



**RULES  
OF  
LAKE ROSEMOUND ASSOCIATION, INC.**

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# LAKE ROSEMOUND RULES

Revised 5-23-11

## 1.

### PRIVATE LAKE

Lake Rosemound, located in West Feliciana Parish is a private lake and grounds and access is limited. Lake Rosemound is owned by the members of Lake Rosemound Association, Inc (LRA). Only members whose dues and assessments are fully current and their guests are entitled to use the lake and other LRA owned facilities. All others will be trespassing and subject to prosecution to the fullest extent of the law. These rules are written pursuant to Article V, Section 8 of the By-Laws, wherein the Board of Directors has the sole authority to institute written policies, rules, and regulations of the Association to be reviewed annually or when deemed necessary.

## 2.

### GENERAL RULES AND INFORMATION

A. **Dues.** LRA dues are payable annually on the date set by the Board of Directors, in the amount approved by the membership. When dues are 30 days delinquent, a late charge is assessed and membership privileges are suspended. Pursuant to LRA By-Laws, if dues become 180 days delinquent, membership is forfeited, and available for sale by the Board of Directors.

B. **Transfer & Initiation Fees.** Transfer and/or Initiation fees are due at the time of title transfer on any Lake Rosemound property sold or transferred with a membership. Those fees will be considered in arrears if they remain unpaid 60 days after the date of sale as reflected in the Act of Sale or other title transfer document. The following penalties, conditions and consequences will apply to late or unpaid transfer and/or initiation fees:

1. New owners with unpaid fees will NOT be considered Lake Rosemound members in good standing, and will thus be denied membership privileges.
2. A late fee of 10% of the amount owed will be assessed on the 61st day after the date of transfer of ownership.
3. Case by case exceptions for extenuating circumstances may be made with a majority vote of the Board of Directors.

C. **Single Family Residential.** "Single Family Residential" as specified in the conditions of membership means no separate structure located on the same lot may be occupied as the permanent residence. A separate structure may only exist on such lot as a guest house, shop, etc., but not as a permanent residence.

D. **Mobile Homes.** Article VII, Section 4 of the Articles of Incorporation prohibits mobile homes on member's property.

E. **Littering.** Littering on the lake or any LRA property is strictly prohibited. Any member seeing litter on LRA property is encouraged to pick it up and see that it is properly disposed of.

F. **Commercial Activity.** LRA property is to be used only for the pleasure and recreation of the membership. Commercial activities and ventures of any kind or type are prohibited without the expressed written consent of the Board of Directors. A member inviting a client or business associate to fish, ski, or boat with the member shall not be deemed to be a commercial activity so long as no fee, charge, or other payment is received for that particular activity.

**G. Voting Procedures.** Elections of the Board of Directors and any other votes which are binding on the membership shall be by secret ballot. In those cases, the Board shall contract with a reputable outside party (non member) to receive the ballots, tally the votes, and report the results to the Board in writing.

**H. Dam Security.** With the exception of vehicles engaged in official LRA business, no person shall drive or otherwise move a vehicle of any kind, including without limitation cars, trucks, bicycles, motorcycles, three and four wheel all terrain vehicles, tractors, go carts, and golf carts, on the dam. Parking on the dam is also prohibited except in an emergency or for dam maintenance. Members and guests must use the parking areas located adjacent to the pavilion, beach area and the boat landing area.

**I. Buoys in the Lake.** No buoys or similar markers may be placed in the lake without the expressed written approval of the Board of Directors. If a member believes that a buoy is needed to mark an area for safety reasons, the member must submit a request to the Board. If the Board determines that a buoy is necessary, the Board will purchase and install the buoy. Any private buoy placed in the lake shall be removed at the request of the Board.

**J. Lake Patrol.** There is hereby established a Lake Security Patrol made up of volunteers from the membership to insure compliance with the rules and guidelines. The Chairman of the Board's Lake Security Committee is responsible for the Lake Security Patrol.

### 3.

## COMPLIANCE & ENFORCEMENT

**A. Reporting Violations.** Any member may report a violation of the rules by contacting any Board Member or any Lake Security Patrol Volunteer. Written complaints can be sent to Lake Rosemound Association, Inc. P.O. Box 1159, St. Francisville, La. 70775. All written complaints will be turned over to the Lake Rules Violation Committee for processing.

