

Protective Covenants and Deed Restrictions are registered with the County Register of Deeds for all lots within each subdivision. They are generally more restrictive than applicable township zoning requirements, which also apply. They run with the land, that is they are legally binding and enforceable regardless of source of ownership or the number or times ownership has changed. They are legally binding on all property owners and provide the foundation for our current Articles of Organization and By-Laws. One of the chief responsibilities of the Board of Directors is to enforce the deed restrictions consistently, fairly and uniformly. This is accomplished through the Architectural Control Committee which is responsible for ensuring that all structures are “harmonious” (with the unique character of Lakewood Shores) and “...which will not interfere with the reasonable use or enjoyment of the other owners or purchasers within the subdivision.” Copies of the applicable deed restrictions may be obtained from the POA Office or from the Register of Deeds, County

Building, Tawas City. No building or development of lots should be undertaken without first studying the applicable deed restrictions and consulting the Architectural Control Committee for approval.

PARKS & PLAZA

In accordance with Article II, "Purpose" of the Articles of Organization, the greenways shall be maintained in a natural, forest-like state, in perpetuity. The Association shall not allow trees to be removed from common areas by any member, person or corporation without the prior written consent of the Associations Board of Directors, and that the Association will not authorize the removal of any trees unless the Association or its authorized agent, deems the removal to be necessary to maintain the safety of members and their guests.

STRUCTURES

Lakewood Shores deed restrictions include the requirements for the property owner to meet certain Architectural Standards for new and existing homes, additions and/or any other structures prior to starting construction. No lot owner should commence planning a new structure or changing an existing structure before consulting the applicable deed restrictions. A structure, as defined in the zoning ordinance, is "anything constructed or erected with a fixed location in the ground." This includes, but is not limited to: residences, fences, fuel tanks, garages, garden/storage sheds, decks, satellite dishes and antennas. Property owners are cautioned against signing contracts or making commitments before receiving plan approval by the Architectural Control Committee. Specific requirements and procedures for submitting building plans are contained in an information brochure available at the POA Office. All contacts with the Architectural Control Committee will be made through the office, which will start a project file and monitor its progress. A file of approved projects is maintained at the POA Office. All rulings of the Committee may be appealed to the Board of Directors.

Architectural Control Committee guidelines specify that no structure can be built on a lot that does not contain a house, unless the lot is adjacent to a lot with a house and owned by the same member. Sheds, garages, and other permanent non-dwelling structures cannot be the only structures on a lot that is not adjacent to a lot that contains a house.

HOME BUSINESSES

Running a business out of your home is prohibited within the Lakewood Shores development. Deed restrictions for all areas within the POA state: "No business, trade or enterprise of any kind or nature whatsoever shall be conducted or carried on upon said lots in said subdivision."

Deed restrictions provide a process for allowing members wishing to operate a business out of their home in the development can by seeking the approval of a simple majority (50% plus 1) of neighboring property owners "within 500 feet of the land" on which the restriction would like to be amended.

Any member wishing to amend the deed restrictions is responsible for securing the approval of neighboring property owners, and must provide the POA office with the name, signature, address, and phone or email contact information of each property owner agreeing to amend the deed restrictions. In addition, if the amendment is approved by neighboring property owners, the member running the business must provide the POA office with copies of all current/up-to-date required state and local permits and licenses needed to legally

run a business of the type requested on their property. For details on what is required to complete the amendment process, contact the POA office.

SIGNS

Property owners should be aware that the recorded building and use restrictions for Lakewood Shores and Lakewood Shores Golf and Country Club subdivisions, state that “not more than one “For Sale” or “For Rent” sign...shall be displayed upon any lot or building site. Commercial signs, advertising landscape, construction, and/or other commercial activities are only authorized one week prior to, during, and two weeks after the job is finished. The construction period will be set with the approval of the required application by the Architectural Control Committee.

Signs of a temporary nature, including, but not limited to garage sales, graduation parties etc. are authorized for the day of the event, only. Any unauthorized signs shall be removed by Association personnel. The Association will not be responsible for storage of the unauthorized sign, nor any damage to the sign.

Items displaying a “for sale” sign on any property within the Lakewood Shores development require a no-charge permit from the POA office. Permits are valid for 30 days and must be displayed on the for-sale sign or the item. Permits can be renewed up to 90 additional days.

