Lakengren Property Owners Association
Policy Manual Contents
Updated: October 2024

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You will notice that the Fillable Forms and other non-fillable forms are no longer in this document. We have moved them for your convenience and ease of use. Navigate to the Lakengren's website or click on this link **www.lakengrenpoa.org**.

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AUTHORITY

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Chapter 101
ARTICLES OF INCORPORATION OF LAKENGREN PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, a majority of whom are citizens of the United States, desiring to form a corporation, not for profit, under Sections 1702.01 et. seq., Revised Code of Ohio, do hereby certify:

FIRST: The name of the corporation shall be LAKENGREN PROPERTY OWNERS ASSOCIATION, INC.

SECOND: The place in Ohio where the principal office of the corporation is to be located is EATON, PREBLE COUNTY, OHIO.

THIRD: The purpose or purposes for which said corporation is founded are:

a) To have an association composed of members who are property owners in the development in Preble County, Ohio, known as Lakengren, Inc., and to provide rules and requirements for such membership and to provide rules and regulations for the maintenance, upkeep and enhancement of each owner's property to the end that the same may inure to the benefit of the property of the members of this Association.
b) To provide by-laws for the operation of the Association, and to improve, promote and protect all property transferred or deeded to the Association for the benefit of the members of the Association and to adopt rules for the improvement, promotion and protection of the members of the Association and property owners in the development known as Lakengren, Inc., in Preble County.
c) To exercise all the powers conferred by the laws of Ohio upon corporations not for profit; it being hereby expressly provided that the foregoing enumeration of purposes shall not be held to limit and restrict in any way such general powers.

FOURTH: The following persons, not less than three, shall serve said corporation as trustees until the first annual meeting or other meeting called to elect trustees:

K.D. Lauer	196 Karen Lane Milford, Ohio 45150
LeRoy Allen	10 Roan Road Milford, Ohio 45150
Richard W. Wrenn	P.O. Box 4831 Memphis, Tennessee 38104

IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAME THIS I2TH DAY OF JUNE, 1969.

Hugh D. Wait
Gertrude Austin
Frank D. Ray

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Chapter 103
LAKENGREN PROPERTY OWNER'S ASSOCIATION INC.
DEED RESTRICTIONS

Together with the right in common with other owners of lots in said subdivision to use for all usual purposes the street, ways, beaches, recreation areas, and other public areas, as shown on the said plat, and the right in common with the other owners of lots in the said subdivision to use the lake beaches for swimming, fishing, and boating in accordance with the rules and regulations of Lakengren Property Owner Association, Inc., its successors or assigns.
LAKENGREN, INC. has acquired a large tract of land in said township on which it intends to build a lake and subdivide the land around it into lots and sell said lots to diverse persons with streets and other areas to be used by all the lot owners in common, which lake, streets, and other areas will be private and accessible only to lot owners, who are members of Lakengren Property Owners Association, Inc. and subject to its rules. Each property owner in Lakengren Subdivision shall and must be responsible for his allocate share of the costs of the upkeep of all improvements, streets, and areas for common use of property owners in said subdivision and lake, as hereinafter set out, and for that reason this conveyance is made subject to the following restrictions which are expressly excepted from the covenants of warranty herein contained. By the Grantee's acceptance of this deed, the Grantee agrees to conform to the following restrictions and conditions and agreements (numbered 1-10), in the following recitals of which, the Grantee may be referred to as "Grantee", "Purchaser" or "lot owner", while the term "Grantor" shall refer to LAKENGREN, INC.

1. Said lots shall be used exclusively for residential purposes except those lots that may be designated, subject to rezoning (if any), and zoned as business or commercial areas on the plats by Lakengren.

2. Not more than one single family dwelling house may be erected or constructed on any one lot, nor more than one building for garage or storage purpose and provided further that no building or structure of any kind shall be erected prior to the erection of a dwelling house. No accessory or temporary building shall be used or occupied as living quarters. No structure shall have tar paper, roll brick siding or similar material on outside walls. No house trailers, campers, tents, shacks, or similar structures shall be erected, moved to or placed upon said premises.

3. No residence shall have less than 900 sq. ft. of living space on the ground floor, or first floor, exclusive of porch or projection of any building shall extend nearer than forty (40) feet to any road right of ways, nor nearer than ten (10) feet to the property line of any abutting property owner, nor within fifty ***(50)*** feet from the normal water line of any lake located on Lakengren Subdivision, as the same are shown on recorded plats.

All plans and specifications for any structures or improvement to be erected on or moved upon or to any lot, and the proposed location thereof on any lot or lots, the construction material, the roofs and exterior color schemes, as well as all remodeling, reconstruction, alterations, or additions thereto on any lot shall

be subject to and shall require the approval in writing of Lakengren Property Owners Association, Inc. or its duly authorized agent before any such work is commenced.