**B. Lake Rules Violations Committee.** Pursuant to Article IV, Section 4 of the By-Laws, there is hereby established a LAKE RULES VIOLATION COMMITTEE, comprised of five members, three from the Board and two from the general membership, who are approved by a majority vote of the Board. One of the members appointed from the Board shall be designated chairman by the President. Any Lake Patrol member or other member may report a violation of any of the rules to the Board or the Committee in writing. The Board, upon receipt of such notice, shall refer the complaint to the Committee for review.

Committee Action:

1. On receipt of a report of violation, the Committee shall review the complaint and shall notify the affected member that a complaint has been received, the nature of the complaint, and any other information which is pertinent.
2. The affected member shall be given a period of ten days in which to respond in writing. The affected member may request in his response a meeting with the Committee Members for the purpose of discussing the issue.
3. If requested, the meeting should be scheduled as soon as is practical but not later than twenty days from the expiration of the ten day period above.
4. The Committee, after reviewing the member's response, if any, the complaint and the results of the meeting, if any meeting was held, shall make a recommendation to the Board as to whether or not a violation occurred and, if one did, the recommended action to be taken by the Board.

5. The Board, after receiving the recommendation of the Committee, may choose to follow the recommendation or not as determined by majority vote of the Board.

6. Enforcement Actions

(a) For the first violation the Board's action is limited to no more than a letter to the affected member reminding the member of the rules violated and requesting future compliance.

(b) Upon a second violation reported within a consecutive 30 day period from the date of the first violation where the same member or that member's guest is involved the Board may after receiving the recommendation of the Committee suspend the lake use privileges of such member for up to thirty days.

(c) Any subsequent violation reported within a consecutive 30 day period from the date of the second violation where the same member or that member's guest is involved, the Board, after receiving the recommendation of the Committee may temporarily suspend the lake use privileges of such member for up to six months.

(d) In addition, at the end of the calendar year, the Committee shall review the records of all complaints addressed during the year and if a member is found to have committed three violations during that year, but not occurring within thirty days of each other then the Board shall be authorized to suspend the lake use privileges for a period of not to exceed sixty days beginning at such time as may be determined by the board.

7. At any time that a member's lake use privileges have been suspended by the Board, the affected member shall absolutely have no right or privilege to use the lake or the pavilion area. A member suspended from use of any of the facilities and from any other rights or benefits of Lake Rosemound Association as a result of the above procedure who uses the facilities except as specifically authorized above shall be deemed a trespasser and will be subject to any and all legal remedies which are available to owners against trespassers, including arrest and prosecution by proper authorities.

## 4.

### **BOATING RULES**

#### **A. Personal Liability Insurance**

1. All individuals registering and thereafter operating a craft must have and submit proof of liability insurance for that craft.

2. A "craft" for the purposes of these rules means "any power boat, row boat, canoe, sailboat, paddle boat, inflatable boat, deck boat, pontoon boat or any other similar conveyance that floats."

3. The minimum limits of the liability insurance shall be \$25,000 per person and at least \$50,000 per occurrence, and medical payments to others of at least \$1,000 per person.

4. The insurance shall be maintained in effect so long as the craft is used on the lake.

#### **B. Registration and Decals**

1. All craft operated on Lake Rosemound must be registered by a member. Only members whose dues and assessments are fully current may register a craft.

2. In order to register a craft, a member must affirm that he/she has read the boating, skiing, and fishing rules and agrees that the craft to be registered will be operated in compliance with said rules.
3. No member may have more than six crafts registered at one time. In order to be registered by the member, the craft must be owned by the member or for one craft only, in the name of one of the member's children or the child's spouse. **No member may register more than three (3) engine-powered boats; this prohibition does not include electric-propelled boats.**
4. All crafts shall be identified at all times by a LRA decal prominently displayed on both the port and starboard sides of the craft.
5. Decals shall be of the year, type, style and size approved by the Board. The decals shall include the words "Lake Rosemound" and the lot number.
6. A member may register a rented or leased craft if:
  - a. A copy of the written rental or lease agreement is submitted to the Board, and
  - b. The member complies with all the requirements of Section 5.

