

MAPLE LAKE CLUB

Rules and Regulations

Amended, 2023

Article I

CLUBHOUSE AND GROUNDS

The use and privileges of the Grounds, Clubhouse, and Club property are for the benefit of members and their guests. The Clubhouse cannot be rented to any outside organization or member for personal gain. Any gatherings of parties requested by nonmembers shall first receive the approval of the Board of Directors and/or Executive Committee.

- A. The dance floor or ballroom is to be used only for dancing, banquets, meetings, parties, or other approved activities.
- B. No playing tag, ball, riding bicycles, or skateboards by children or adults at any time on the upper porch, ballroom, dance floor, or lounge.
- C. No one in a bathing suit either “wet or dry” to be allowed on the upper porch dance floor or Clubhouse lounge. Signs should be posted at the top of steps.
- D. No nails, tapes, hooks, floral tacky, thumb tacks, or clamps are to be used on the walls, ceilings, or chairs in the Clubhouse Ballroom or Lounge. No confetti is to be used. Nothing should be anchored or tied to the ceiling fans or light fixtures.
- E. There should be no long term parking along the fence. Parking should be for loading and unloading only. Cars parked illegally will be towed at the owner’s expense. The roadway must be clear for emergency vehicles.
- F. The Club will not be responsible for personal belongings.
- G. The use of profane language or boisterous conduct in and about Club property is strictly forbidden.
- H. The use of firearms on or about the Club property is prohibited, except by security or law enforcement personnel.
- I. No intoxicating liquor or drugs shall be exhibited or consumed upon Club property. Only exception: alcoholic beverages are permitted in the Clubhouse at activities and functions approved by the Executive Committee or Board of Directors.
- J. No glass containers are allowed on the Clubhouse grounds.
- K. No dogs, cats, horses, or other pets are allowed in the Clubhouse area. Owners of dogs, cats, horses, or other pets of any kind **MUST KEEP THEM UNDER CONTROL AT ALL TIMES**. Pets running loose on other member’s or Club property, **WITHOUT CONSENT**, cannot be considered under control.
- L. Use of the Clubhouse. The Clubhouse rental agreement (Addendum A) must be signed by anyone who rents the Clubhouse.
- M. No Club property, equipment, or furnishings (tables, chairs, benches, coffee urns, silverware, dishes, tools of any kind or type) are to be loaned or removed from the Clubhouse grounds, lounge, or garage.

- N. No camping will be permitted on Club grounds except by the approval of the Executive Committee or the Board of Directors.
- O. No use of tobacco products, including cigarettes, smokeless tobacco, vaping/ electronic smoking devices, is permitted within or on any Maple Lake Club Inc. property, which includes but is not limited to Maple Lake Club facilities, grounds, vehicles, or recreational areas, at any time.

Article II

SWIMMING AND LIFEGUARDS

- A. The Lake will be open for swimming in season and winter sports, ice skating and ice boating, etc. on a “at your own risk” basis to individuals with Lake Privileges between the hours of 5:00 AM and 11:00 PM. Maple Lake Club is not responsible for swimming outside of the areas or times not serviced by Lifeguards. Tags must be worn in sight.
- B. Swimming zone shall consist of the area from the upper end of the “Bullpen” to twenty-five (25) feet south and west of the double decker, and extending from the shore to a point parallel to the west side of the double decker and between the points previously mentioned.

Lifeguard responsibilities

- 1) All areas
 - a) Tags must be visible at all times.
 - b) Lifeguards have the authority to remove anyone from the Clubhouse grounds for noncompliance of rules.
 - c) Parents are asked to help the lifeguards by seeing that their child obeys the rules.
 - d) There will be a ten minute rest period every hour when EVERYONE is required to leave the water.
- 2) Bullpen Area
 - a) Children under ten must have adult supervision in this area.
 - b) No diving.
 - c) No throwing sand.
 - d) No climbing on the poles.
 - e) No climbing on the poles on the slide.
 - f) No rough-housing.
- 3) Main Swimming Area
 - a) No dunking.
 - b) No pushing into the water.
 - c) No swimming under the docks.
 - d) No glass containers.
- 4) Double Decker and Slide
 - a) Two (2) persons are allowed on top of the slide.
 - b) No jumping off the top sides of the Double Decker.
 - c) No swimming under the Double Decker.
- 5) Lifeguard Rules

- a) Lifeguards should wear appropriate attire.
- b) Lifeguards need to be certified.
- c) Lifeguards are to be supervised by the Lifeguard Committee of the Board of Directors of Maple Lake Club who will determine their duties and schedule.
- d) Lifeguards will meet with the Board of Directors at the beginning of the swimming season and at mid season.

