

LAKE GITCHEGUMEE PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS

The purpose of a Community Homeowners Association is to promote the Community concept, protect the Community's property values, and make available recreational and other facilities that might not otherwise be affordable to homeowners.

Lake Gitchegumee Property Owner's Association Inc. is a deed restricted community. By purchasing property in this Association community, each property owner is obligated to abide by the deed restrictions adopted by the Property Owner's Association. The purpose of these deed restrictions is to insure that the community will not deteriorate, resulting in depreciation and decline in property values.

Pursuant to the Declaration of Covenants and Restrictions, Articles of Incorporation and By-Laws of the Lake Gitchegumee Property Owners Association, the following Rules and Regulations have been adopted by the Board of Directors and will remain in effect until amended in part or replaced in whole by the Board of Directors. Each property Owner, tenant, visitor or guest of Lake Gitchegumee Property Owners Association will be governed by these rules and regulations.

- (1) Property Owners are responsible for their pets, minor children, guests, tenants, and the upkeep of their property.
- (2) Dogs must be leashed at all times when outside the boundaries of the owners property and not be allowed to run at large on the property of others.
- (3) Swimming is allowed ONLY at the designated swim beach OR at the waterfront area of the individual waterfront property owner.
- (4) The boat launch area is not to be used for any activity except to launch boats, pontoons etc.
- (5) Noisy gatherings and/or loud music is not allowed after 11PM.
- (6) Lake Gitchegumee is presently designated as a "no wake" lake; as such, vessel operators are expected to travel at cautious and safe speeds.
- (7) The open burning of materials which violate local and State statutes and regulations will be reported to the Agency having jurisdiction. Violators may be subject to fines as determined by that Agency. Please be respectful of the impact that open burning has on neighbors.
- (8) The posted speed limit in the LGPOA community is 25MPH. Compliance will help keep our Community safe.
- (9) Willful destruction of LGPOA properties, including but not limited to equipment and signs, is illegal. The LGPOA, Inc. will pursue prosecution against any and all offenders.
- (10) The LGPOA Subdivision is a deed restricted community. As such, no activity shall be carried on upon any Lot or property within the Subdivision that constitutes a nuisance. The LGPOA Board of Directors shall have the sole discretion to make the determination as to whether or not any activity, event, or otherwise constitutes a nuisance.
- (11) Failure of the Lake Gitchegumee Property Owners Association to enforce any Restriction, Regulation or General Rule in the past shall in no event be deemed a waiver of the right to do so thereafter.
- (12) The following shall apply to lot rental in the Lake Gitchegumee Subdivision: "Short-Term Rental/Vacation Rental" of six consecutive months or less is deemed a commercial activity and is prohibited.
- (13) Any dwelling, structure, or other building plans on any lot(s) within the Plat of Lake Gitchegumee requires the prior written approval of the LGPOA Board of Directors.

Please note: This is not a comprehensive list of all LGPOA rules and restrictions. Please refer to LGPOA Covenants and Restrictions which are available to each property owner.

Revised Date: August 8, 2018