Said Association shall have the right to disapprove any plans, specifications or details submitted to it in the event same are not in accordance with all of the provisions of these restrictions or the rules and regulations promulgated by said Association or when (I) the design or color scheme of the proposed building or other structure is not in harmony with the general surroundings of such lots with the adjacent buildings or structures. (2) The plans and specifications submitted are incomplete, or (3) the Association deems the plans, specifications or detail or any part thereof to be contrary to the interest, welfare or rights of all or any part of the real property subject hereto, or the owners thereof. The decisions of the Association shall be final. Neither the Association, its agents nor Lakengren, Inc. or its agents shall be responsible for the structural deficiencies or any other defects in plans or specifications submitted, revised or approved in accordance with the forgoing provisions.

4. No outside toilet shall be allowed on the premises. No untreated waste shall be allowed to enter into any lake located on Lakengren Subdivision. Each dwelling shall have an individual sanitary unit, said type unit to be determined by the Preble County Board of Health, based upon results of the percolation tests submitted by each lot purchased; such unit to be a septic tank and leaching bed, an aeration system and leaching bed or aerobic digester system as indicated upon the permit issued by said Department of Health prior to any installation. No drain field or other disposal system shall be allowed nearer than sixty (60) feet from the normal high water mark of any lake located on Lakengren Subdivision. Any malfunction of a sanitary system, after being reported to the lot owner by the Association or the County Board of Health and not repaired within seven (7) days may be cause for termination of water service until such repairs are effected. Lakengren Inc. has authorized the Preble County Commissioners to establish a Sewer District to serve Lakengren Subdivision. If and when said Sewer District determined it feasible to provide a central sewer system the cost of same may be assessed to the lot owners of Lakengren Subdivision. No individual water wells shall be allowed on any residential lot and each resident shall use the central water supply, if any, from the Public Utility supplying water to the subdivision.

5. No noxious or offensive trade or activity shall be permitted on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No animals or fowl shall be kept or maintained on said lot except customary household pets. No signs of any kind shall be displayed on any lot without the written permission of Lakengren Inc. or its successors or assigns. All lots must be kept in a tidy manner. Failure to do so will result in maintenance of said lot by the Property Owners Association in which event a proper charge for the same will be assessed and collected as provided in Restriction 8 hereof.

6. No boat docks, floats or other structures extending into a lake shall be constructed or placed into or on said lake without prior written approval of Lakengren, Inc., or its successors or assigns. Use of the lakes shall be in compliance with the rules and regulations of the Lakengren Property Owners Association, Inc.

7. Lakengren, Inc., for itself, its successors and licensees reserves a fifteen *(15)* foot wide easement along all road right- of-ways and five *(5)* foot wide easement along the side and rear lines of each and every lot for the purpose of installing, operating and maintaining utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate guide wires, braces, and anchors wherever necessary for said installations, operations or maintenance; together with the right to install, operate and maintain gas and water mains, sewer lines culverts and drainage ditches, and other services and appurtenances thereto, for the convenience of said property owners, reserving also the rights of ingress and egress to such areas for any of the purpose mentioned above. If and when the Sewer District established by the Preble County Commissioners determines it feasible to install a central sewer system such District shall have, and it hereby is, granted the right, along with other authorized utilities to use the herein reserved easements to install and maintain such central sewer system. Exceptions: (I) Where an owner of two or more adjoining lots constructs a building which shall cross over or through a common lot line, said common lot line not be subject to the aforementioned *(5)* foot easement unless it is shown on recorded plats; (2) no easement shall exist on that portion of any water front lot running along or abutting the shoreline of Lakengren unless shown on the recorded plats, except, however, Lakengren, Inc., for itself, its successors, assigns and licensees reserves the right to cause or permit drainage of surface waters over and or through said lots. Lakengren, Inc., its successors or assigns, reserves an easement on, over or under all roads right of-ways for the purpose of installing, operating, and maintaining the above mentioned utilities and drainage. The owners of said property shall have no cause of action against Lakengren, Inc., its successors, assigns, or licensees either at law or in equity excepting in case of willful negligence, by reason of any damages caused said property in installing, operating, removing or maintaining the above-mentioned installation. Lakengren, Inc., its successors and assigns, reserves all mineral rights to the lands hereto.

8. Each lot owner in Lakengren Subdivision shall be subject to an annual dues charge of $60.00 which he agrees to pay Lakengren Property Owners Association, Inc., its successors and assigns, annually, on the first day of April commencing in the year following the date of the Agreement to Purchase, for the maintenance and upkeep of the various areas reserved for the use of the property owners, irrespective of whether the privileges of using such areas are exercised or not and shall further, upon applying for membership in said Association, pay the initiation fee then established by the Association pursuant to its Code of Regulations. Grantee agrees that the use of any of the above-mentioned area shall be subject to approval of Grantees his heirs, executors or assigns, for membership in Lakengren Property Owners Association, Inc., as herein provided and to comply with all rules and regulations from time to time promulgated by said Association, Grantee for himself, his heirs, executors and assigns, further agrees that the charges herein set forth shall be and constitute a debt which may be collected by suit in any court of competent jurisdiction or otherwise; and that upon the conveyance of any part of the land described herein, the purchaser thereof and each and every successive owner and/or owners shall from time of acquiring the covenant and agree, as aforesaid to pay to Lakengren Property Owners Association, Inc., its successors and assigns, all charges past and/or future as provided in, and in strict accordance with the terms and provisions hereof. As part of the consideration herein, Grantee for himself, his heirs, executors or assigns, agrees that he will not sell, assign or convey to any person, or persons, not approved for membership in Lakengren Property Owners Association, Inc., and all persons owning residential lots in said subdivision shall be members of said Association.