**C. Minors.** Members who permit minors (younger than 18 years old) to use their crafts shall be fully responsible and liable for any injury or damage caused by the action of the minor. In accordance with Louisiana State Law, all persons born after January 1, 1988, must complete a boating education course and carry proof of completion of the course to operate a motorboat in excess of 10 horsepower.

**D. General Boating Rules.** Individuals are to abide by all local, state, and federal game and boating rules except where made more restrictive by the following rules and regulations. These Rules promote the common good of those using the lake, promote safe boating, and promote the orderly and enjoyable use of the lake by all members.

1. Every craft operated on the lakes shall be operated in a competent and courteous fashion with regard to the health, safety, and welfare of all individuals on the lakes.
2. All boaters are responsible for the action of their craft.
3. Boats passing under the bridge shall slow to idle speed and check for approaching craft before proceeding.
4. Boat speed should be reasonable for proper safety and to respect the rights of others, especially swimmers, fishermen, skiers and those in small boats.
5. A non-motorized craft has the right of way over power craft.
6. All craft operating between sunset and sunrise are required to use operating lights in accordance with Louisiana Law and operate at reasonable speeds.
7. No outboard motor having horsepower of greater than one hundred fifty (150) horsepower shall be allowed.
8. No inboard or inboard/outboard motor having horsepower of greater than two hundred (200) horsepower shall be allowed.

9. No boat shall exceed a length of 24 feet measured at the longest point between the bow and stern, excluding the engine. Boats identified by the manufacturer as a “24-foot” craft shall be deemed to be 24 feet long.

10. No craft shall operate at a speed greater than 40 miles per hour on the North Lake and no craft shall operate at a speed greater than 25 miles per hour on the South Lake.

11. Any craft belonging to a person who was a member in 2000, is currently a member, and that craft was properly registered in 2000 by the same member that does not comply with either g, h, or i above shall nevertheless be permitted to continue annual registration and lake use as long as it belongs to that same member. But, if the boat is sold to another member or a non-member, it shall no longer be allowed on the lake and any additional or replacement craft purchased by a member shall fully comply with all rules and regulations including g, h, and i.

12. Non-skiing boats on the North Lake must idle around the edges of the lake when there is any active skiing going on. Idle speed implies the speed at which the boat wake is at its minimum.

**E. Jet Boats.** Boats commonly known as Jet Boats (any water pump driven boat) or boats commonly known as Air Boats are prohibited and may not be on the lakes at any time.

**F. Sailboats.** Sailboats have free and unrestricted use of the South Lake. Sailing is also permitted on the North Lake, but is discouraged during periods when skiing is occurring. Sailboats greater than twenty feet in length are prohibited.

**G. Guest Boats.** Guest crafts (boats) are prohibited. Only crafts properly registered by members whose dues and assessments are fully current and with decals properly displayed may be on the lakes. All others will be trespassing and subject to prosecution to the fullest extent of the law.

**H. Boat Landing.** With the exception of small boats such as canoes and paddle boats which may be launched from the owner’s lot, all boats must be launched at the LRA boat landing.

1. Access to the boat landing is restricted to members who have a gate card.
2. No more than one gate card per stock certificate may be issued to a member at any one time.
3. Users of the boat launch gate must close the gate after opening it.
4. Parking in the boat launch area is prohibited.

**I. Jet Skis.** Jet Skis and other jet propelled personal watercraft are prohibited on the lake. They are not permitted on the lake under any circumstances.

## **5. SKIING and TUBING**

### **A. Definitions**

1. The term “skier” means “any individual being towed by a craft, whether on skies, a knee board, wakeboard, barefoot, or otherwise.”
2. The term “tuber” refers to any individual being passively pulled behind a craft while on a tube or other towable.
3. The term “tow boat” means “any craft that pulls a skier or tuber.”

4. The term “skiing” means “any activity that involves a craft of any kind pulling a skier whether on skis, a knee board, wakeboard, barefoot, or otherwise and includes the brief time a skier is down from a fall or otherwise.”
5. The term “tubing” is defined as any activity that involves a craft pulling a tube or towable.

