

RULES OF THE LAKE LUCERNE CLUB COMPANY
RESTATED AND APPROVED
March 2010

The Board of Trustees of the Lake Lucerne Club Company wish to reiterate and restate the various rules and regulations that it has passed over the years and clearly differentiate between the hopes and aspirations for community behavior expressed in Living At Lake Lucerne and these Rules.

The Rules set forth below are not exhaustive and are subject to change by the Board without notice. Rule changes can be obtained from the Board Secretary and will be posted on our website, www.lakelucerneohio.com. If there are any conflicts between these Rules and the Deed Restrictions or Regulations of the Lake Lucerne Club Company, the latter documents shall control.

I. Membership

- a. Article III of the Regulations of the Lake Lucerne Club Company defines membership in the Lake Lucerne Club Company by lot ownership.
- b. A "Member in Good Standing" as used in these Rules is defined as a member current in the payment of their dues, assessments and fees to the Lake Lucerne Club Company and members of that lot owner's resident family or tenants residing on the lot.
- c. Members in Good Standing and their families are the only ones entitled to use Club Company facilities and participate in Club Company activities, including, but not limited to, the beach, lake, sports facilities, and 4th of July festivities. Guests using any Club Company facility or participating in Club Company activities must be accompanied by a Member in Good Standing.
- d. Clean-up day - Clean Up Day is an annual event held in the spring and dedicated to discharging our community maintenance obligations in a fun and enjoyable environment. Residents 65 years of age or older are not mandated to participate but are encouraged for the better of the community. Each individual residence is required to have one person present to represent that residence. If there is not a representative present for a residence, there will be a \$125 fee assessed to the property owner, not the resident. If one individual owns multiple residential properties, and the property owner is age 65 or older, only the property where the individual age 65 or older resides is exempt. All other properties owned by this individual must adhere to the above guidelines

II. Payment of Dues, Assessments and Fees

- a. The amount needed for the current year's dues, escrow, and water assessment are set forth in the Annual Report which is mailed to the membership approximately one month prior to the annual meeting. At the annual meeting, the dues amount and budget is approved by a vote of the membership as set forth in the Lake Lucerne Club Company Regulations.
- b. The annual assessment is billed in January. If the entire assessment is paid by February 28, the amount of the assessment is reduced by 5%. If the assessment is not paid in full by February 28, the member may pay one-half of the assessment by February 28 and the second half by July 28. Delinquencies in payment of assessments are subject to interest at the rate of 18% per annum.
- c. Real property liens may be filed against a Member's property for assessments in arrears exceeding one year.
- d. All Lake Lucerne Club Company members 65 and older who have lived in the community for 10 years or more are exempt from paying the escrow portion of the annual dues. This exception is allowed on January 1st following the year both age and residence longevity requirements have been met. If a resident is also the owner of a rental property and is 65 or older, the escrow payment exemption applies only to their primary residence.
- e. Those Members with private well water systems are exempt from the water portion of the assessment.

III. Annual Meeting

- a. Each Member in Good Standing is entitled to one vote at the Annual meeting. To be eligible to vote, a Member must have all dues, assessments, and accrued interest, if any, paid to date. Prior to the Annual Meeting, the Club Treasurer shall deliver to the Club Secretary a list of Members that are ineligible to vote. The Club Secretary shall notify those Members of their ineligibility to vote prior to the Annual Meeting.
- b. Prior to the Annual Meeting, Proxy Cards will be distributed to all Members in Good Standing. The proxy card will provide that the Member in Good Standing is giving their proxy, usually the Club Secretary, authorization to vote on any and all issues and motions brought before the Annual Meeting of the Membership. A Member in Good Standing may withdraw the proxy by attending the Annual Meeting at which time the proxy card will be returned.
- c. The trustees are elected at large, but are individually assigned an area of responsibility on the Board by the President corresponding to the needs of membership, i.e., roads, water, sports, parks, lakes, and beach.

IV. Board Meetings

- a. The Board determines and appoints the various committees to assist with the specific activities and facilities operations. Monthly meetings of the Board are held to coordinate these programs.
- b. Any Member in Good Standing is welcome at the meetings and may place any item on the agenda through advance notice to the club President.
- c. The Board meeting minutes are available on request from the Secretary (secretary@lakelucerneohio.com).

V. Roads

- a. The speed limit is 25 miles per hour.
- b. Only licensed drivers are allowed to drive vehicles, including, but not limited to, autos, golf carts, and motorbikes. All vehicles must be licensed according to the laws of the state of Ohio.
- c. Although most of the roads in Lake Lucerne are 20 ft. wide, the Club Company owns an easement of 40 ft. in width. In that easement are a jungle of underground wires and pipes. Nothing may be erected on this easement which may interfere with access to these wires and pipes.
- d. Due to the narrowness of our roads, tree limbs and brush must be kept free of the roadway. If a homeowner does not comply with a request of the Board to trim back tree limbs in the Club Company's easement reaching into the roadway, the Board may have the limbs removed at the home owner's expense.