9. Grantee for himself his heirs, executors or assigns, agrees that as a consideration of sale and as a condition precedent to the installation of water mains adjacent to the lots as herein described, which mains are to be located by Lakengren, Inc., its Successors or assigns that the Grantee(s) jointly and severally promise to pay the Grantor or its assignee a minimum of $5.00 per month, payable annually in advance, so long as water service is available. Payment thereof for the first year or part thereof shall be due on the first day of the month immediately following the availability of water service to Grantee, his heirs, executors or assigns, whether or not an actual water service connection is then in existence to said Grantee, his heirs, executors or assigns, for the period beginning with said month and ending on March 31st subsequent thereto, and thereafter due and payable in the amount of $60.00 annually in advance on the first day of April of each year. The foregoing charge is for the availability of water service and is not a contribution in aid of construction. The Grantor, its successors or assigns, upon receiving a written request and $195.00 will install a water service connection from the main to the Grantee's lot line, and thereafter Grantee's his heirs, executors or assigns shall pay a minimum water service fee, regardless of use, or $5.00 per month in lieu of and in the same manner as the water availability charge.

The aforementioned charges are subject to change by the Public Utilities Commission of Ohio. Exceptions and further explanations pertaining to conditions for water service have been, or will be, recorded in the office of the Recorder of Preble County, Ohio, and hereby incorporated in and expressly made a part of this Agreement by reference.

Charges for water service and for the availability of water service which are not paid within ten (10) days after the first of the month in which they are due shall be increased by a ten (10%) overdue charge. Any costs incurred by the Grantor, its successors or assigns, in the collection of the aforesaid charges shall be borne by the Grantee, his heirs, executors or assigns. It is understood and agreed that the above-mentioned considerations, if unpaid, shall constitute a lien encumbrance on or against said lot, tract or parcel of lands, which lien shall be equal to and shall participate with other liens as provided by law. With regard to the agreement to pay the Grantor, its successors or assigns, the aforesaid charges, the Grantee, his heirs, executors or assigns and each successive Grantee, authorized and empowers any attorney at law to appear in any court of record in the State of Ohio, or elsewhere, from time to time and as many times as shall be deemed necessary by Grantor, its successors or assigns, and waive the issuing and service or process and confess a judgment against said Grantee, his heirs, executors, assigns or successive Grantees, in favor of such Grantor, its successors or assigns, for the amount then due, together with costs of suit, with or without declarations, without defalcations and without stays of execution and thereupon release all errors and waive all rights of appeal.

The above original Deed Restriction became invalidated by the bankruptcy of Lakengren Utilities Inc., therefore the establishment of the Lakengren Water Authority located at 209 Lakengren Drive West, Eaton, Ohio 45320

10. The restrictions shall be considered as covenants running with the land, and shall bind the Grantee, their heirs, executors, administrators, successors, and assigns, and if said Grantees, their heirs, executors, administrators, successors or assigns, shall violate, or attempt to violate, any of the covenants or restrictions herein contained, it shall be lawful for any person or persons owning any land in the subdivision to prosecute any proceeding at law or inequity against the person or persons violating or attempting to violate any such covenants or restrictions either to prevent him or them from doing so, or to recover damages for such violation. The restrictions, conditions, covenants or agreements set forth in Paragraphs 1, 4, 5, 7, 9, and 10 shall continue until January 1, 2020 A.D. All the other restrictions, conditions, covenants, or agreements contained herein shall continue until January 1, 1975, and the same may be thereafter, and from time to time, changed altered, amended or revoked in whole or in part by the owners of the lots in the subdivision whenever the owners of at least two-thirds of the said lots so agree in writing. Any invalidation of one of these covenants or restrictions shall in no way affect any other of the provisions thereof which shall thereafter remain in full force and effect.

