

KNOW THE RULES
Lakes of the Four Seasons
Property Owners Association

The Lakes of the Four Seasons Property Owners Association is a corporation organized under and by virtue of the Indiana General Not For Profit Corporation Act. General members of the Association are lot and unit owners in the Lakes of the Four Seasons (LOFS) whose application for membership has been approved by the Board of Directors. A Board of five Directors who are elected by LOFS members governs the affairs of the Association. The Board serves the community for a two-year term. The Board has the power to adopt and publish rules and regulations governing the use of those parts of the Project that are under control of the Association and to specify a schedule of fines for violations of the rules and regulations. The rules and regulations are set forth in separate Board resolutions. These rules and regulations are in addition to the provisions of the Restrictive Covenants for the Lakes of the Four Seasons, the Articles of Incorporation and the By-Laws. This information is contained in the LOFS Membership Welcome packet and is available on request to any property owner at the Property Owners Association office. The rules and regulations are intended to protect the rights of the members and ensure the enjoyment of the streets, parks, pedestrian easements and other recreational facilities.

Summarized below is a partial listing of significant provisions:

General:

- 1) The Board of Directors has the power on behalf of the Association to make an annual assessment on every member of the Association.
- 2) The Property Owners Association owns the Common areas and members use of them is controlled by rules and regulations of the Association.
- 3) Any charge, assessment, fine, or other amount owed LOFS, which is not paid when due, shall bear interest at the rate as established in the Restrictive Covenants from the date of delinquency. A lien may be filed against the lot to secure payment of the unpaid dues plus costs and attorney fees.
- 4) The voting rights and use of the recreational facilities may be suspended for any member whose assessment or fine remain unpaid.
- 5) All lots and units shall be used for residential purposes only.
- 6) Prior to selling a lot in the Project, the owner on the right of the lot (as you face the lot from the street), and the owner on the lot on the left, and the Property Owners Association must be given the opportunity to purchase the lot within ten days under the same terms and conditions as have been offered by the prospective buyers.
- 7) Renters who do not own other property in the Lakes of the Four Seasons may apply for Social Membership in the Association upon payment of a "Renter's Option" application fee. In order for renters to purchase a vehicle barcode to enter the automated entrances, the vehicle must be registered to a Lakes of the Four Seasons Address and their drivers license must have a Lakes of the Four Seasons Address on it.
- 8) Building plan approval must be obtained from the Lakes of the Four Seasons Building Control Committee prior to the construction of any building, pool, fence, dock, and shed or similar above or below ground structure on any lot in the project in accordance with **Covenants 3.1.2 and 3.4.1**. Permit must be obtained prior to replacement of any driveway or culvert.
- 9) Neither sump pumps nor any other storm water shall be allowed to flow into the sanitary sewer system.
- 10) Drainage ditches and swales must be kept clear and unobstructed. No extended culverts are authorized to be installed in drainage ditches or swales after February 9, 1981 unless approved by the Building Control Committee and Lakes of the Four Seasons Board of Directors.
- 11) No "For Sale" signs or other signs shall be displayed except that one general contractor sign may be displayed during the time the building is under construction, unless expressly authorized by the Board of Directors. Political signs may only be displayed **per Resolution # 2010- 07- 12**
- 12) Outdoor clotheslines must be so placed as not to be visible from any street, lake or golf course within the Project.
- 13) All lots and improvements must be maintained in such a manner as to prevent their becoming unsightly. **Per Resolution # 2023-7-10 Property Maintenance Policy**
- 14) Trash containers shall be kept so as not to be visible from any street, lake, neighboring properties, or golf course within the Project except when refuse collections are being made. Trash & Recycling receptacles & other items may be placed out no earlier than 4:00 P.M. on the day before the scheduled day of collection and must be stored as provided in the restrictive covenants no later than midnight on the day of collection. **Per Resolution # 2016-06-14**