**B. South Lake.** Skiing and tubing are prohibited on the South Lake.

**C. North Lake.** Skiing and tubing shall be permitted on the North Lake only in accordance with the following provisions:

1. Tow boats shall travel in a counter clockwise oval. Tow boats, skiers and tubers shall not cut through the middle of the oval or ski or tube through the center of the oval, or turn circles at the ends of the lake while others are skiing or tubing. Breaking out of this oval is permitted to overtake or bypass another craft or downed skier or tuber.
2. Tow boats are prohibited from passing closer than one hundred feet of any bank, dock, dam, boathouse, or buoy while actively pulling a skier or tuber.
3. An observer shall be in or on each tow boat when engaged in skiing or tubing.
4. Skiers and tubers shall wear U. S. Coast Guard approved flotation, devices. Ski belts are not U.S. Coast Guard approved.
5. Ski hours are from 9:00 AM to 7:30 PM and tubing hours are from 10:30 AM to 7:30 PM from May 1 through Labor Day. Skiing and tubing are allowed between 9:00 AM and 6:00 PM the remainder of the year. Skiing or tubing outside of approved hours is prohibited.
6. Boating and alcohol do not mix. The consumption of alcohol while piloting a tow boat while towing a skier or tuber is prohibited.
7. Skiers must always use good judgment. Skiers must not ski if visibility is poor or if other conditions exist which make it inadvisable to ski.
8. No more than three (3) tow boats may engage in skiing or tubing activities at any one time. Pulling a skier or tuber when there are already three (3) or more tow boats on the lake is prohibited.
9. Boats and tow boats must stay at least 100 feet behind a skier or tuber and when a participant goes down in front of you; you must turn out or visibly reduce your speed to alert other boaters that you see the downed person.
10. When a boat is waiting to pull a skier or tuber, it should idle in the north end of the lake until there is an opening to ski or tube. It is dangerous to idle in front of the bridge.
11. A limit of 1 hour per tow boat (THIS INCLUDES TUBING) will be enforced on busy days, such as Saturdays, Sundays and Holidays. When three tow boats are engaged in skiing and/ or tubing activities, you must adhere to the one hour limit. Please be courteous to others and leave the ski area voluntarily if you have been there for over an hour. You may be the one waiting for a turn next time. You may certainly return to the lake an hour later to have a turn again.

**D. Safety.** As it is understood that skiing and tubing has inherent dangers, those engaged in these sports are ultimately responsible for their own safety. Nonetheless, these rules exist in order to facilitate the safe enjoyment of these sports on Lake Rosemound.



## 6. FISHING

A. **General.** Fishing is open to all members and their guests. The LRA continues to sponsor and finance stocking of the lake and other lake management activities for the fishing pleasure of our members and their guests. Fishing by anyone who is not a member or guest from the bank, pier, boathouse, craft, or otherwise is prohibited.

B. **Bass.** Members and their guests are allowed to keep any species of fish caught in Lake Rosemound **EXCEPT** bass. The following restrictions apply to bass fishing:

1. No bass less than 14 inches long may be kept.
2. No more than five bass 14 inches or longer may be kept in any one day.
3. Catch and release for bass is highly recommended.

C. **Trotlines.** “Trotlines” or any type of unattended “float” or “jug” fishing is prohibited.

D. **Fishing Tournaments.** Any fishing tournament must be sanctioned by and approved in writing by the LRA Board of Directors.

E. **North Lake.** No fishing is permitted in the main body of the North Lake when skiing is in progress.

## 7. SWIMMING

### A. Use of the Beach & Pavilion

1. For safety reasons, pets are prohibited in the swimming and pavilion area. Animal control will be contacted regarding violations of this rule.
2. No littering in the pavilion and beach area.
3. No person, except on official LRA business, shall operate any motorized vehicle within the pavilion and beach area.
4. No fireworks of any kind are permitted.
5. Profanity, cursing, or obscenity of any kind is prohibited in the pavilion and beach area. This is a family area.
6. No glass is allowed in the beach and pavilion area.
7. Since parties may deprive some members of the use of the pavilion and beach, members who desire to have a party must first obtain permission from the Board. A gathering is considered a party when ten or more non-members are in attendance. Only the large pavilion may be booked for parties. The approval procedures are as follows:
  - a. The Chairman of the Beach and Boat Landing Committee is responsible for maintaining a calendar for booking parties at the pavilion.
  - b. A member who desires to book the pavilion shall submit a request to the Chairman of the Beach and Boat Landing Committee, or submit the request online at the Lake Rosemound website. The request must include the member’s name, lake address, lot number, telephone number; date requested, start and ending times for the party; and the total number of guests. The Board of Directors shall have the authority to refuse a booking request if the member is deemed to be abusing the process to the detriment of other members.