Article III

FISHING AND BOATING RULES

A. Fishing Rules

1. All fishermen must wear and have visible year tags. Maple Lake Club will make available to each stockholder of Maple Lake Club, at a cost determined by the Board of Directors, guest fishing tags. This tag will be a different color tag and must be worn by guests when fishing. If the Board of Directors determines the guest fishing privilege has been abused, suspension of the stockholders fishing tags can result.
2. NO FISHING IS ALLOWED IN THE SWIMMING ZONE OR BULL PEN.
3. Fishing Rules
 - a) Any member holding a stock certificate either alone or jointly, parents of those members, children whose legal residence is with that member, or Associate Members may fish if Maple Lake accounts are current.
 - b) Guests must meet the requirements of Article III, Section A-1, and wear two tags. (Lot # of host and guest fishing tag) visible at all times.
 - c) Limits: Bass, Crappie, and Perch
 - 6 per day for members
 - 4 per day for guests
 - **NO** grass carp are to be kept.
 - d) All baits are allowed EXCEPT gold or carp fish, and sucker minnows.
 - e) NO seining (netting) permitted except below the dam or up from the bridge above the mud dam.
 - f) NO gigging or snagging, shooting with bow and arrow or air guns. This includes TURTLES.
 - g) NO FROG HUNTING or disturbing nests or eggs in any way.
 - h) No trot, nor unattached lines are allowed without Board authorization.
 - i) Money collected from the sale of fishing tags will be placed in a special fund for the improvement and stocking of the Lake at the discretion of the Board of Directors.

B. Boating Rules

1. The following persons will be permitted to operate a motorboat on the Lake:
 - a) Any member in good standing with all fees paid.
 - b) Immediate family of members over twelve years of age.
 - c) Guests when accompanied by a member in good standing.
2. No motors of more than five (5) horsepower will be allowed on the Lake. Boats with motors must be at least twelve (12) feet or more in length. On

“Special Occasions” and upon “Special Permission” the Board of Directors may grant exceptions to the rule.

3. Members may operate motor boats between the hours of 6:00 AM and 11:00 PM.
4. No boats of any kind shall enter the swimming zone.
5. Boat operators are to use caution in the operation and not endanger the safety of the occupancy of other boats. Motorboats must yield the right of way to sailboats in all cases.
6. Each operator or passenger of a boat of any type must comply with US Coast Guard PFD (Personal Flotation Device) regulations.
7. All boats should be tagged with Lot number. They should be in serviceable condition or will be removed from the Lake.

Article IV

MAPLE LAKE LOTS AND PROPERTY

- A. Anyone not complying with the Covenants stated in EVERY DEED, will be in jeopardy of losing their Lake Privileges.
- B. Each member must keep his or her lot clean at all times. If the owner refuses to do so, the Board of Directors will instruct the caretaker to have said lot cleaned at the expense of the owner.
- C. Unlicensed vehicles and trash are to be removed from private and Club property. After notification or tagging, owners have ten (10) days to remove such vehicles or they will be towed at the owner’s expense.
- D. No house, addition, or structure shall be built upon a Maple Lake lot, except upon obtaining a Building Permit from the Maple Lake Corporation. (See Building Code, ADDENDUM B).
- E. No member will be allowed to construct a pier, runway, or other construction on Club property unless application is made to the Board of Directors with specifications for construction. Any construction on Maple Lake property is owned by each member of Maple Lake and may be used by each member of Maple Lake. Members shall not post signs on docks.
- F. Anyone who wants to plant shrubbery, trees, make flower beds, change the shoreline, or change contour of the ground in any manner of land belonging to Maple Lake Club must first obtain permission from the Board of Directors.
- G. No signs for COMMERCIAL purposes will be allowed on Maple Lake lots, with the exception of “For Sale” signs for the sale of Real Estate.
- H. *Moratorium of Residential Rentals*
 1. No new rentals by stockholders will be approved and the number of rentals be capped at the current level of seven (7).
 2. That there would be a \$500 per month fine for any violation of this agreement and that this fine be subject to the lien process if unpaid within thirty (30) days.
 3. That the Board retains the right to approve a temporary rental permit in the event of a verifiable hardship case, subject to the conditions described in the proposal information.

