

Spring Lake, Inc.

Approved by the Board of Directors, May 27, 2015
Updated: 7/29/17

The membership and shareholding of Spring Lake, Inc. property includes rights and privileges of ownership as well as the responsibility to be a good neighbor and a good steward of the lake and property. Members, their families and invited guests are expected to follow the Rules and Regulations outlined here, in the By-Laws and the Deed of Dedication.

As active stewards of the lake and grounds, shareholders are encouraged – when necessary – to remind fellow members of their responsibilities to adhere to these rules which are intended to insure the safety and well-being of all.

1. BOATS, MOTORS & TRAILERS

- No person other than a shareholder of Spring Lake, Inc. is permitted to have a boat of any kind on Spring Lake.
- Inboard motors, airboats, jet boats or other such types of watercraft are prohibited.
- The maximum length of any boat on Spring Lake is 17 feet. Pontoon boats are limited to 28 feet in length.
- **All boats must be registered with Spring Lake**, maintained and operated in compliance with all relevant Rules and Regulations.

BOAT REGISTRATION

- The registration sticker must be attached to the right hand side of the boat
- Boats must be marked with the shareholder's lot and block numbers in 2 inch or larger letters.
- Only boats which have the registration sticker and the owner's lot and block number displayed are permitted on the lake.
- The Board reserves the right to verify authenticity of any information submitted when registering a boat.
- Shareholders must promptly remove boats from the lake and storage facilities on Spring Lake property when a lot is sold.

MOTORS

- Outboard motors may not exceed 75 horsepower
 - No motor may exceed the Out Board Corporation (OBC) or the Boating Industry of America (BIA) approved rating for the boats or seating capacity.
 - No more than one outboard motor is permitted on any one boat.
 - Except for optional propellers, no motor shall be altered in any way to increase the actual operational horsepower.
 - All motors must be equipped with a muffler provided by the manufacturer.
 - Mufflers shall not be altered in any manner that increases motor noise.
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BOAT TRAILERS

- Boat trailers must be marked with the shareholder's lot and block number.
- Only properly marked boat trailers may be stored on Spring Lake property.

2. OPERATING A BOAT or WATERCRAFT

- In accordance with the Boating Industry of America (BIA) rules, all motorized watercraft must proceed around the lake in a **counterclockwise direction**.
- No person under 12 years of age may operate any motor boat unless under the direct visual and audible supervision of a parent or guardian.
- All watercraft operators must have at least one US Coast Guard approved lifesaving device for each person on board.
- Boats must be operated at **slow speed before 9:00 am and after 8:00 pm**
 - Boats operating after dark must use appropriate warning lights.
 - Non-motorized watercraft including kayaks, canoes, paddle boards, and paddle boats operating after dark must have at least one white light visible from 360 degrees.

3. WATER SPORT DEVICES (SKIS, WAKE BOARDS, TUBES, etc.)

- Use of water skis, wakeboards, tubes or other such water sport devices is permitted **only between the hours of 9:00 am and 8:00 pm**
 - Persons using water skis or similar devices are required to wear a personal flotation device.
- Use of any water sport device is prohibited in coves marked by a regulatory buoy, or within 100 feet of the shoreline in any other area of the lake.
 - Skiing from a shareholder's dock is permitted only on the main body of the lake.

4. TOWING A WATER SPORT DEVICE

- Boats towing water sport devices must proceed around the lake in a counter clockwise direction.
- All boats towing water sport devices must have in the vessel one person - in addition to the operator – who is in a position to observe the progress of the person or persons being towed, unless such vessel is equipped with a state approved ski mirror.
- No person may operate or manipulate any vessel, tow rope or other device in such a way to cause any person to collide with or strike any object of persons.

5. SWIMMING

- The Spring Lake Beach may be used by all shareholders, their families and invited guests.
 - Guests may use the Beach only when accompanied by a shareholder or member of the shareholder's immediate family.
- Pets are not allowed on the Beach.

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- Private beaches, swimming areas and docks belonging to individual shareholders may be used by non-members only with the express permission of the shareholder.
- Swimmers and flotation devices not considered to be watercraft must stay within 50 feet of the shoreline except in areas marked by regulatory buoys.