- c. The Chairman of the Beach and Boat Landing Committee shall determine whether the date requested is available, and, if so, shall issue a written authorization to use the pavilion.
- d. No party shall last more than four (4) hours.

- 1) No more than one party shall be booked for any one day.
- 2) No party shall be booked for any national holiday, or the associated weekend.

**B. Swimming at the LRA Beach.** LRA owns and maintains a pavilion area with a beach for its members and their guests. Members and their guests, especially those with young children, are encouraged to use the LRA pavilion and beach for safe swimming. The LRA does not provide a lifeguard for the beach or any other area. Users of the beach must comply with the following rules:

1. Children must be accompanied by a responsible chaperone with swimming skills.
2. Buoys clearly mark the swimming area. No person shall swim outside the buoys. No person shall disturb the buoys.
3. Watercraft of any make or material, whether motorized or not, are prohibited from entering the swimming area.

**C. Swimming at a Member's Pier or Property.** Swimming in the main body of the lake poses danger to swimmers. Swimmers are encouraged to use the beach area. Swimmers at a member's pier or property must comply with the following rules:

1. Swimmers must stay within 25 feet of the bank or end of a pier, but under no circumstances is swimming allowed in boat lanes or in areas that may impede boat traffic.
2. Any person swimming on either side of the North Lake when skiing is in progress must stay inside existing piers, docks, or LRA approved buoys.
3. No person shall swim in the main body of the lake, except in conjunction with skiing.

**D. Swimming from or off of a Boat.** Swimming off a boat is extremely dangerous and is prohibited in all areas of the lake except in the following specifically designated area:

1. In the North Lake (Skiing Lake), only in those areas of the lake behind the "ski buoys" on the south end, and the areas behind the "no ski area" buoys on the north end.
2. In the South Lake (Fishing Lake) swimming off a boat is prohibited.

**E. Swimming Platforms.** Swimming platforms, regardless of make, model, material, construction, are prohibited anywhere in Lake Rosemound.

## **8. GUESTS**

**A. Definition.** The term "guest" means "any person who is not a member who uses LRA facilities or the lake at the invitation of a member."

### **B. General Guidelines**

1. An authorized gate card will be accepted as a guest card.
2. Guests using the pavilion or beach must be accompanied by a member or have a member's gate card in their possession.
3. No person who owns property within the geographic confines of Lake Rosemound

Community shall be eligible to be a guest of another member, so long as membership stock is authorized and available for sale from the Board of Directors. If, however, no stock is available, a resident non-member may be the guest of a sponsoring member under the following circumstances: 1) the resident non-member must be on the stock waiting list, 2) the sponsoring member must pay full annual dues on behalf of the resident non-member, 3) the resident non-member may only be the guest of the sponsoring member and, 4) the resident non-member must always be accompanied by the sponsoring member when using the Lake or other L.R.A. facilities.

4. This prohibition shall also apply to that person's spouse and any children or other family members or other persons residing in or on the Lake Rosemound Community property.

5. If a member owns a lot within the geographic confines of the Lake Rosemound Community and chooses to lease that property on a permanent basis, either monthly or yearly, then and in that event, the lessee of that property may have guest privileges only if the member owns a membership for each lot in the community which he owns. For example, if a member lives in the community and owns a share and then purchases another lot in the community, then and in that event, in order for the lessee of the second piece of property to be eligible to be a guest, a second membership must be owned by that member. Under no circumstances will anyone who rents by the day or by the week or other similar type arrangement be permitted to be a guest. Any lessee under this rule enjoying guest privileges must at all times be accompanied by the lessor/property owner/member.

## 9.

### COMMERCIAL ACTIVITY

A. **General.** The lakes are to be used only for the pleasure and recreation of the membership. Commercial activities and ventures of any kind or type are prohibited.