- 15) No garbage or household trash may be burned out of doors.
- 16) No animals are allowed except for normal household pets which must be kept under control at all times. Stray animals will be impounded. No horseback riding is authorized within the Project. Other than fish, no more than 3 household pets over 4 months on any LOFS lot.
- 17) The discharging of firearms, including projectile weapons such as BB guns pellet guns, crossbows and bow and arrows, within Lakes of the Four Seasons, is prohibited as **per Covenant 7.2.**
- 18) Newspaper boxes must be attached to the mailbox post.
- 19) All members are requested to use the standard mailbox and post. **Per Resolution # 2004- 03**
- 20) Curfew hours in common areas are 10:30 P.M. Sunday through Thursday and 12:00 Midnight Friday and Saturday.
- 21) Boats, RV's, campers, trailers, and any other vehicles stored at a residential lot must be the property of the owner of the residential lot upon which they are stored and must be readily operable and/or drivable and have affixed thereto a current State license/sticker and a current year's Lakes of the Four Seasons' decal, if appropriate. In no event may said storage be for more than six (6) months in any calendar year. **Per Resolution # 2012-3-26**
- 22) The existing topography of any property is to be maintained as nearly as possible. Finished ground elevation of the sides and rear of the lot must meet the level of the adjacent lots not less than two (2) feet within the property boundaries. The construction of any landscaping or garden shall not take place within that two (2) feet area described above if it will adversely affect the drainage from said lot to the adjacent land as determined by the Lakes of the Four Seasons, Property Owners Association Inc. representative. **Per Resolution # 2023-03-13**

Traffic:

- 23) A frost law may be placed in effect from February 15 each year for approximately 90 days or until lifted when road conditions become satisfactory. No trucks or vehicles with total vehicle and load weight of over 14,000 pounds, including moving vans, may travel on the roads during this period.
(School buses and garbage/recycling trucks are excluded.)
- 24) Members of the Security Department are authorized to direct traffic in accordance with the regulations. All persons are required to comply with any lawful order, signal or direction of a security guard. All vehicles must stop at the front gate until cleared to continue by the Gate Attendant. Vehicles without a current decal clearly visible to the Gate Attendant shall be logged in whether or not the driver is recognized by the Gate Attendant.
- 25) Any person operating a motor vehicle on POA property, including an automobile, motorcycle, boat, golf cart, or any other type of motorized conveyance allowed to be used on POA property must have a valid state drivers license.
- 26) All vehicular traffic must stop upon meeting or overtaking from either direction any school bus, which has stopped on the roadway for the purpose of receiving or discharging any school children.
- 27) No vehicle shall be parked on any street in the Community if it will reduce the useable width of the roadway to less than eighteen feet.
- 28) No truck over 14,000 pounds may be parked on any lot for overnight or longer storage.
- 29) No parking is authorized on the berm (area along road or street) if the parking creates a traffic hazard, or if the parking will cause damage to berm. No parking is authorized in any intersection, upon any bridge or dam, within thirty feet of a traffic control device, within twenty feet of an intersection, within fifteen feet of a fire hydrant, anyplace where it would block a driveway, or any parkway, or anywhere where official signs prohibit parking. Vehicles illegally parked may be towed if the parked vehicle constitutes a traffic hazard, blocks the area of a fire hydrant, or obstructs or may obstruct any emergency vehicle. No vehicle may be parked on the berm overnight from 11:00 p.m. to 7:00 a.m. CST. Motor Vehicles parked on a numbered residential lot may not be parked in the area between the residence and the street unless such Motor Vehicle is parked on a paved surface. Under no circumstances may a Motor Vehicle be parked on grass, dirt, mulch, stone, gravel, landscaped areas, or any other non-paved porous surface.
- 30) Speed limits are 20 MPH except on streets 24 feet wide where the maximum speed limit is 25 MPH radar enforced. Please obey all posted speed limit signs.
- 31) No heavy equipment (12,000 pounds or more) other than Property Owners Association equipment shall be allowed to travel on Lakes of the Four Seasons roads or streets between 5:00 p.m. on Saturday and 7:00 a.m. on Mondays.
- 32) Automobile decals should be removed from the vehicle if the vehicle is sold.

