

LAKE CAMELOT PROPERTY OWNERS ASSOCIATION

RULES AND REGULATIONS

Revised & approved 04/15/06

The following rules and regulations are in addition to the rules, regulations and restrictions set forth in the Protective Covenants and the Articles of Incorporation and the By-Laws of Lake Camelot Property Owners Association.

A. Rules and regulations for lodge facilities and common areas.

1. Members and their guests use only.
2. No Camping of any kind without express permission of the Lake Camelot Property Owners Association (LCPOA).
3. No motorized vehicles of any kind, such as terrain vehicles, mini bikes, motorcycles, snowmobiles, farm and garden equipment, automobiles, trucks, jeeps, dune buggies, etc. Violation fines may be up to \$150.00 for operating an unauthorized vehicle on lodge facilities and common areas
4. No littering of any kind.
5. No misconduct.
6. Only the usual household pets are permitted and they must be on leash. .
7. Parents will be responsible for and held liable for the actions of their children.
8. Rules governing specific facilities are posted at the various facilities and are in addition to those listed herein.
9. No Fires.

B. Rules and regulations governing outlots, unplatted areas and beach club areas

1. Members and their guests use only.
2. No camping of any kind without express permission of the LCPOA.
3. No motorized vehicles of any kind, such as terrain vehicles, mini bikes, motorcycles, snowmobiles, farm and garden equipment, automobiles, trucks, jeeps, dune buggies, etc. Violation fines may be up to \$150.00 for operating an unauthorized vehicle on unplatted areas and beachclub areas.
4. No littering of any kind.
5. No misconduct.
6. No fires.
7. No temporary or permanent structures shall be erected or maintained except those provided for by the LCPOA.
8. Recreational or game equipment and facilities, temporary or permanent, **may not** be erected or maintained when not in use. Such game equipment as volleyball nets and horseshoe pits may be erected for daily use but all of such equipment must be removed when not in use and in no event may such equipment be allowed overnight except with written permission of the LCPOA.
9. No boat docks, boatlifts or any such similar structure, temporary or permanent, may be erected or maintained in, on, or adjacent to the lake except as may be provided by the LCPOA.
10. No LCPOA equipment may be removed from it's designated area.
11. Only the usual household pets are permitted and they must be on a leash. .
12. All outlots and beach clubs must be left in a clean and neat condition. All personal items left on the beach clubs must be removed on or before October 15th. All watercraft must be removed from beach clubs and outlots by October 15th each year. In addition to the service charges in the original rules and regulations, the following fees apply:
 13. Rowboat or canoe removal \$ 25.00 each
 14. Pontoon or powerboat removal \$100.00 each
 15. If said watercraft must be stored by LCPOA beyond one (1) day, the Monthly charges will be: Pontoon or powerboat storage \$100.00 each
 16. All other watercraft storage \$ 50.00 each
 17. Property owners that provide a LCPOA boat sticker to a non-property owner will be subject to a \$50.00 fine. The non-property owner will be fined \$50.00. These fines will be in addition to other applicable fees.

C. Rules and regulations pertaining all camping and vacant lots.

The Board of Directors of the Lake Camelot Property Owners Association (LCPOA) requires that campers read and agree to all rules, requirements and conditions listed below and in the Protective Covenants, prior to the issuance of a camping permit. All camping permits are temporary, and are valid from April 15th to November 30th.

1. No mobile home shall be used for camping purposes. The definition of mobile home is set forth in Wisconsin Statute Section 340.01 (29).
2. Campers must adhere to Paragraph #4 of the Protective Covenants. No building, porch or projection shall be erected or maintained on any property nearer than 75 feet from the ordinary high water mark, nor nearer than 30 feet from property line at road frontage, nor nearer than 10 feet from any adjoining property line, except those pre-planned sites of record (Note: 100-foot setback on some channel lots.) If in doubt on setback, check with LCPOA.
3. Decks are considered temporary structures, set on the ground with no footing, and will be allowed on vacant lots used for camping, under the following conditions:
 - a. The deck is not an elevated structure and its deck surface is not higher than 8" from normal ground level. Natural terrain is to be maintained, and no special berming will be permitted to bypass the regulations.
 - b. Overall size will conform within town limits that are 10 feet wide and not longer than length of trailer.

