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CHRISTY BONSTELL
RECORDER OF DEEDS
WARREN COUNTY, MO

(Space above reserved for Recorder of Deeds Certification)

Dogwood Lake Campground
Rules and Regulations

Revision Date: May 8, 2023

These Rules and Regulations are established to enhance the safety, welfare, and enjoyment of our members and their guests. Your adherence is greatly appreciated, and by following these rules, you contribute to making Dogwood Lake Campground a better place for all.

Authority Reference:

1. Declaration of Covenants Dogwood Lake
2. By-Laws of Dogwood Lake Lot Owners Association Addendum, Assessment of Fines & Violation Fine Schedule
3. Guest Policy of Dogwood Lake Lot Owners Association

Quiet Hours:

Quiet hours shall be observed from 11:00 p.m. until 7:00 a.m.

Lots:

1. Lots shall not be re-subdivided unless approved by the Board of Directors. "Re-subdivided" means combining multiple Lots into one Lot, or one Lot into multiple Lots.
2. Lot improvements shall be in accordance with the "Lot Improvement Policy" and must be approved by the Environmental Committee.
3. Only one storage shed is allowed per lot and its size shall not exceed 192 square feet. Effective August 2020, metal shipping containers shall not be placed on any lot.
4. Derelict motor vehicles shall not be stored in Dogwood Lake Campground. A motor vehicle is considered "derelict" when it has no license plates, or the attached license plates have expired. (NOTE: This does not apply to motor homes and other recreational vehicles.)
5. RVs and sheds shall be kept clean and orderly and without broken components hanging off, including but not limited to doors, roofs, windows or awnings. Tarps and covers used on the lot must be in good condition and securely fastened.

Traffic:

1. The speed limit throughout the park is 10 miles per hour. This includes all motorized vehicles; e.g. automobiles, trucks, vans, motorcycles, ebikes, scooters, RVs, and golf cars.
2. Motorized vehicles shall not be driven across private property or dams of any small lakes.
3. Motorized vehicles shall have illumination when being driven at night.

Golf Carts (a.k.a. Golf Cars):

1. The terms "golf cart" and "golf car" shall apply to vehicles specifically manufactured as golf cars under brands such as E-Z-GO, Club Car, etc., as well as other side-by-side seating vehicles such as utility vehicles. NOTE: As used herein, the terms "golf car," "golf cart," and "utility vehicle" are synonymous. Golf carts and utility vehicles are not required to be licensed and are allowed to be used within the campground. Such vehicles must meet the following standards:
 - a. Must have four wheels
 - b. Must have forward and reverse
 - c. May be two or four-wheel drive
 - d. Must have side-by-side seating – may have two or more side-by-side seats
 - e. Must have a steering wheel
 - f. Must obey established speed limits
 - g. Must have lot number displayed in numbers at least three inches (3") tall
2. Golf cars are to be operated only by persons 16 years of age or older unless accompanied by an adult eighteen (18) years of age or older.
3. Golf cars shall display the owner's lot number with numbers at least 3" high.
4. Lot owners shall be held responsible for their guests' use of golf cars.

Lakes:

1. No swimming is allowed in any Dogwood lake.
2. Specific rules posted for size and limits of fish shall be observed at all times.
3. Fishing rods/poles shall not be left unattended; i.e., they must be within sight of the owner when the fishing line is in the water.
4. Fishing by means of jugs, trotlines, limb lines, gigging, and seining is prohibited.
5. Boats shall have the lot number of the owner displayed in numbers at least 3" tall.
6. Boats with gasoline motors may be used providing the motor is not started, is in the raised position, and is wrapped in plastic sheeting, or a plastic trash bag to avoid gasoline or oil leaking into the water.
7. Boats shall be stored as to not collect water.
8. Boats shall not be left in the lake overnight, on common ground nor on the bank adjacent to the water unless that bank area is part of the owner's lot.
9. Aquatic vegetation shall not be put in any lake. This includes, but is not limited to, water lilies, water milfoil, American lotus, or American longleaf pondweed.
10. Fish cover (a.k.a. structure) shall not be put in any lake without prior approval from the Board of Directors. This includes artificial cover, as well as naturally grown items such as trees.
11. Wastewater or other liquids shall not be put into any lake.

Swimming Pool:

1. Posted pool hours shall be obeyed.
2. Lot owners are responsible for their guests and must accompany them when they are at the pool.
3. No food or smoking allowed inside the pool fence. Beverages are allowed in the pool area, but not in or on the edge of the pool. No glass containers allowed in pool area.
4. Children under the age of 14 must be accompanied by an adult at all times when inside the fenced area by the pool. Children not potty trained must wear swim diapers.
5. Cutoffs can cause problems with the pool's filtering system and shall not be worn as swimwear.

Pets:

1. Pets shall be kept on a leash or confined to the owner's lot.
2. Owners shall clean up after pets when on roadways, other owners' lots and common ground.