Boats and Lakes:

- 33) No boats may be used on the lakes without a current permit issued by the Property Owners Association office. No watercraft may be operated on any P.O.A. lakes without insurance. Additional specific boating rules should be obtained from the office at that time.
- 34) No boat in excess of 10 HP may be used on Big Bass Lake.
- 35) No powerboat may be used on Lake on the Green or Trouthaven Lake. Trolling motors are allowed on Lake on the Green **per Resolution # 2011-2-14.**
- 36) Lake lots are the property of the individual owner. The easement, which exists on the waterfront of these lots, is for Property Owners Association maintenance and does not give other members the right to use this property without the permission of the owner.
- 37) The Community Manager, depending on lake level conditions, may prohibit pumping of water from the lakes.
- 38) Boats, trailers or other similar items may not be parked overnight upon Association lake access or other common areas without a decal and/or approval from the Property Owners Association.
- 39) Bumper Boats will not be allowed on any lakes or ponds within the Lakes of the Four Seasons, Property Owners Association. **Per Resolution # 2022-08-08**
- 40) No running on POA Owned Docks. No jumping or diving off of POA Owned Docks. No swimming around POA Owned Docks. **Per Resolution # 2023-8-14**
- 41) Docks must be maintained in a neat and safe condition, Dock surfaces must be at least 10 inches above normal water elevation as set by the overflow structures, Docks may not exceed 24 feet in length and must be at least 8 feet from each side of the resident's lot line, Docks are required to be at least 36 inches wide and no more than 72 inches wide. **Per Resolution # 2019-8-12**
- 42) The feeding of waterfowl or encouraging waterfowl to inhabit the lakes area of the Lakes of the Four Seasons community is prohibited.
- 43) Swimming beyond twenty- five feet (25 ft) from the shoreline on the main body of Lake Holiday is prohibited. Swimming from any watercraft while on the main body of Lake Holiday is prohibited, except in the no wake areas of the North and South Coves, designated swimming areas and for swimming that is associated with water skiing, tubing or to remount a personal watercraft. **Per Resolution # 2023-9-25**

Golf and other:

- 44) The golf course is open to current golf members (the fee for a golf member is in addition to the Property Owners Association annual assessment) and to Property Owners and invited guests on a daily fee basis. All play is to start at the golf pro-shop with directions as provided by the golf pro shop staff. The golf course superintendent may close the golf course when ground conditions are not satisfactory. Persons playing on the golf course without authorization are subject to fines and can be charged with trespassing.
- 45) A current Property Owners Association decal is to be displayed on any unlicensed motorized vehicle if allowed by the POA, which is to be operated on roads or other Association common areas in the Project. Golf carts must be insured to be driven on POA roads. Property Owners must have a completed waiver of liability form on file to register for a golf cart decal.
- 46) No passengers are to be carried on bicycle or motorcycles unless there is a permanently attached seat for the passenger.
- 47) No one shall bring, allow, or permit any pets or other animals on any sand portion of any beach located in Lakes of the Four Seasons. **Per Resolution # 2011-11-28**
- 48) Discreetly placed solar panels are allowed on residences within Lakes of the Four Seasons, provided that they have received approval from the Building Control Committee pertaining to location, size, color, etc. Wood burning or similar stoves and furnaces used to heat a residence are not allowed within Lakes of the Four Seasons unless they are totally contained within the residence and use the residence chimney for the discharge of smoke. Wood burning or similar stoves and furnaces include, but are not limited to, wood, coal, grain, corn, pellets, coke, oil, charcoal (except charcoal grills used for food preparation) and kerosene stove or furnaces. Power generating wind mills, wind spheres, propane tanks (except propane grills used for food preparation) and fuel tanks are not allowed within the development. **Per Resolution # 2009-09-14**