BLIGHT

Blight refers to the storage or accumulation of any items that present unsightly or dangerous conditions to POA members or any visitor to the Lakewood Shores development. By this definition, Blight is strictly prohibited. Specific Blight items include, but are not limited to:

The storage or accumulation of trash, rubbish, downed and/or cut up trees, brush piles and other unsightly materials in any area from the furthest-most forward point of the front of a house to any roadway, or any of the same items referenced here that are easily visible in the side or back yards of any house, or any undeveloped lot;

The storage of household items – including, but not limited to, indoor furniture (couches, chairs, dining tables and chairs, beds, mattresses, etc.), appliances (washers, dryers, refrigerators, etc.), coolers, grills/smokers – in any area from the furthest-most forward point of the front of a house to any roadway, or any of the same items referenced here that are easily visible in the side or back yards of any house, or any undeveloped lot;

The storage of lawn equipment in any area from the furthest-most forward point of the front of a house to any roadway, or any of the same items referenced here that are easily visible in the side or back yards of any house, or any undeveloped lot;

The storage of unlicensed, unregistered or junk vehicles of any type in any location within the development;

The storage or accumulation of any construction or building materials, or equipment, in any area from the further-most forward point of the front of a house to any roadway, or any of the same items referenced here that are easily visible in the side or back yards of any house, or any undeveloped lot; and

In addition, all lawns and landscaping must be kept well maintained and in accordance with POA deed restrictions.

All Blight restrictions within Oscoda Township ordinances (Chapter 8, Division 4, Sections 8-1 through 8-829) that are not superseded by these Rules and Regulations are also in effect for the entire development. Violators of Township ordinances should be reported to local law enforcement at the non-emergency dispatch number: 989-362-1430.

RUBBISH

No lot within the Lakewood Shores development shall be used or maintained as a dumping ground for rubbish or any other type of trash or yard waste.

Members must store private trash/refuse containers near their home, leaving them at the roadside for periods that do not exceed 24-hours.

All refuse resulting from or associated with the use of POA facilities must be deposited in the cans or dumpsters provided. Littering will not be tolerated anywhere within the development.

HOLIDAY DECORATIONS

The displaying of holiday decorations is encouraged within the Lakewood Shores development, for the enjoyment of the entire membership. Holiday decorations can be displayed up to 30 days prior to their intended holiday and should not remain on display beyond 14 days following the holiday. Christmas decorations can remain on display until 14 days following New Years Day. Certain weather conditions may extend the time frame for removing decorations.

PETS

Pets are not allowed on beaches or in the Beach Club. There is a pet/dog park located at Sherwood Park at the corner of Sherwood drive and Cedar Lake Drive. The Michigan Dog Law is in effect in Iosco County. Therefore, all dogs in the Lakewood Shores Development must be on a leash or fenced so as not to threaten pedestrians and neighbors. Dog owners are also asked to clean-up after their pets when walking them on public or commonly owned properties.

Deed restrictions for all property within the Lakewood Shores development state: "No animals, livestock or poultry shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept provided that they are not kept or maintained for any commercial purpose."

DRIVING WITHIN THE DEVELOPMENT

State and local laws and traffic regulations apply throughout the development. Please obey posted speed limit/stop signs at all times. The posted speed limit within the Lakewood Shores subdivisions is 25 MPH. Violators should be reported to local law enforcement at the non-emergency dispatch number: 989-362-1430.

VEHICLE PARKING

Parking areas are provided at all common use properties (Beach Club, Pavilion, beaches etc.). Vehicle parking – for POA members or guests displaying a current/valid POA vehicle sticker or guest pass - in those areas is limited to the time period they are open. No overnight parking is permitted in POA common areas. Parking in undesignated areas of common areas (lawns, playing fields, driveways etc.) is prohibited.

Prolonged parking of camping vehicles, boats, utility vehicles, off-road vehicles, snow mobiles, golf carts, all trailers, etc., in member’s driveway is prohibited. Campers and other camping vehicles can be stored in member’s driveway up to seven days prior to and seven days after a camping trip for packing/unpacking and cleaning purposes, upon notifying the POA office of those plans. Such vehicles, when parked or stored at the member’s residence, must be stored in such a manner so as not to detract from the appearance of the home site in the side or back yard behind the furthest forward point of the front of the house. Circular driveways or “turn around” pads/spaces on driveways are not permitted parking areas for prohibited vehicles.