4. That existing rentals be grandfathered to the current lease stockholders ONLY, and that if the property is sold or otherwise becomes out of the rental market then rental rights at Maple Lake are automatically withdrawn.
 - I. *Maple Lake Building Permit (See Addendum B)*
 - J. It is hereby determined that a policy of zero growth be established for Maple Lake Club and pursuant to this policy, no subdivision of any Maple Lake lot or acreage shall be permitted. This limitation shall apply regardless of whether the property appears as a numbered lot, as acreage, or by another designation on a plat or plats of the properties comprising Maple Lake Club, and there shall be only one sewer tap per lot as shown on any of the plats of properties comprising Maple Lake Club.
 - K. Maple Lake Club reserves the right to add late fees in amounts determined by the Board of Directors to any regular or assessed fee.

Article V

TAGS

Each voting member, upon receipt of his dues being paid, will be given a total of eight (8) tags per lot, for himself, or herself and family and guests. No person will be allowed privileges on the Club property without displaying their CURRENT YEAR TAG on their person at all times. If tags are lost they will not be replaced during the current season and when lost they should be immediately reported to the Secretary of Maple Lake Club, Inc. Exceptions: Club sponsored dinners, dances, meetings, and Stockholder meetings. Opening Day Dinner will require tags due to the fact Club grounds will be used. Members who give their tags, or guest tags to their guests, are responsible for their guest conduct, and all damage to Club property and grounds.

Article VI

TRAFFIC

- A. Speed limits posted on signs erected around Maple Lake will be strictly enforced. Any person violating this rule will be reported to State Law Enforcement Officers.
- B. Motorcycles, unlicensed motor vehicles, and under aged drivers must follow state regulations.

Article VII

MISCELLANEOUS

Stockholders and their families are requested to assist the Directors of Maple Lake Club, the caretaker, and other security officers in their effort to prevent violation and to help enforce the Rules and Regulations of Maple Lake Club.

ADDENDUM A

CLUBHOUSE RENTAL AGREEMENT

The undersigned Maple Lake Club, Inc. member (I) renting facilities at Maple Lake Club for the purpose of _____, agrees to the following:

1. I agree to pay a nonrefundable Deposit of \$_____ in advance to reserve the Clubhouse, Pavilion, or Lounge/Kitchen. The total fee is due the day of the rental or when the keys are picked up.
2. I will take all garbage to the Garbage House located next to the Maple Lake Garage adjacent to the tennis/basketball court.
3. I will return the **KEY** the **DAY OF THE EVENT**. This is very important as the facility may have been rented to another Lake member. I will pay a \$10.00 per day fee for each day the key is not returned.
4. As a Maple Lake Club, Inc. member renting a Lake facility, I agree to be held responsible for any and all damages. I will be present throughout the function. No nails, tapes, hoods, floral tacky, or clamps are to be used on the walls, ceilings, or chairs in the Clubhouse Ballroom or Lounge/Kitchen. No confetti is allowed. Nothing should be anchored or tied to the ceiling fans or light fixtures.
5. As a Maple Lake Club, Inc. member renting a Lake facility, I agree to all lake By-Laws and Rules and Regulations. As a reminder, Club rules prohibit alcohol on Club property except when approved by the Executive Committee or Board of Directors. I realize that in order to rent a Lake facility all Maple Lake fees must be current.
6. **Inside Cleanup:** Please return chairs to proper racks; wipe off tables and return storage units; sweep floor with broom and vacuum door mats; remove all garbage to the Garbage House; replace liners in the garbage cans; check the restrooms and empty all waste baskets.
Outside Cleanup: Please make sure the porch is clean, rugs are swept and sand urns are cleaned. Check the area surrounding the Clubhouse for any debris from your event.
7. **No use of tobacco products, including cigarettes, smokeless tobacco, vaping/ electronic smoking devices, is permitted within or on any Maple Lake Club Inc. property, which includes but is not limited to Maple Lake Club facilities, grounds, vehicles, or recreational areas.**
8. I understand that violation of any one or more of the above stipulations will result in loss of all or part of my deposit. If cleaning damages, etc. are more than the paid deposit, I will be billed for the additional amount.
9. There should be no long term parking along the fence. Parking should be for loading and unloading only. Cars parked illegally will be towed at the owner's expense. The roadway must be kept clear for emergency vehicles.
10. I hold Maple Lake Club, Inc., its Board of Directors, heirs, and successors harmless as a result of any action arising out of this rental.