- 49) Limbs, branches and/or yard waste placed out upon any lot in the subdivision after the day and time of collection shall be subject to a fine. **Per Resolution # 2016-06-27**
- 50) That no person owning or possessing any animal within the Lakes of the Four Seasons community shall allow said animal to become a nuisance by allowing said animal to do any of the following: Bark, whine or howl excessively, without apparent reason; Molest passerby without provocation; Chase vehicles; Attack, with or without physical contact, people, or other animals; Deposit excretory matter on property other than that of the owner, or in a location easily visible from a public location; Damage the property of another; or Permitting same to run at large or to be outside the owners premises without a sufficient leash. **Per the Household Pet Policy**
- 51) Manufactured compost bins are allowed. They must be commercially manufactured with a sealed lid. They do require a permit from the POA, one compost bin per lot, dimensions not to exceed 4x4x4, and shall be so placed and kept as not to be visible from any street, lake, or golf course within the subdivision. Composting is defined as a mixture of various decaying organic substances which are used for fertilizing soil. **Per Resolution # 2020-5-20**
- 52) Each numbered Lot may hold no more than three (3) garage and/or yard sales in any calendar year, any more than three (3) in any calendar year being considered carrying on business activities on a residential property. Each garage and/or yard sale is considered to encompass not more than a three consecutive day period. Lot owners are permitted to place balloons and a sign not to exceed one foot by two feet on their property, only on days when the sale is in progress. The hours during which Lot owners may hold garage and/or yard sales are between 7:00 a.m. and 6:00 pm. That Lot owners must, at least one (1) day prior to holding a garage and/or yard sale, notify the POA Office during normal business hours of the time and place of said sale so that security is aware of the times and places during which sales are occurring throughout LOFS. The POA Office shall issue a permit for garage or yard sales, which permit shall be displayed on the days when the sale is in progress. **Per Resolution # 2014-1-13**
- 53) All property addresses within Lakes of the Four Seasons, Property Owners Association need to be affixed to the house and plainly visible for emergency vehicles and personnel in such manner as may from time to time be designated by the Board of Directors. All lakefront lots shall either have the lot number affixed to the docks or be otherwise clearly on display within ten (10) feet of the shoreline. Numbers and letters should be at least three (3) inches in height, made of such material and on such background as to make them clearly visible to emergency personnel. **Per Resolution # 2023-10-9**
- 54) Each numbered lot within the Lakes of the Four Seasons Development shall be allowed no more than one (1) outbuilding. Outbuildings shall not be located forward of the front of the existing dwelling. Outbuildings shall meet all setback requirements, Building Control Committee (BCC) approval as to size, shape, location, design, construction, and code requirements. No outbuildings in excess of One Hundred Fifty (150) square feet will be approved without a variance from the Board of Directors. Unlike residential dwellings, the square footage of outbuildings shall be calculated by measuring the perimeter of the outbuilding, inclusive of all porches and roof overhangs. Areas of the outbuilding not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof. No outbuilding in excess of Eleven (11) feet in height will be approved without a variance from the Board of Directors. Contiguous lots shall be considered as one (1) lot. No outbuilding shall be designed for human occupancy as a dwelling or for commercial use.
- 55) No solicitation, peddling, canvassing, or door-to-door selling at any residence whether for commercial or other purposes shall be permitted within Lakes of the Four Seasons without the prior request or invitation of the residential owner or without the written approval of the Board of Directors of the Lakes of the Four Seasons Property Owners Association, Inc. **Per Resolution # 1982-83**
- 56) No basketball hoops shall be placed, either temporarily or permanently, within fifteen feet (15') of any road within the community.
- 57) Fences within the subdivision, other than swimming pool fences required by Indiana State Statutes, may not have a height in excess of four (4) feet. Construction of any fence, including type of material used, must be approved by the Building Control Committee.

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