Parking/storage of any vehicle or trailer on undeveloped lots is strictly prohibited, unless the undeveloped lot is adjacent to a lot with a house and owned by the owner of the developed lot, and the parked vehicle adheres to all published rules and regulations. Storage space for these types of vehicles is available in the POA maintenance area. Contact the POA office for current rates for storage.

Commercial/construction equipment – including, but not limited to, tractors, backhoes, bulldozers, front-end loaders, other farm machinery - cannot be parked on any property within the Lakewood Shores development. If such equipment is to be parked on property within the development for a specific project, a no-charge permit must be acquired from the POA office for the parking of such equipment for any 24-hour-or-greater period and must include the start and end date of the project.

Visual guidelines for allowed parking areas on property within the development are available at the POA office or on the POA website. Waterfront property owners, or owners with unique lot configurations, can request a variance permit from the Architectural Control Committee to park in an otherwise prohibited area.

Outside storage or accumulation of unused or inoperable motor vehicles of any kind is prohibited and may violate Oscoda Township Ordinances. Concerns related to accumulation of unused or inoperable motor vehicles should be reported to Oscoda Township at 989-739-9019.

OFF ROAD VEHICLES

Use of off-road vehicles (ORV) – including, but not limited to, golf carts, side-by-sides, ORV utility vehicles – is permitted in the Lakewood Shores development in non-prohibited areas, providing the driver adheres to all ORV ordinances as found at Michigan.gov/dnr/orv. Use of public roads within the development by ORV is permitted at a speed of under 25 MPH. Violations of the above rules should be reported to local law enforcement at the non-emergency dispatch number: 989-362-1430.

ORV use is strictly prohibited in areas encompassing the following POA facilities:

- Sanctuary Pond;
- Briarwood Beach;
- Lake Huron Beach;
- Sherwood Dog Park; and
- Anywhere on the Pavillion grounds

Violations of POA specific restrictions should be reported to POA Security (989-305-1146) or the POA office (989-739-2607).

Violating POA-specific restrictions, as well as grass, turf, and ground damage on any POA property could result in fines as set forth by the Board of Directors.

NOISE

Members and their guests are strongly encouraged to respect quiet hours and the privacy of others. Members are responsible for adhering to Oscoda Township noise ordinances. Violators should be reported to local law enforcement at the non-emergency dispatch number: 989-362-1430.

It is the members' responsibility to ensure that the township construction noise ordinance is adhered to by any contractors performing work on their property. Current noise ordinance for construction sites is 6:00am until sundown, weekdays only.

HUNTING

Hunting is prohibited within the Lakewood Shores development east of Cedar Lake.

Hunting in the Lakewood Shores development west of Cedar Lake is allowed as long as all state laws and regulations are followed. State hunting law prohibits the discharge of firearms within 450 feet of a residence. Hunting the development west of Cedar Lake outside the 450-foot boundary is legal, if the hunter is a member in good standing or can produce written permission from the property owner.

Deer blinds, or any other hunting-related structure, do not meet Architectural Control Committee guidelines for approved structures within the POA and are therefore not allowed on any property within the POA. Temporary deer blinds and other temporary hunting structures are allowed on qualified property west of Cedar Lake and during hunting season only.

Any member found in violation of the above hunting rules will lose their member in good standing status for a period of time to be determined by the Board of Directors.

MEMBER CONDUCT

In order to ensure an environment of mutual respect within LSPOA, the use of abusive, aggressive or threatening language or actions toward any POA staff, Board of Directors or volunteers will not be tolerated. Members exhibiting this behavior will face one, or more of the following penalties: loss of member in good standing status (for a period to be determined by Board of Directors); having access denied to POA facilities. Local law enforcement will be contacted if aggressive behavior is deemed extreme enough to be warranted.

If the abusive, aggressive or threatening language or actions take place during any communication (i.e., via telephone, email, or in person) with a POA staff member, Board Director or volunteer, the offended individual has the right to end any communication and report the incident to the Executive Director and/or Board of Directors.

AMENITIES AND SERVICES

BEACH CLUB: The Beach Club serves as a restaurant and lounge as well as a community center for POA meetings, and numerous other social functions. Beach Club hours vary accordingly with scheduled events and member participation. Members can find the schedule of events on our website, or the message boards located at the Beach Club entrance or Kingswood Park.

Members are requested to make reservations at the Beach Club Restaurant and Bar, when required, to aid the staff in its preparation and planning. Reservations may be made by signing the posted Reservation sheet (see reservation book in the Beach Club foyer), or by calling the POA office. Walk-ins are always welcome whenever reservations are not required.