BALLROOM	\$ _____
LOUNGE/KITCHEN	\$ _____
PAVILION	\$ _____
EQUIPMENT RENTAL	\$ _____
TOTAL DUE	\$ _____
LESS NONREFUNDABLE DEPOSIT	\$ _____
BALANCE DUE DAY OF EVENT	\$ _____
I agree to pay a cleaning deposit of which is refundable after inspection after my event.	\$ _____

STOCKHOLDER: _____

DATE OF EVENT: _____

ADDENDUM B

MAPLE LAKE BUILDING CODE

APPROVED 8/2007

Procedure

1. The Board of Directors is charged with maintenance of the quality of life through the issuance of building permits and the equal and fair enforcement of the Maple Lake Building Code.
2. All applications for building permits must be approved by a majority of a quorum of the Board at the regularly scheduled monthly meeting, special meeting or by the Building Committee's Executive Committee (consisting of the Committee Chairperson, President or Vice President of the Board, one or more members of the Board or appointed Stockholder).
3. The Maple Lake Stockholder must request a building permit two weeks in advance and return proposed plans by the monthly or special meeting.
4. Any plan that does not conform to the building code is considered a variance. A variance requires the written approval of the Board, or Executive Committee of the Building Committee, and no complaint by the applicant's contiguous neighbors. This approval will be obtained by the Board of Director's or their agent.
5. Approval or disapproval will be returned to the shareholder within two weeks of the Board review and will be signed by the President or Vice President and the Building Committee Chairperson.

Regulations

1. A set of plans for new homes or sketches for proposed frontal, exterior, or new construction must be submitted to the Maple Lake Board for approval prior to any construction. Property lines and adjacent homes and structures must also be indicated on all drawings and sketches.
2. No building except a single-family residence and private garage may be erected on any lot.
3. Homes, buildings, decks, porches, garages, or structures erected upon any lot shall be so placed that no portion of any such home, building, deck, porch, garage, or structure shall be in front of the line made by contiguous front corner of the adjacent houses. Depending upon the "lay of the land", the Maple Lake Board of Directors and the Executive committee of the Building Committee have the sole authority to permit a "variance" to this requirement. This section is also intended to cover all exterior modifications, expansions to existing garages, decks, or any structure that is located in front of the sight line made by the contiguous front corner of the adjacent homes or at the "roadside".
 - a. Any pre-existing roadside garage may be repaired providing that none of the existing vertical or horizontal dimensions is exceeded. Otherwise pre-approval is required as per (3). In general, any new or modified garage will require Maple Lake Board approval and a "variance" if more than 10% of the area in square feet of both sides and of the end of the garage is exposed out of the ground of the previously existing hillside.
 - b. Lots with garages that have been demolished may be reconstructed to the original footprint.