- c. Front and rear steps will be allowed for access to camper doors. Landing at camper level not to exceed 4 feet wide by 3 feet deep. Steps to fold down or be removed at end of season.
 - d. Railings may be permitted on steps only.
 - e. Deck can remain as long as the lot is actively used for camping, with valid camping permit. Decks remaining on unused vacant lots, or allowed to fall into disrepair will result in a daily fine of \$10, following a 10 day notice period, until the deck is removed or made to comply with the regulation. Notification will begin on or about December 1 each year.
 - f. Property owners whose vacant lots currently have decks not consistent with these rules will have until 11/30/2007 to bring the decks into compliance.
4. The maximum trailer length allowable on roads, according to Wisconsin Statutes, is 45 feet measured from the rear of the trailer to the rear of the towing unit. The maximum width is 8 ½ feet.
 5. Sanitary systems must meet all State, County and Town regulations. No outside toilet or privy shall be erected or maintained. There will be no disposal of any gray water into or onto the ground. Septic systems must be approved by the County and State and must be installed by a licensed plumber.
 6. Vacant property shall not be used for outside storage of campers, vehicles and camping equipment. Owner registered boats; canoes and pontoons can remain on the property, if properly licensed.
 7. Camping equipment may be left on camping property from April 15 through November 30 of a given year by permit. Permit may be obtained from the LCPOA lodge manager. Camping equipment may be returned to your property at any time, but the camping equipment comes and goes with the owner. Violations of time occupancy will be fined \$100.00 per day (no exception for camping units) from December 1 or, if placed prior to April 15, from the date observed by LCPOA. The owner of the property on which the illegal equipment is located will be notified by certified mail.
 8. All items that are portable are considered camping equipment and leaves with the person. Anything left on the property shall be neat and clean; *cluttered lots will not be tolerated. Cluttered lots are defined as those with an accumulation of disallowed or non-used equipment, or otherwise allowed equipment that has fallen into disrepair. It will apply to a lot currently used for camping as well as a vacant lot. If unused for current season, all otherwise allowed camping equipment must be removed. The board will respond to member complaints, or may respond to a visual review by LCPOA security, with supporting photographs. The property owner will be given fourteen (14) days to remedy the violation; the penalty (\$50.00 per day) will apply starting on the fifteenth (15) day.
 9. One utility trailer will be allowed to remain on a vacant lot in the off-season under the following conditions:
 - a. Property had a camping permit issued to it during that year's camping season.
 - b. Trailer is an open trailer with no top, and with sides, front and back not higher than 36", and its bed width does not exceed 8 1/2 feet nor its bed length exceed 10 feet.
 - c. Trailer is used for normal residential utility hauling purposes and is not used for camping, or for commercial business.
 - d. Trailer is used each year, is maintained in reasonable working order and its appearance does not constitute a rules violation as a cluttered lot.
 - e. Any deviation/violation of the above will result in a daily fine of \$10, following a 10-day notice period, until the trailer is removed. Notification will begin on or about December 1 each year.
 10. As a convenience to active campers, a single, larger propane tank will be permitted to remain on a vacant lot during the off-season, under the following conditions:
 - a. Tank is properly set on a pad to prevent tipping
 - b. Tank size is not larger than 3 feet in diameter by 6 feet.
 - c. Property had a camping permit issued to it during that year's camping season.
 - d. Tank is kept in reasonable working order, is used during the current camping season, and its appearance does not constitute a rules violation as a cluttered lot.
 - e. Any deviation/violation of the above will result in a daily fine of \$10, following a 10-day notice period, until the tank is removed. Notification will begin on or about December 1 each year.
 - f. It should be noted that a poorly positioned or stored tank can be a fire hazard and subject to fine and loss of privilege.

D. Penalties

1. Camping violations for time occupancy will be fined \$100.00 per day from December 1 or, if placed prior to April 15, from the day first observed by Lake Camelot Property Owners Association. (No exceptions) The owner of the property on which the illegal equipment is located will be notified by certified mail.
2. All motor vehicles operated on outlots, common areas, lodge facilities, beach clubs and unplatted areas. Violation fine may be up to \$150.00 for operating an unauthorized motor vehicle on outlots, common areas, lodge facilities, beach clubs and unplatted areas.
3. All Other Violations;
 - a. Any person who violates or refuses to comply with LCPOA rules and regulations shall be subject to a forfeiture of not less than \$10.00 or more than \$50.00 per violation.
 - b. Each day of violation shall constitute a separate infraction. The Lake Camelot Property Owners Association shall advise violators in writing by certified mail of the nature of the infraction. If the infraction is not resolved within ten (10) days there from, or if the condition resulting from the infraction is not remedied, the Board of Directors of LCPOA may enforce said rules and regulations by legal proceeding in Adams County Court, Adams County, Wisconsin, pursuant to Law.