Casual attire is permitted at the Beach Club at all times. Shirts and shoes are required. Bathing suits alone may not be worn inside the Beach Club. Changing of clothes in the Beach Club bathrooms for swimming or other recreational activities is not permitted.

Children 12 and under, using the Beach Club, must be accompanied by an adult.

Members must possess a current POA Membership Card in order to purchase alcoholic beverages and food. Members may purchase alcoholic beverages for their guests, providing they are of legal age. However, guests may only purchase food or non-alcoholic beverages. In the interest of maintaining our club liquor license, sponsors' names must appear on their guests' checks. Property owners not in good standing and their families will not be accepted as guest in any of the POA facilities. All alcoholic beverages served at the Beach Club, must be dispensed by the POA in accordance with Michigan Liquor Commission regulations.

Barring conflicts with Association events and subject to seasonal availability, members in good standing may rent POA Facilities on a first-come, first served basis. All privately sponsored events are required to have the sponsoring member present. In the event of use by charitable organizations, exceptions to charges may be made at the discretion of the Executive Director. Public intoxication is discouraged in common areas such as parks, beaches, playgrounds, greenbelts etc. A 10:00 pm curfew will be in effect at the Pavilion and beach areas.

RACQUET CLUB: The Racquet Club is also available for private functions through a contract agreement with the POA. The sponsoring member must be in attendance during the event. A nominal use fee and refundable deposit is charged. Both catered and non-catered events may be contracted. Contact the POA office for details. Wi-Fi Internet Access provided.

CONFERENCE ROOM: The Conference Room is also available for private functions through a contract agreement with the POA. The sponsoring member must be in attendance during the event. A nominal use fee and refundable deposit is charged. Both catered and non-catered events may be contracted. Contact the POA office for details. Wi-Fi Internet Access provided.

GAME ROOM: Billiards, Table Tennis and Air Hockey are available in the game room, (located on the east side of the Racquet Club facility) for use by members in good standing and their guests at no charge. At least one

16-year-old (or older) must be present at all times. Players are asked to limit their use of the tables when others are waiting. When demand is low, extended play is welcomed. Pool sticks, Table Tennis Paddles & Balls and Air Hockey Pucks shall not be removed from the premises. Members are asked to call the POA office in advance of use. Wi-Fi Internet Access provided.

PAVILION PICNIC AREA: The Pavilion Picnic Area is available for use by members in good standing on a reservation basis and a nominal use fee and refundable deposit is charged and is contracted through the POA office. The sponsoring member must be in attendance during the event. Recreation equipment (baseball, shuffleboard, basketball etc.) is available at no extra charge and will be made available to the party reserving the facility on the day of the activity. Contact the POA office for details.

TENNIS COURTS: There is no charge for members in good standing and their guests to use the POA Tennis Courts. All tennis players must have a current membership card or a guest pass and register at the Beach Club. A one-hour maximum is allowed for each group when other members or guests are waiting to play. When demand is low, extended play is welcomed. The rules of the USTA are applicable here.

WATERCRAFT AND BOAT DOCKS: Any member in good standing and their guests have the right to access the water areas on lakes adjacent to the common properties of the Association in a safe and lawful manner at no charge. NO person may operate any watercraft in the foregoing areas except in compliance with the provisions of "The Handbook of Michigan Boating Laws and Responsibilities": and applicable state and local laws.

Boats near the swimming area on the south side of the clubhouse recreational area are not allowed. Speed limit under the bridge is three (3) miles per hour. The beach area on the north side of the causeway in front of the clubhouse is reserved for boaters and is not a swimming beach. (NOTE: This water is dangerously deep immediately offshore.) When operating boats in this area, please avoid high speed operation near the boat dock as the wave action can cause damage to the dock and moored boats.

S-UP boards and kayaks are available for use by members in good standing, and their guests, at the Beach Club at no charge. At least one 16-year-old (or older) must be on board at all times. In addition, occupants must wear U.S. Coast Guard approved life jackets at all times. Use of watercraft is limited to one hour. When demand is low, this limit may be extended at the discretion of the POA Office. All Watercraft must be returned to the beach area prior to dusk. A Damage/recovery fee will be charged to the members account if the property is not returned in serviceable condition or requires recovery by POA staff. Users are required to sign an acknowledgement of these requirements as well as the rules and regulations applicable to watercraft prior to using the items.