Dumpsters:

1. Dumpsters shall not be used for disposal of trash and waste from outside the campground.
2. The small dumpster shall be used for household trash only.
3. Boxes shall be broken down and put into the roll off.
4. Any large items that will not decompose should be placed in the roll off.
5. Construction debris shall be placed in the roll off.
6. The following shall not be placed in either dumpster:
 - a. Large appliances, including water heaters
 - b. Yard waste
 - c. Concrete
 - d. Paint or oil
 - e. Hazardous liquids or waste (Hazardous waste is defined as all radioactive, volatile, flammable, corrosive, explosive, regulated medical, infectious, biomedical, biohazardous, pollutant contaminates, or hazardous waste, toxic substances or materials)
 - f. Tires
 - g. Electronics
 - h. Mattresses
 - i. Propane Tanks

Vandalism:

1. Vandalism of Association property will not be tolerated.
2. The lot owner committing vandalism, or the lot owner to whom the vandal is associated, shall be fined as well as having to pay for any repairs.
3. At the Board's discretion, law enforcement may also be called and criminal charges filed.

Common Ground:

1. No structure of any kind shall be placed on or extended onto common ground. This includes, but is not limited to, retaining walls, sheds, fences, pavilions, etc.
2. No RV shall be allowed to extend onto common ground.
3. Common ground shall not be used for parking or any other kind of personal use without approval from the Board of Directors, and if left overnight, should be communicated to the Board or Caretaker. Any exceptions to a single overnight must be approved by the Board.
4. No overnight camping is allowed on the beach or on any other common ground.

Easements:

1. No structure of any kind shall be placed on, or extended onto any easement.
2. No RV shall be allowed to extend onto any easement.
3. No easement shall be used for long-term or unattended parking of any vehicle, or other type equipment such as utility trailers, etc.

Roads:

1. Performing, or contracting to have performed, grading and/or snow removal on roads owned by the Association without prior approval from the Board of Directors is prohibited.
2. Roads are typically maintained only during the camping season, April 1st through October 31st.

Guest RVs:

Lot owners in good standing are allowed to invite guests to place their recreational vehicles in Dogwood Lake Campground on a temporary basis. The following regulations shall be adhered to when exercising this privilege:

1. A lot owner is allowed a maximum of three (3) Guest RV permits per year. (NOTE: For the purpose of this policy, the term "Lot Owner" means all persons named on a lot's deed combined as one owner.)

2. Permits shall only be issued from April 1st through October 31st. Guest RVs are not allowed in the campground between November 1st of one year through March 31st of the following year.
3. Guest RVs shall not be placed on the same lot where an RV already exists. The lot owner must have an empty lot on which the Guest RV can be placed.
4. Each permit is good for up to 14 days.. Failure to remove an RV after the 14th day will result in a fine against the lot owner.
5. The lot owner and guests shall always adhere to the *Guest Policy of Dogwood Lake Lot Owners Association*.
6. When a permit request is approved, the lot owner will receive a *Guest RV Placard* that must be displayed at all times while the Guest RV is in the campground.
7. Wastewater shall be disposed of through use of a sewer plant hookup, an in-ground holding tank or by dumping it in one of the campground's dump stations.

Firearms and Fireworks:

1. No firearms shall be discharged in Dogwood Lake Campground unless authorized by the Board, and only for the control of pests such as snakes and muskrats.
2. Fireworks shall be discharged over water from the large dam, or from the beach area.
 - a. Fireworks are allowed to be discharged only during the Independence Day (July 4th) weekend.
Exception: A Board-sanctioned fireworks display can be held at a time other than the Independence Day weekend if inclement weather, or other reason acceptable to the Board, prevents it from being held during that weekend.
 - b. Fireworks shall not be discharged during quiet hours.

Firewood

1. Firewood stored in the firewood lot is available for lot owners' use. Firewood is limited to enough for a few fires. **This firewood is for the enjoyment of lot owners' in the park, it shall not be removed from the park.**
2. Per Missouri DNR firewood quarantine guidelines, firewood shall not be brought into the park from a location further than 50 miles from DWL.

Revision bars indicate significant changes made with this revision.

These rules and regulations may be changed at any time at the discretion of the Board of Directors.

Board of Directors

Dogwood Lake Lot Owners Association

IN WITNESS WHEREOF, the Board of Directors has signed these Rules and Regulations on this
11 day of May, 2023

Dogwood Lake Lot Owners Association

Dana Walker

Dana Walker, President

Eadie Schillinger

Eadie Schillinger, Secretary

State of Missouri

County of St Charles

On this May 11, 2023 before me personally appeared Dana Walker and Eadie Schillinger officers of the Board of Directors, Dogwood Lake Lot Owners Association, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal.

Sheri Metcalf
Signature of Notary Public



Sheri Metcalf
Printed Name of Notary

Notary Seal