CODE OF REGULATIONS
CORPORATE BY LAWS
DEED RESTRICTIONS AND
ARTICLES OF INCORPORATION
OF
LAKENGREN PROPERTY OWNERS ASSOCIATION INC.
EATON, OHIO 45320

REVISED APRIL 16, 1976
REVISED JUNE 11, 1982
REVISED JANUARY 19, 1987
REVISED APRIL 3, 1987
REVISED JUNE 1, 1992
REVISED APRIL 30, 1996
REVISED MAY 17, 1997
REVISED OCTOBER 19, 1997
REVISED JANUARY 15, 1999
REVISED OCTOBER 16, 1999
REVISED OCTOBER 14, 2000
REVISED NOVEMBER 25, 2002
REVISED NOVEMBER 22 ,2004
REVISED NOVEMBER 18, 2005
REVISED NOVEMBER 30, 2006
REVISED DECEMBER3, 2007
REVISED DECEMBER 9, 2010
REVISED NOVEMBER 18, 2011
REVISED NOVEMBER 16, 2018
REVISED NOVEMBER 10, 2020
REVISED NOVEMBER 27, 2023

ARTICLE I
OFFICES

The principal Office of the Association in the State of Ohio shall be located at Lakengren Subdivision, Preble County. Mailing Address: 22 Lakengren Drive, Eaton, Ohio 45320. The Association may have such other offices as the Board of Trustees may determine or as the affairs of the Association may require.

ARTICLE II
MEMBERS

SECTION I. **DESCRIPTION OF MEMBERS:** The Association shall have three classes of members as follows:

A. **FULL VOTING MEMBER:** Those person(s) who own or are purchasing solely or jointly, a lot or lots in Lakengren Subdivision, a subdivision in Preble County, Ohio, recorded in the official records of

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the Office of the Recorder of Preble County, and who have been approved by the Board of Trustees as hereinafter provided. Person(s) purchasing property on land contract basis shall be considered a full voting member. The Board of Trustees need not state a cause for rejection of applicants for membership, but it shall adopt and apply specific standards for membership, which shall not exclude applicants on the grounds of race, creed, religion, or sex. Only members in good standing and their families and authorized guests shall be entitled to use the various community areas, lakes, beaches, pool, and all other Association facilities.

B. TENANT MEMBERS: Renters and lessees become Tenant Members if approved by the Board of Trustees. Tenant members have no voting rights nor may they be members of the Board of Trustees. They have all other privileges and responsibilities as full members pertaining to abiding by the rules and regulations and payment of dues, assessments, and other charges as established by this Code of Regulations and by the Board of Trustees. Renters or Lessees shall be subject to no more than one family per habitable dwelling, in renting or leasing property at Lakengren. A copy of the Tenant Member Policy is available upon request from the L.P.O.A. Office.

C. ASSOCIATE MEMBERS: Individuals permanently residing with a Member or Tenant Member who are not eligible for membership in accordance with Article II, Section 1 A and B, or family membership in accordance with Article II, Section 6, may become Associate Members upon approval of the Board of Trustees and payment of the Annual Dues charge of $60.00. Associate Members have no voting rights nor may they become members of the Board of Trustees. They have all other rights and privileges as are granted to Family Members. A copy of the Associate Membership Policy is available on request from the L.P.O.A. Office.

D. MEMBERS IN GOOD STANDING: Full Voting Members (Property Owners), Tenant Members (Renters), and Associate Members as described in this Article II Section 1.A, B and C shall be considered "Members in Good Standing" when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the L.P.O.A. Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc."

SECTION 2.

A. APPROVAL OF MEMBERS: All members shall be approved by the Trustees. No more than two (2) owners of one lot will be approved for membership by the Lakengren Properly Owners Association.

B. PROHIBITION OF SEX OFFENDERS:

I. No person required to register ("Registrant") with a designated registering agency pursuant to Chapter 2950 of the Ohio Revised Code, as amended from time to time, and/or who is or has been at any time determined to be a sexually-oriented offender or child-victim oriented offender pursuant to any other similar sexually-oriented or child-victim oriented registration requirement statute, as amended from time to time, from another jurisdiction, may permanently or temporarily reside in any home or on any Lot of Lakengren for any length or period of time. This prohibition applies to all Registrants, including but being not limited to those aforesaid offenders convicted prior to the adoption of Chapter 2950 of the Ohio Revised Code, regardless of when the

Registrant committed the sexually-oriented or child-victim oriented offense.

II. If, after the adoption of this rule by the Board of Directors, a Registrant resides in or occupies any home or Lot in Lakengren as an owner, tenant, resident, guest, or any other possessor of interest, the Lot owner must immediately cause the person to vacate the Lot, even if the Registrant is the Lot owner. This restriction shall apply equally to all future Lot owners, tenants, residents and occupants in Lakengren. However, this provision shall not be applied retroactively to any Registrant that may reside in Lakengren prior to this rule being adopted.

Lakengren Property Owners Association, Inc. (the "Association") shall provide any Lot owner in violation of this provision a written notice sent by first class, postage pre-paid, U.S. Mail to the Lot owner's last known address, which informs the Lot owner that he or she must correct the violation within sixty (60) days of the date of the notice. If the Registrant does not vacate the home within sixty (60) days of the date the Lot owner was mailed notification by the Association of the presence of a Registrant, then the Association may institute such legal proceedings as may be appropriate (including, but being not limited to an action seeking an injunction) to have the Registrant expelled or removed from the home within in Lakengren.