6. SPEED LIMIT

- Auto and truck speed limit is 20 mph or less on all Spring Lake Roads.

7. WHEEL DRIVEN VEHICLES (ATVs)

- ATVs may be operated only by a shareholder or a member of the shareholder's immediate family.
- ATVs may be driven **only on maintained Spring Lake roads** and **are not permitted off roads or on trails**, except in cases where written permission is granted by the Board of Directors.
 - No one under the age of 16 may operate an ATV on Spring Lake roads or trails. *[Note: Under Missouri law operators under 16 years of age may operate an ATV only on a parents' property]*
- All ATVs must be:
 - Operated in accordance with all state and local regulations.
 - Registered in the State of Missouri
 - In compliance with the rules of the road as indicated in the Missouri road manual
 - Equipped with working spark arrest mufflers and breaks and must not obstruct roads or driveways or access to same.

Spring Lake, Inc. makes no prior claim to the safety of any Spring Lake property with respect to the use of any vehicle on Spring Lake property.

- Any damages to the real property of Spring Lake, Inc. incurred as the result of any use of any vehicle on Spring Lake property shall be levied, along with court costs and attorney fees, against the person or person(s) responsible for producing such damages at the sole discretion of the Board of Directors.

8. FIREWORKS

- The shooting of fireworks is limited to four days only: **July 3rd, July 4th and December 31st and January 1st**
- Fireworks may not be shot before 10:00 am or after 11:00 pm on July 3rd and 4th
- Fireworks may not be shot after 2:00 am on December 31st and January 1st

9. HUNTING

- Spring Lake shareholders may hunt only with prior permission from the Board of Directors or their designee.

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- Shareholders must submit a written request to the Board of Directors or their designee prior to the beginning of each hunting season. The request must include:
 - A signed disclaimer absolving Spring Lake Inc. from any responsibility or liability
 - A designated area in which the shareholder chooses to hunt.
- Shareholders having prior permission may hunt with bow and arrow and shotguns without slugs.
- Hunting with rifles, shotguns with slugs or with a muzzle loader is not allowed.
- The random discharge of firearms is not allowed.

10. CUTTING OF TIMBER

- No timber on Spring Lake, Inc. property is to be cut without the written permission of the Board of Directors – with the exception of wind damaged or deadfall trees.
- Shareholders are responsible for the removal of dead or damaged trees or shrubs on Spring Lake property located immediately in front of, behind or between lots.

11. SHAREHOLDER CHANGE OF ADDRESS

- Shareholders are requested to notify the secretary in writing or by e-mail of any change of residence, mailing or e-mail address, cell phone or telephone landline numbers.

12. PETS AND LIVESTOCK

- All household pets are to be maintained in such a manner as not to create a private or public nuisance (i.e. kept under control either in a fenced area or in shareholder's yard so as not to disturb other property owners.)
- No animal or livestock are to be raised, bred or kept on any lot except household pets not kept for commercial purposes.

13. NOISE

- All shareholders and guests are requested to be reasonably quiet after 10:00 pm on week nights and 12:00 am on Friday and Saturday nights and holidays.
- Special attention should be directed to noise resulting from the use of radios, TV and stereo equipment, musical instruments and amplifiers during any hours of the day or night.

14. PROPERTY MAINTENANCE

- Lots and property are to be kept in a clean, neat and sanitary condition at all times.
- Dumping of debris/trash is prohibited except for tree limbs, leaves and rocks that originate on Spring Lake property.
 - Tree limbs, or leaves may only be dumped 50 feet or more behind the tree line.

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- Garbage, solid waste and refuse are to be placed in proper containers.
- It is the duty of every shareholder to keep all weeds and grasses cut on his/her property.
- The Board of Directors may have a shareholder's weeds and grasses cut at the owner's expense if, at the discretion of the Board, those weeds/grasses become offensive to the neighborhood.
- Shareholders are responsible for the removal of dead or damaged trees or shrubs on their property.