VI. Lakes

- a. Neither fishing nor boat licenses are required for use on the lake. Gasoline powered boats are prohibited. However, all watercraft used or stored on Club Company property must be registered with the Board and a Lake Lucerne registration sticker affixed to it.
- b. Fishing is permitted in the lake or any of the ponds.

VII. Beach

- a. While the Club Company provides lifeguards at the beach during certain hours during the summer, all swimming is always at your own risk.
- b. All children must be under adult supervision or have passed their deep-water test to be on the island, to go off the diving boards, or to be in the swim lanes.
- c. Safety Tests: Children under the age of 12 must be tested yearly before being allowed to swim in the deep area. The Deep-Water test consists of 8 continuous lengths and treading water for 2 minutes. The Raft and Tube test consists of 20 continuous lengths and 5 minutes of treading water. (Lifeguards will determine whether or not the skill demonstrated by the tested child is adequate for passing.)
- d. AGE LIMITS: Children under ten years of age will not be permitted on the beach unless accompanied by an adult or responsible person at least 16 years of age. Parents are requested to watch their youngsters. The best lifeguard in the world is a child's mother or father.

- e. DISCIPLINE: Please impress on your children the necessity of good discipline and the urgency of water safety. The Lifeguard will have complete authority in the supervision of the beach and lake.
- f. HOURS: Sunrise to 10:00 p.m.
- g. LIFEGUARD ON DUTY: 11:00 a.m.-6:00 p.m., 7 days per week. Times are subject to change, check for times posted on the sign at the beach
- h. NO SKIN OR SCUBA DIVING: Lifeguards must devote their entire duty hours to regular beach activity. These activities require permission of the Board.
- i. SWIMMING AREA: Swimming will be confined to the area between the cables, between the diving platform and rafts, and a small area surrounding the rafts. No distance swimming under the rafts and the diving boards. Please, no climbing on the cables. Use of air mattresses or similar devices are at the discretion of the lifeguards.
- j. LOST AND FOUND: is located inside the guard shed. Every two weeks the lost and found will be placed in laundry baskets at the beach entrance for owner claiming. Anything not claimed will be donated to a local charity. Please make an effort to take home everything you bring to the beach.
- k. DOGS AND CATS: Household pets will NOT BE TOLERATED ON THE BEACH or in the water, for obvious reasons. OWNERS, PLEASE COOPERATE!!
- l. DIVING BOARDS:
 - i. One person on the diving board at a time.
 - ii. Area must be clear under boards before diving.
 - iii. No jumping from board to board
 - iv. No swimming under the boards.
- m. Use of balls and frisbees will usually be restricted to the meadow. Beach use will be at the discretion of the lifeguards.
- n. Swimming in the lanes is permitted only when a guard is on duty there.
- o. Repositioning of the swim rafts will result in the closing of the deep-water area.
- p. Beverages brought to the beach must be in non-breakable containers ONLY. Please pick up any and all trash.
- q. Because the lake acts as a sounding board, parking is allowed in the beach lot only until 10:00 p.m.
- r. No boats are permitted in the designated swimming area. No intentional tipping or swimming off boats is permitted while the lifeguards are on duty.
- s. It is at the discretion of the lifeguards to allow anyone under the age of 16 to go beyond the ropes or on an air mattress.
- t. The deep end of the swimming area ends within the perimeter of the floating raft.
- u. Fifteen minute rest periods will be called on the hour every hour and will not begin until all swimmers under the age of 18 have cleared the water. All swimmers under the age of 18 must remain behind the rocks until the guards end the rest period.

VIII. Water

- a. The Lake Lucerne Club Company maintains a community water system consisting of five well pump stations and the water main distribution lines. Each residence supplied with water by the Lake Lucerne Club Company has a "curb stop valve" or water shut off valve. The curb stop valve is typically located near the street or possibly at the rear of the lot depending on the location of the water main line. The Lake Lucerne Club Company maintains and is financially responsible for the maintenance and repairs to the wells, pumps, and distribution lines up to and including the curb stop valve. It is the responsibility of the homeowner to maintain the water "service line" from the curb stop valve to the residence. If a leak is detected in the homeowner's service line, it is the financial responsibility of the homeowner to have the leak repaired immediately or as soon as possible. Once a leak is detected in the homeowner's service line, the Lake Lucerne Club Company reserves the right to "turn off" the curb stop valve (to stop the leak) until the repair is made by the homeowner.
- b. The valve at the street must be kept clean and accessible. This is the homeowner's responsibility.