III. If it is necessary for the Association to pursue any form of legal action, regardless of whether such action is in the form of an injunction, eviction, or other form of relief to gain compliance with this provision, the Association shall be entitled to reimbursement for all of its expenses, including, but not limited to, its reasonable attorney fees and court costs, from the Lot owner, and such amount may be included in the amount of dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association which are due and payable by the first day of April each year, in accordance with Article II, Section I, D and Article II, Section 3 of the Code of Regulations of the Association.

IV. The Association shall not be liable to any Lot Owner, or anyone residing in, occupying or visiting any Lot in Lakengren as the result of the Association's failure or alleged failure, whether negligent, intentional or otherwise, to notify any Lot owner, resident, occupant or visitor within Lakengren of the presence, residency, or occupancy of a Registrant in Lakengren, or to pursue the removal from Lakengren of any Registrant.

Approved Policy by L.P.O.A. Membership September 26, 2011. Motion # 11-09-116
Ratified by a majority vote of L.P.O.A. Membership November 18, 2011

SECTION 3. MEMBERSHIP DUES AND ASSESSMENTS. Each Voting Member of this Association shall be assessed one Annual Dues charge and approved Annual Assessment charges, regardless of the number of lots owned or being purchased. Each Tenant Member will be assessed one Annual Dues charge and approved Annual Assessment charges, invoiced to the Property Owner. Said charges shall be used for the improvement, maintenance and upkeep of roads, the various community areas and beaches, and any and all properties owned by the Association, and for the promotion of and protection of the Association, as the Board of Trustees shall direct, irrespective of whether the privilege of using said areas and facilities is exercised or not.

PAYMENTS. The Annual Dues and Annual Assessments charges shall be due and payable in advance on the first day of April each year. Annual Dues are non-transferable and non-refundable.

The full Annual Assessments charges are the responsibility of the owner of record of the lot(s) on the first day of April. Members terminating their membership during a fiscal year may request a prorated refund of assessments paid based upon the remaining months of the fiscal year (from the month the member ceases being a member until the end of the fiscal year) providing the assessments have been paid in full and the member is not otherwise in default or in violation of any other rules, regulations, deed restrictions and covenants of the Association.

Any person(s) who purchase lot(s) in Lakengren Subdivision, shall, on the date of purchase (on record) be charged a prorated amount of all current Annual Assessments, plus the full Annual Dues charge as provided for by the Association, and a one-time New Member Application Fee as established by the Board of Trustees.

RENTAL/LAND CONTRACT. Person(s) selling, renting, leasing or purchasing property via land contract shall be subject to the provisions of this Section 3 and all other applicable rules, regulations, and deed restrictions which pertain to lot owners, and the buyer and seller shall be considered Dual Owners. Sellers remain L.P.O.A. voting members and are subject to all conditions and terms of this Section 3 until the land contract is paid in full. In all land contract purchases, a copy of the contract shall be required from either the seller or the buyer. Upon full payment of the land contract sale and deed transfer to the buyer and recorded in the Preble County Recorder's Office, the seller will cease to be a Voting Member and membership privileges shall be automatically terminated.

A full Voting Member shall at all times be jointly and severally obligated for the payment of Annual Dues and Annual Assessments with the Tenant Member who is renting, leasing, or purchasing on a land contract, the property owned by the Full Voting Member.

PAYMENT DEFAULT. Members who have not paid the Annual Dues charge and Annual Assessments charge (or made other payment arrangements acceptable to the Board of Trustees) by the first day of April of each year are in default. Members in default are subject to service charges as may be established by the Board of Trustees. In the event the member's account is turned over to a Collection Agency for remittance, the cost of the Collection Agency's services shall be added to the amount due the Association.

When any Member is in default in payment of Annual Dues or Annual Assessments as of April 1st of each year (or other such dates as may be established by the Board of Trustees), their membership privileges shall be automatically suspended. Membership privileges will be automatically restored upon payment of all past Annual Dues, Annual Assessments, and penalties.

To enforce this Code of Regulations, the L.P.O.A. may bring an action at law for personal judgments against either a full Voting Member, a Tenant Member, or both as the case may be. In any action at law, service charges, interest, costs and reasonable attorney fees for the collection thereof shall constitute an additional personal assessment against the full Voting Member, Tenant Member or both against whom enforcement is sought.

(a) Lists of L.P.O.A. Members delinquent in the payment of any dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association and its subsidiary companies may be published in the L.P.O.A. Newsletter and posted in the L.P.O.A. Office or elsewhere. The foregoing is without prejudice to the L.P.O.A.'s rights to pursue other remedies against property owners delinquent in the payment of such charges

DUES/ASSESSMENTS CHANGES. The Board of Trustees may, from time to time, recommend different amounts of Annual Dues charges to be approved by vote of the owners of 2/3rds of the lots in Lakengren Subdivision, in accordance with Article #10 of the Deed Restrictions filed and made a part of the recorded plat of Lakengren Subdivision.