15. FISHING

To maintain the property balance of the lake, the following size and daily limits apply:

Fish Species	Daily Limits	Protected Lengths
Large Mouth Bass	6	12" to 18 "
Muskie	1	Less than 42"
Walleye	2	Less than 18"
Channel Catfish	4	Less than 18"
Crappie	15	None
Bluegill & Green Sunfish	50	None
Hybrid Stripers	1	Less than 18"

FISHING WITH FLOATION DEVICES – 'Jug Fishing'

as amended 10/19/16 Annual Meeting

Fishing using flotation devices or 'jug fishing' is permitted for Spring Lake members only. Guests and nonresident family members may not fish using flotation devices. To protect the lake and assure the safety of swimmers, skiers and boaters 'jug fishing' is permitted under the following conditions:

- Flotation devices made from lengths of Styrofoam 'noodles' should be used to replace plastic containers. The use of plastic jugs is not acceptable. Per Missouri law, flotation devices must be weighted with at least 2 pounds.
 - Flotation devices must contain the name, lot and phone number of the member responsible for placement.
 - No more the 20 jugs may be placed by an individual member.
- Daily limits for species as listed above apply to fishing with flotation devices or trot lines.
- Fishing with flotation devices is permitted only between the hours of 8:00 pm and 9:00 am.
 - It is the responsibility of the individual member to assure that all flotation devices or trot lines he/she placed are removed from the lake by 9:00am.
 - All Spring Lake members have the right to remove flotation devices left in the lake after 9:00am or not in conformance with the rules and regulations.

The following fishing practices are expressly prohibited

- The use of trot lines

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- The use of plastic containers or any container that held toxic substances, e.g. bleach, laundry soap, motor oil, brake fluid
- The use of goldfish or other nonnative species as bait

16. CONSTRUCTION AND BUILDING REQUIREMENTS

- Any building project that changes the footprint of the lot or building - including porches, docks, decks and outbuildings requires prior approval from the Architecture Committee of the Board.
- Modular homes and trailers may not be constructed, placed or stored for an extended period of time on individual lots or Spring Lake property.
- Before undertaking any building project, shareholders should refer to the Deed of Deduction. Specific requirements contained in that document include:
 - Front yards shall not be less than fifty (50) feet in depth.
 - Side yards shall not be less than ten (10) feet.
 - Rear yards shall be approved by the Committee depending on the topography of the land and the location of neighboring residences and other circumstances conducive to the maintenance of privacy.
 - Dwellings shall not exceed ten (10) feet in height in addition to 2 ½ stories or a total of thirty-five (35) feet.
 - Every dwelling hereafter erected, constructed, or reconstructed shall have a floor area excluding basements, open or screened in porches and garages of not less than seven hundred (700) square feet.
 - Off-street parking shall be provided for a minimum of three (3) cars.
 - Every residence shall face towards the lake side of the lot.
- The first 20 feet from shoreline is Spring Lake property. The setback line for any new structure is not less than 50 feet from the shoreline.

DOCK CONSTRUCTION

- Encapsulated foam is the only flotation device that will be approved for floating docks and walkways. This applies to both new construction and repair of existing docks.
- Dock design and size must be approved by the Architectural Committee prior to construction.

17. DISPUTE RESOLUTION

- With respect to activities that disturb the public peace and/or violate the Rules and Regulations, Spring Lake, Inc. advises all shareholders and guests to, if possible, first attempt to reconcile the situation by politely requesting the individual or individuals to stop the disturbing activities.
 - If this action is not possible, or if this action fails to reconcile the situation, Spring Lake, Inc. advises shareholders and guests to notify the Sheriff's Department or other appropriate authorities with respect to the disturbing activities.
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- Complaints regarding violations of any By-Laws, Deed of Dedication and/or Rules or Regulations are to be made in writing or by e-mail to the Board of Directors.

18. STATEMENT OF PERSONAL RESPONSIBILITY

- Shareholders are responsible for the actions of themselves, their family members and guests.
 - All persons using Spring Lake for any purpose shall know these by-Laws, Rules and Regulations.
 - Shareholders are responsible for informing their family and guests of the By-Laws, Rules and Regulations
 - Any person deemed by the Board of Directors to be in violation of these Rules and Regulations may be denied the use of Spring Lake or property of Spring Lake, Inc.
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