1. A member inviting a client or business associate to fish, ski, or boat with the member shall not be deemed to be a commercial activity so long as no fee, charge, or other payment results in payment for that particular activity.

2. Examples of the type of activity which would be considered a "commercial activity or venture" and therefore prohibited are:

- a. catching fish and selling the catch or any part thereof,
- b. giving fishing lessons for a fee,
- c. giving swimming lessons for a fee,
- d. giving boating lessons for a fee, or
- e. giving any other type or kind of lessons for a fee or as a part of any other remuneration received by a member for any other type of commercial activity conducted by that member.

## 10.

### LITTERING

Littering is strictly prohibited. Members who see litter on the lake are encouraged to pick it up and properly dispose of it.

## **11. BOAT LANDING**

A. **General.** With the exception of small boats such as canoes and paddle boats which may be launched from the owner's lot, all boats must be launched at the LRA boat landing.

1. Access to the boat landing is restricted to members who have a gate card.
2. No more than one gate card per stock certificate may be issued to a member at anyone time.
3. Users of the boat launch gate must close the gate after opening it.
4. Parking in the boat launch area is prohibited.

## **12. DAM**

A. **Driving.** With the exception of vehicles engaged in official LRA business, no person shall drive or otherwise move a vehicle of any kind, including without limitation cars, trucks, bicycles, motorcycles, three and four wheel all terrain vehicles, tractors, go carts, and golf carts, on the face of the dam.

B. **Parking.** Parking is prohibited on the dam except in an emergency or for dam maintenance. Members must use the parking areas located adjacent to the pavilion and beach area and the boat landing area.

## **13. BULKHEADS**

A. **General.** The 231' elevation is the dividing line between members property and property belonging to the LRA. When used in reference to building bulkheads, the 231' elevation means the actual elevation at the time of construction of the bulkhead, unless there is clear and convincing evidence provided by the person or entity desiring to undertake the construction that the actual property boundary is at a point certain in the lake. Such evidence may be the measurements provided in a property description, an existing bulkhead, authenticated pictures showing the prior existence of the property, and similar substantial evidence. Testimony alone shall not be sufficient to establish a location for the bulkhead other than the actual 231' elevation at the time of construction.

B. **Rules.** The following rules apply to bulkheads:

1. Members may construct bulkheads on the 231' elevation line.
2. Non-members may construct bulkheads on the 231' elevation line.
3. No person, member or not, shall be allowed to capture a portion of the Lake Bottom outside the 231' elevation, either through fill material or otherwise and claim it as his own.

## **14. DEGRADATION OF THE LAKE**

A. **General.** Members are to use their lots and personal property in a manner that does not result in degradation of the lake.

1. Members are encouraged to take appropriate action to prevent silting of the lake because of unusual erosion.
2. Members must maintain their septic systems in a manner that precludes release of harmful bacteria to the lakes.
3. The introduction of any waterfowl or any species of fish or any type of plant life into the lake is prohibited.
4. Domestic ducks and geese are prohibited.

## **15.**

### **LAKE STRUCTURE CONTROL COMMITTEE**

There is hereby created a Lake Structure Control Committee comprised of four members, two from the Board and two from the general membership, who are approved by a majority vote of the Board. One of the members appointed from the Board shall be designated chairman by the President.

A. This Committee is charged with the responsibility of reviewing any member's plans to construct or place a structure or enlarge any existing structure that would cover any portion of the lake surface beyond normal pool stage elevation (231').

B. "Structure" means "any thing that is foreign to the lake, including but not limited to, piers, boathouses, fish structure, buoys, trees, and bulkheads."

C. The property beyond normal pool stage elevation (231') is owned exclusively by the Lake Rosemound Association Inc. An authorization to build a structure on LRA property does not convey any property right and may be revoked at any time for good cause.

D. No person may build or place any structure that would cover any portion of the lake surface beyond normal pool stage elevation (231') without the specific written approval of the Board.

E. Any person who builds or places or takes ownership of a structure on LRA property is responsible for the maintenance of the structure and for any damages caused by or on account of the structure.

F. A member proposing such construction should submit a sketch including the approximate dimensions and location of the proposed structure to the Board.