The Board of Trustees is authorized to increase the Annual Assessments at the time the annual budget is adopted only by an amount not to exceed the increase in the Homeowner's cost Consumer Price Index (CPI-U) as computed for the previous calendar year. If the CPI-U is passed for one (1) year, it cannot be retroactively applied.

The Membership may, by a simple majority vote of a quorum of the Membership casting ballots (as described in Article III, Section 5) provide for an increase in the Annual Assessments over and above the CPI-U, or for any additional Assessment of property owners and/or lots.

SECTION 4. VOTING RIGHTS: Each Full Voting Member shall be entitled to one (1) vote, on each matter submitted to the vote of members. Where title of a lot or lots is or is to be held by more than one person, whether jointly or joint tenants with rights of survivorship, the individuals listed on the title document as owners are entitled to full membership privileges, but with only one vote.

In the case of Dual Ownership, a (Land Contract) as defined in Article II. Rental/Land Contract, there shall be 2 separate memberships and 2 separate votes. Title (ownership) of any lot in Lakengren Subdivision may be held by no more than two (2) separate owners for purposes of membership and voting.

In Person Voting, hereinafter, "One Day Polling," shall be conducted on a single date, during hours and at a location established by the L.P.O.A. Board of Trustees. "Absentee Ballots" will be made available, upon written request to the L.P.O.A. office, to those who desire to vote by absentee ballot rather than in person during the One Day Polling.

Qualification for participation in voting by the membership shall be determined as follows:

A Full Voting Member desiring to invoke their right to vote on a given matter or election submitted to the vote of the members must be a Member in Good Standing according to Article II, Section 1, Paragraph D, of this Code of Regulations, no later than the close of business 7 days prior to any scheduled One Day Polling at which a vote will be taken, or 7 days prior to mailing of Absentee Ballots.

New members joining the Association and having paid their initial dues and operating assessments no later than the close of business 7 days prior to any scheduled One Day Polling at which a vote will be taken, or 7 days prior to mailing of Absentee Ballots will be entitled to vote in those respective elections.

Delinquent members who pay in full their dues, all assessments, and miscellaneous fees including those due on April 1 of the current year and those due to subsidiary entities, and have otherwise taken all steps necessary to reinstate themselves as a Member in Good Standing no later than the close of business 7 days prior to any scheduled One Day Polling at which a vote will be taken, or 7 days prior to mailing of Absentee Ballots, will be entitled to vote in those respective elections.

SECTION 5. TERMINATION OF MEMBERSHIP: The Board of Trustees may suspend or expel a member for cause or terminate the membership privileges of any member who becomes ineligible for membership, or suspend or expel any member who shall be in default of the Annual Dues and all Assessment Charges, any additional personal service charges, or who shall violate any rules and regulations of this Association. Membership shall automatically terminate when a member ceases to own, rent, or lease property in the Lakengren Subdivision.

SECTION 6. RULES AND REGULATIONS: Each member and his or her family and guests shall be subject to all rules and regulations, including the following: Father, mother, son(s), daughter(s), mother-in-law, father-in-law, son(s)-in-law, and daughter(s)-in-law.

a) Membership and Family Member Cards remain the property of the L.P.O.A. and may be canceled or repossessed at any time. When using one's card, a driver's license or appropriate identification shall be required for identification purposes by L.P.O.A. Security.

b) Members desiring to rent or lease their property must comply with the Tenant Member Policy, on file in the L.P.O.A. Office. They are responsible for the action (s) of the tenant(s) or lessee (s) until tenant member status is granted to the tenant (s) or lessee (s). The tenant (s) shall not be entitled to use the beaches, community areas or other Association facilities until tenant membership cards are issued to them by the Association as herein provided.

c) Any person who uses the beaches, lake, pool, community areas or other facilities of the Association must have in their possession, or immediately available, a member or family membership card and display same to L.P.O.A. officials or employees upon request. Guests must be accompanied by an individual who has a valid member or family membership card at all times while using these facilities. Individuals who cannot prove they are members or are a family member, or guest status will be considered trespassers under the laws of the State of Ohio and subject to prosecution by the L.P.O.A., Inc.

d) All members must comply with each and every Deed Restriction pertaining to Lakengren Subdivision as the same are recorded in the Office of the Recorder of Preble County, Ohio.

e) That there be **No Smoking** in the Lodge at all times.

f) Two designated garage sales are allowed each year (not including moving sales or auctions) from Thursday through Sunday in the Spring and Fall.

g) The violation of any of the above rules and regulations, or any rules or regulations duly adopted by the members of the Board of Trustees shall be considered appropriate grounds for suspension, expulsion or termination of such member from the Association.