Boat docks are available on a first-come, first-serve basis to members in good standing. Docks or Pontoon Slips have a use fee for the season and a contract is required. The season is based upon the five-month period from May 15th to October 15th. Daily and weekly rates may also be available. Members using docks or mooring space on a year-to-year basis may continue to do so indefinitely, provided they pay the full season charge and supply required documentation prior to the 15th of May. Spaces not paid in full by that date become available

to others on a first-come, first-served basis. In such instances, the new user will be given priority on a year-to-year basis and the former user will be placed on a waiting list. Sailing craft have preference for the dockage on the north side of the causeway because of bridge limitations.

FISHING: There is no charge for fishing from POA common properties for members in good standing and their guests. Fishing in designated swimming areas is prohibited during swimming season. All forms of fishing must conform to State DNR rules.

BICYCLES: Bicycles are available for use by POA members in good standing, and their guests at no charge. A damage/recovery fee will be charged to the members account if the property is not returned in serviceable condition or requires recovery by POA staff. Users are required to sign an acknowledgment of these requirements as well as the rules and regulations prior to using the items. Contact LSPOA staff for use and availability.

BEACHES AND PLAYGROUNDS: There is no charge for using any of the POA common beaches and playgrounds, but the use is restricted to members in good standing and their guests. An adult must accompany all minors, as there are no lifeguards at any time on POA beaches. Rules of the American Red Cross are applicable. Extreme caution should be exercised by those using the beaches for swimming. All individuals swim at their own risk.

Briarwood Beach – Located at the corner of Lakewood Drive and Briarwood Way

Beach Club Beach – Located at the west end of Aaron Drive adjacent to the Beach Club.

Lake Huron Beach – Located at the east end of Aaron Drive on US – 23

Playground Equipment – Located at Briarwood Beach, Pavilion Picnic area and Beach Club area.

GOLF: Lakewood Shores Resort Golf Course—POA members in good standing may be entitled to a discount when playing the Serradella Course. Please inquire at the Golf & Country Club for details. Have your current POA membership card available.

HOUSE CHECKS: When requested, POA security officers will perform drive-by house checks for members in good standing. There is no charge for this service. Walk-around house checks, when contracted through the POA office, will be charged a nominal fee per walk-around check.

STORAGE: The POA currently maintains a storage area for the convenience of its members in good standing. Items such as recreational vehicles, camper trailers and the like are permitted to be stored in this area. The storage area has a nominal use fee per foot per year. Any member wanting to store property at this facility must execute a contract with the Association and display a serial number identification sticker on their vehicle/trailer. Contracts are subject to annual review and will be maintained at the Associations administrative office. Please contact the POA office (during regular office hours) prior to removing or returning a vehicle to this area.

ASSOCIATION PROPERTY

The cost of replacement of any POA property removed or destroyed will be charged to the member responsible and shall result in the suspension of his or her use of all facilities until full restitution has been made.

GENERAL CONDUCT

The written rules and regulations as well as the policies of the POA are explicit in nature. No other authority is implied, nor should any be assumed. Each member should exercise reasonable care in his actions in order that his neighbor's property, health, and welfare are respected. If we are to maintain a development, which everyone can enjoy, each member should observe these regulations and require that family members and guests do likewise.

Violations of these regulations subject the member responsible to suspension of their membership privileges or other legal remedies as deemed appropriate by the Associations Board of Directors.

LAKWOOD SHORES RULES & REGULATIONS ENFORCEMENT POLICY

For any violation, there shall be a "Progression of Penalties" followed by the Executive Director. That progression shall proceed as follows:

1. Factual Determination of Violation
2. Written Warning – Advising Member of Problem
3. Written Notice – Includes Date to Comply & Possible Penalties
4. Notice of Monetary Fine – Includes Amount, explanation of Appeal Process and loss of Member in Good Standing status - Requires Board Action
5. Legal Action – Requires Board Action

REPEAT OFFENDERS: Repeat offenders are defined as POA members who have committed the same or similar violation previously and reached Stage 3 of the above penalty process. The Progression of Penalties for repeat offenders will proceed from Step 1 above directly to Step 3.

APPEAL PROCEDURES: All members have the right to appeal. Appeals shall be made to the Board President or the Executive Director, in writing, and before legal action is undertaken. The Board shall review the facts of the case, including consultation with the member. The Board shall render a final decision on the appeal within thirty-days of receipt of the written appeal.