

Lakes of the Four Seasons

Property Owners Association

KNOW THE RULES

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.
- 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 ground structure on any lot in the project.
- 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.
- 14) Trash containers shall be kept so as not to be visible from any street, lake, or golf course within the Project except when refuse collections are being made. Trash & Recycling receptacles may be placed out no earlier than 6:00 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. **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.
- 17) The discharging of firearms, including BB guns, within the Project is prohibited
- 18) Newspaper boxes must be attached to the mailbox post
- 19) All members are requested to use the standard mailbox and post.
- 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.

Traffic:

- 22) Two automobile decals will be issued to members without charge if all assessments, including fines, are paid upon presentation of a current state vehicle registration. Additional automobile decals will be issued for a small fee.
- 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 scavenger trucks are excluded.)
- 24) Members of the Security Force 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 Security Guard. Vehicles without a current decal clearly visible to the Security Guard shall be logged in whether or not the driver is recognized by the Security Guard.
- 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 Project if it will reduce the useable width of the roadway to less than eighteen feet.

LOFS – KNOW THE RULES, CON'T.

- 28) No truck over 7000 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.
- 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. 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.

Golf and other:

- 39) The golf course is open to current golf members (this 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.
- 40) 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.
- 41) No passengers are to be carried on bicycle or motorcycles unless there is a permanently attached seat for the passenger.

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