SECTION 7. REINSTATEMENT: Upon written request signed by a former member and filed with the Secretary, the Board of Trustees, by the affirmative vote of a majority of the members of the Board, may reinstate such former member to membership upon such terms as the Board of Trustees may deem appropriate.

SECTION 8. TRANSFER OF MEMBERSHIP: Membership in this Association is not transferable or assignable.

SECTION 9. L.P.O.A. BUILDING CODE AND BUILDING COMMITTEE: In addition to the requirements of applicable State of Ohio and Preble County building codes, the L.P.O.A. will establish a Building Committee and L.P.O.A. Building Code. The L.P.O.A. Building Code is a part of the rules and regulation, enforceable as such, but can be amended by the Board of Trustees without reference to the membership, except where deed restrictions are applicable. All buildings, excavations, sighting of building on lots, size and placement of driveway tiles, etc., must have prior approval of the Building Committee and be in conformance with applicable building codes, including the L.P.O.A. Building Code. Where applicable, L.P.O.A. building permits will be displayed as required in the Building Code.

Copies of the Building Code are available upon request in the Office. A copy of the L.P.O.A. Building Code will also be furnished with each approved permit. Enforcement of the Building Code will be the responsibility of the L.P.O.A. Board of Trustees, L.P.O.A. Manager, and L.P.O.A. Building Inspector.

SECTION 10. RECREATION AREA RULES AND REGULATIONS: All applicable rules and regulations pertaining to use of the L.P.O.A. recreation areas - pool, lakes, beaches, picnic areas, etc., shall be adhered to by each property owner, family member and their authorized guests. A copy of the applicable rules for recreation areas is available upon request from the L.P.O.A. Office. These rules are subject to change as directed by the Lakengren Board of Trustees.

ARTICLE III
MEETINGS OF MEMBERS

SECTION 1. ANNUAL MEETING: An Annual Meeting of the Members shall be held at Lakengren Subdivision, Preble County, Ohio, or as otherwise provided by these regulations, in the month of October in each year at the hour and day designated by the Board of Trustees, for the purpose of electing trustees and for the transaction of such other business as may come before the meeting. Any election or vote held at the Annual Meeting shall be deemed a One Day Polling event, and must otherwise meet the requirements In Person Polling and distribution of Absentee Ballots as set forth under Article II, Section 4. If the election of trustees shall not be held on the day designated herein for the Annual Meeting, or at any adjournment thereof, the Board of Trustees shall cause the election to be held at a special meeting of the members or be conducted by mail as soon thereafter as conveniently may be.

SECTION 2. SPECIAL MEETINGS: Special meetings of the members may be called by the President, the Board of Trustees, or by not less than one-third of the members having voting rights.

SECTION 3. PLACE OF MEETINGS: The Board of Trustees may designate any place within Preble County Ohio, as the place of meeting for any Annual Meeting or for any special meeting called by the Board of Trustees. If no designation is made or if a special meeting be otherwise called, the place of the meeting shall be the registered office of the Association in the State of Ohio.

SECTION 4. NOTICE OF MEETINGS: Written or printed notice stating the place, day and hour of any meeting of the membership shall be delivered, either personally or by mail**,** to each member entitled to vote at such meeting, not less than ten nor more than sixty days before the date of such meeting, by or at the direction of the President, or the Secretary, or the officers or person calling the meeting.

In case of a special meeting**,** or when required by statute**,** the purpose for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States Mail addressed to the member at his address as it appears on the records of the Association, with postage thereon prepaid.

SECTION 5. QUORUM: A quorum for the transacting of business at any meeting of members shall not be less than fifty (50) of the qualified voting members in good standing. If a quorum is not present at any meeting of members, a majority of the members present may adjourn the meeting without further notice.

SECTION 6. **MEMBERSHIP VOTING ON ISSUES:** Issues requiring approval of the Membership will be presented for explanation and discussion at the Annual Meeting of the members and/or at (a) Special Membership Meeting(s) called for the purpose of presenting those issues. Such issues will then be placed on a ballot and voted on by One Day Polling or Absentee Ballot. The date and place of voting will be set by the L.P.O.A. Board of Trustees. Absentee Ballots shall be deemed to be delivered when deposited in the United States Mail, addressed to the member at his/her address as it appears on the records of the Association, with postage thereon prepaid. A time and date for return of Absentee Ballots, as determined by the Board of Trustees, shall be noted on the ballot and such time and date shall be not later than the day before the date of One Day Polling. Absentee Ballots may be returned by mail addressed to the Association office, or may be deposited in a ballot box provided for that purpose to be located at the Association office, only in the return envelope provided with such ballot.