G. The Board would refer the request to the Committee for action and recommendation. The committee would review the information, inspect the proposed site, and make a recommendation to the entire Board that would make the final decision. The board may, should it choose, delegate the authority to the committee to make a decision and may reserve unto itself the final decision making authority, only in the event of a dispute.

H. The committee is to be guided by the following general principles:

1. Generally no structure should extend beyond 25 feet from shore (231' elevation).
2. Generally no structure should be constructed so as to block or unreasonably impede a fellow member's access to their own property.
3. Generally no structure should be constructed which will be an unreasonable impediment to navigation on the lakes.
4. Generally the structure proposed should be in keeping with other structures in the immediate area or should blend in with the overall existing development of the lake.

I. Nonmembers shall not be allowed to construct a pier, boathouse, deck or other structure that

extends out over or into the Lake or Lake bottom beyond the 231' elevation line. The Board of Directors, on behalf of the Association, is authorized to take any legal action necessary to insure compliance with these provisions by a nonmember.

J. Members, who desire to build a bulkhead at a location in the lake other than the actual 231' elevation at the time of construction, must submit an application to the Lake Structure Control Committee and receive written approval before construction begins. The application must include evidence in support of the application. The Committee shall submit its recommendation for action to the full Board. The Board shall make a final decision as to whether the application should be approved. Only construction approved by the Board in writing will be recognized as valid by the Corporation.

K. In the event any member builds or places a structure of any kind on LRA property without prior authorization, the Board shall, by letter, inform the member of the violation and request that it be remedied within 15 days or the expiration of any extension of time granted by the Board. If the encroachment or other structure violation is not remedied by the member within such time, then the Board shall have the right to suspend all lake privileges of that member.

L. Any such member whose lake privileges are suspended shall be subject to any legal action which may, in the opinion of the Board, be necessary to insure compliance. Any bulkhead or other structure constructed by or on behalf of a property owner shall remain the property of that property owner on whose behalf it was constructed and it shall be his responsibility to keep it adequately insured, and properly maintained. The ownership of the water or lake bottom over which that bulkhead or structure extends, shall remain vested in Lake Rosemound Association, Inc.

M. This committee is vested with the authority to investigate any alleged violation by a member having to do with the use of the members property which may be in violation of the conditions of membership which the member must comply with as a condition of membership. The committee shall exercise due diligence in its investigation including such meetings or conversations with the alleged violator as it deems necessary to familiarize itself with all the facts. The committee shall then make a recommendation to the board as to whether in its opinion a violation has occurred or is occurring. The Board shall review the report and recommendation of the committee but may come to its own conclusion. If the Board concludes that a violation has occurred, it may suspend the violating member's lake use privileges until such time as the violation ceases. During the time that the members lake use privileges are suspended that member shall be entitled to none of the privileges of membership.

## **16.**

### **SINGLE FAMILY RESIDENTIAL**

"Single Family Residential" as specified in the conditions of membership means "no separate structure located on the same lot may be occupied as the permanent residence of the occupant." A separate structure may exist on such lot and it may be used as a guest house but not as a permanent residence.

## **17.**

### **GUIDELINES FOR INTERPRETING MOBILE HOME PROHIBITION**

Mobile Homes addressed in Article VII, Section 4 of the Bylaws prohibits the introduction of mobile homes onto member's property after January 14, 1997. Some mobile homes were located on Rosemound Community property before January 14, 1997, in varying stages of transformation and incorporation into acceptable structures. The following guidelines are to be used in

determining whether a mobile home located on Rosemound Community property before January 14, 1997, or portions thereof have been changed to the extent that it is no longer a prohibited mobile home.

A. A mobile home is prohibited unless the structure has been so materially changed that it no longer looks like or gives the appearance of a mobile home when casually observed.

B. The Board of Directors shall review all relevant factors in making its determination. Factors to be considered include, but are not limited to:

1. Additions to the structure such as stick built rooms or baths or porches.
2. Alterations to the structure such as removal of all visible vestiges of transportation (removal of tongue and wheels).
3. Whether it has been legally immobilized.
4. Changes to the roof or other parts of the exterior.
5. Whether it is on a slab or permanent piers.
6. Whether it has central air and heat.
7. Any other changes of a permanent nature which affect its appearance.