- c. Leaks in a home must be fixed promptly. Just a leaky faucet or toilet can dissipate a large volume of water.
- d. Lawn sprinkling is prohibited. If a new lawn is seeded, contact the water chairman regarding proper time and conditions for hosing the lawn by hand.
- e. A private well must have the written consent of the Lake Lucerne Club board.
- f. Low pressure or a light burning on a pump house should be reported immediately to the Trustees.
- g. Residents must be water conscious when wells and/or pumps are being repaired, or during any water emergency. Please cooperate.

IX. Sports

- a. The following rules apply to use of the sports facilities which include the baseball/soccer field, the volleyball court, and the basketball/tennis courts. Anyone violating these rules may be prohibited from further use of the sports facilities:
 - i. If more than one group wants to play on the basketball court, play is limited to ½ court. If both halves of the court are being used and a third group wants to play, then play is limited to ½ hour per group.
 - ii. Pick-Up Your Trash. There is a trash can located at the northeast corner of the courts. Use it. If the trash can is full, take your trash with you.
 - iii. No Amplified Music During Play
 - iv. Parking for the tennis/basketball court is only permitted in the parking lot east of the courts. Cars parked along the roadside will be asked to be moved and, if not promptly moved, towed. If the parking lot is full, please use the beach parking lot.
 - v. No Pets on the Tennis/Basketball Court surface.
 - vi. No foul language
 - vii. No bicycles, skateboards, roller blades or other wheeled vehicles allowed on the court
 - viii. Play at your own risk
- b. The baseball and soccer field may be scheduled for use by youth teams as long as there is a child of a Member in Good Standing is participating on the team or a Member in Good Standing is a coach on the team. The fields are reserved on a “first come, first served” basis. Schedule via the “Request a Reservation” feature on the website Calendar at www.lakelucerneohio.com or by contacting the Sports Trustee (sports@lakelucerneohio.com)
- c. Because the lake acts as a sounding board, parking is allowed in the beach and tennis court lots only until 9:30 p.m, which is subject to change. Beach parking lot hours are posted at the beach.

X. Private Group Parties

- a. All Members in Good Standing and their families shall be entitled to make reasonable and proper use of the grounds and property of the Club Company. Any Member in Good Standing wishing to host an event on Club Company property must first complete a party contract and submit it to the Board of Trustees for review at the Board Meeting prior to the date of the proposed party. The party contract form can be downloaded from the Calendar page on the Lake Lucerne website (www.lakelucerneohio.com) or from the Board Secretary (secretary@lakelucerneohio.com). For events at which less than 25 people will be present, there is no prior Board approval needed other than submission of the party contract. Private events which will exceed more than 25 people need explicit prior Board approval. This request will be considered at the regularly scheduled Board meeting, and the Member will be notified of the Board’s decision.
- b. Weekday parties must end at 9:00 PM. Friday and Saturday parties must end at 12:00 AM. Sunday parties end at 9:00 PM.
- c. Amplification
 - i. Other than our May Clean-Up Day, 4th of July Celebration and the Fall Event (Clam Bake, Pig Roast), there shall be no Amplified Sound on Lake Lucerne common areas except at Board approved, community wide events.

- ii. "Amplified Sound" is defined as any sound which is increased in volume through the use of separate speakers, monitors, or other systems. Examples of systems which create amplified sound under this definition are public address (PA) systems, speaker cabinets associated with bands, and external speakers attached to music playback devices. It does not include radios or "boom boxes" which are not attached to independent speakers.

XI. Buying or Selling a Home In Lake Lucerne

- a. At the time of purchase of any lot in Lake Lucerne, the lot buyer must file an application and pay an application fee. The amount of the application fee is set by the Board of Trustees and can be obtained from the Treasurer. The owner is responsible for payment of this application fee in the case of a rental property as well and is also responsible to see that his tenants abide by the rules of the Lake Lucerne Club Company.
- b. Property may neither be sold, nor a new owner approved, until all dues and accrued interest, if any, of the seller are current. Lake Lucerne Club dues must be made part of the escrow agreement.
- c. Real estate "For Sale" signs can only be placed on an individual's property. We do not allow the large wooden post "For Sale" signs. Realtor open house signs are allowed on common areas solely during the time period of the open house (Sundays 1 – 5 p.m.) and broker's open house (Tuesday 11 a.m. – 2 p.m.) For Sale signs are not allowed on our mailboxes, in the gardens, or stapled or nailed into the posts or fences.

XII. Miscellaneous

- a. The use of firearms is prohibited within the confines of Lake Lucerne.
- b. Outdoor burning of garbage is prohibited.
- c. Leaves are not to be raked into roadside ditches for burning. This is against EPA regulations as well as local fire laws. The smoke constitutes a hazard to drivers and pedestrians as well.