4. No new building or structure shall be located nearer any side lot property lines than a distance equal to ten (10%) percent of the frontage of said Maple Lake Lot. (Example: 4' on a 40' lot).
5. All buildings shall be of standard brick, stone, or frame exterior construction and shall be subject to the following limitations:
 - a. A one floor dwelling with a basement shall have a minimum finished living area of one thousand fifty (1050) square feet.
 - b. A one floor dwelling without a basement shall have a minimum finished living area of twelve (1200) square feet.
 - c. A one and a half story dwelling shall have a minimum finished first floor living area of one thousand fifty (1050) square feet.
 - d. A two story dwelling shall have a minimum finished first floor living area of eight hundred fifty (850) square feet.
 - e. A split level dwelling shall have a minimum finished living area of twelve hundred (1200) square feet in the two opposite levels.
 - f. An A-Frame dwelling shall have a minimum finished living area of twelve hundred (1200) square feet excluding the basement area.
 - g. All homes shall meet the requirements of the current Building Officials Administrators International, Inc. Code (BOCA)
6. No double-wide or Type 2 modular homes are permitted to be constructed. Type 1 modular homes are permitted.
7. No trailer, basements, or any structure of a temporary character shall be used at any time as a residence, either temporarily or permanently.
8. No lot shall be subdivided except that a conveyance or part thereof may be made to or between adjoining owners to adjust property lines.
9. Any additional county or state permits required and fees are at the sole obligation of the property/shareholder and in no way supersede the obligations imposed by the Maple Lake Club Building Permit System.
10. Any licensing of contractors required under county, state, or federal law is at the property owner's responsibility. Drainage and culverts at the front of Lake lots are required to be 18 inches minimum diameter and of a type of material acceptable to the WV State Road Commission.
11. No Chain link fences shall be erected in the frontage of any property except when used behind a decorative (split rail etc.) fence for animal control.
12. All cost of enforcement and / or legal action required in regard to the Maple Lake Building Code will be the responsibility of the stockholder and will result in a lien to the lake property if not resolved as per this Maple Lake Building Code.

Maple Lake Building Code Additions

APPROVED 7/2014

1. **When Permit is Required:** A permit shall be obtained before beginning new construction, alterations, additions, demolitions or repairs other than ordinary repairs such as painting, wallpaper, carpeting, tile repairing, drywall, changing electric fixtures or plumbing fixtures. Ordinary repairs do not include addition to, alteration of, or replacement of water supply, sewer, drainage, drain leader, gas, soil, waste or vent or similar piping, electrical wiring, or mechanical or other work for which a permit is required by the building committee. Permit is good for one (1) year from date of issuance ~~and can be renewed for \$20.00~~, subject to original approval committee.
2. **Permit Costs:** ~~\$20.00 for the first \$40,000.00 and \$3.00 per each additional \$1000.00 above \$40,000.00 not to exceed \$150.00. See Cost Sheet attachment for calculation.~~
3. Maple Lake Building Code adopts the WV State Building Code for anything requiring a permit to ensure proper construction and safeguard life and property of those involved and those in surrounding area.
4. **Times of Construction:** In an effort to promote a peaceful atmosphere and maintain the tranquility of Maple Lake and its Members, working hours *cannot start prior to 7 am and must stop by 7 pm Monday through Saturday* (unless otherwise approved by the Board of Directors) Sunday - by approval of the Board of Directors. Special situations, such as roofing in the summer, can warrant an early start time when ***previously approved*** by the Board of Directors.
5. **Damages during construction:** Any damage to the roadway, Maple Lake Property or another's property by anyone involved with the permit required activity will be fixed with cost billed to the stockholder.
6. **Time Limitation of Construction:** shall be continuous, without undue delay until completion and all construction finished.
7. **Neatness of Project:** Said lot / home shall be kept in a neat and clean order, free from all debris, both prior to and during construction at the sole cost and expense of the stockholder. Nothing shall be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. **Penalty for Violations:** Any violation of the Maple Lake Building Code shall be enforced as follows: First Offense - verbal warning or if perceived as majority of the Board of Directors, fined \$50.00. Second Offense - fined \$50.00, unless fined on first offense, then \$100.00. Third and Subsequent Offenses - fined \$100.00, then increasing in \$50.00 increments for each subsequent offense.
Suspension of Lake Privileges / access to Maple Lake Property may also be invoked at the discretion of the Board of Directors.