SECTION 7. MEMBERSHIP VOTING FOR ELECTION OF TRUSTEES: Where Trustees or Officers are to be elected by members of the Association, such election will be conducted by One Day Polling along with the use of Absentee Ballot voting, for which such Absentee Ballots shall have the same requirements as set forth under Article III, Section 6 above. In case of an election of Trustees, the President or Board of Trustees shall set a day, hours and location for such election and the Nominating Committee appointed by the Board of Trustees pursuant to Article IV, Section 12, shall solicit persons to become candidates for membership on the Board of Trustees of the Association. It shall be the duty of the Nominating Committee to prepare ballots with the names of the various candidates for each term of office, leaving a blank space for write-in candidates. The L.P.O.A. general manager, or other person designated by the Board of Trustees, shall thereafter notify each Trustee so elected, and request that such person accept the office to which he was elected.

ARTICLE IV
BOARD OF TRUSTEES

SECTION 1. GENERAL POWERS: The affairs of the Association shall be managed by its Board of Trustees. The Board of Trustees (for the purpose of protecting the health, safety and welfare of the Association, Property Owners and their Guests) has the authority to adopt, interpret and enforce resolutions and policies governing the operations and affairs of the Association as provided for herein and

as defined in Article XIII (b), and to establish reasonable citations, fines and penalties. Violations of said resolutions and policies, and violations of this Code of Regulations and the Deed Restrictions on file at the Recorders Office in the Preble County Ohio Courthouse, and as set forth in Article XIV of this Code of Regulations shall be administered by a Judiciary Committee appointed by the Board of Trustees.

(a) **Authority to Borrow Funds:** The Board of Trustees is authorized to borrow such funds as are approved by a simple majority of those ballots cast by members eligible to vote, and who cast ballots either in person or by mail at a duly convened annual or special meeting of the Membership. Each such ballot issue shall specify the maximum amount to be borrowed, and the purpose for such borrowing.

Upon approval in the foregoing manner, and subject to the foregoing limitations as to maximum amount and specified purpose,

(i) the Board of Trustees shall be authorized to borrow funds as aforesaid, upon such other terms and conditions as the Board of Trustees shall, in its discretion, determine to be appropriate; and,

(ii) the Board shall be authorized to secure said loan by the execution of a mortgage which would encumber the common area, and/or by some other form of security interest which would encumber the common area and/or secure the loan in some other manner, including but being not limited to the assignment of the right to all or a part of present or future payments received from the Membership, all upon such terms and conditions as the Board of Trustees, in its discretion, shall determine to be appropriate

SECTION 2. NUMBER, TENURE, AND QUALIFICATIONS: Trustees shall be full voting members of the L.P.O.A.. The number of Trustees shall consist of nine members except the members of the first Board of Trustees shall be those designated as Trustees in the Articles of Incorporation who shall serve until their successors are elected and qualified as Trustees. The first election Board of Trustees shall consist of nine (9) members, three (3) Trustees of such Board to be elected for one (1) year term three (3) Trustees of such Board to be elected for a two (2) year term, three (3) Trustees of said Board to be elected for a three (3) year term. Each Trustee thereafter elected shall hold office for a term of three (3) years and until his successor shall have been elected and qualified. The Trustee may be elected for two consecutive terms (6 years) with the option on running another term after being off the Board for one year. Trustees are elected by the members of the Association and can only be dismissed or recalled for good cause shown by the Members, voting either by mail, at special meeting called for this purpose, or an Annual Membership meeting. The Board of Trustees may, for good cause shown, admonish, censure, or request the resignation of members of the Board of Trustees. Trustees censured by the Board of Trustees will not be permitted to serve as officers, committee members, or chairpersons, for the remainder of their term of office.

SECTION 3. REGULAR MEETINGS: An Annual Meeting of The Board of Trustees shall be held without other notice than this regulation, immediately after, and at the same place as the Annual Meeting of Members. The Board of Trustees may provide**,** by resolution**,** the time and place within the State of Ohio for the holding of additional regular meetings of the Board without other notice than such resolution.

SECTION 4. SUPPLEMENTAL MEETINGS: Supplemental Meetings of the Board of Trustees may be called by or at the request of the President or any two (2) Trustees. The person or persons authorized to call Supplemental Meetings of the Board may fix any place within Preble County, Ohio as the place for holding any Supplemental Meeting of the Board called by them. All Supplemental Meetings

of the Board of Trustees shall be held in open session. Notification of Board members shall be in accordance with Article III, Section 6, below. In addition, notice of the meeting will also be posted at each entry gate to Lakengren as well as on a bulletin board in the L.P.O.A. Lodge. The business to be transacted at the meeting need not be specified in the notice.

SECTION 5. EXECUTIVE SESSIONS: The L.P.O.A. Board of Trustees shall be required to conduct all deliberations and take action on official business only in meetings open to all L.P.O.A. members, with the following exceptions, which may be conducted in Executive Session:

(a) To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of employees, or to consider other appointments or removals of a personnel nature such as appointments to the L.P.O.A. Board of Trustees, the LWA Board of Trustees, various standing committees, etc. where certain necessary discussions could be considered hurtful or harmful to the person(s) under consideration. Appointments of positions shall be made only in open session.
(b) To consider the purchase of property or for the sale of property at competitive bidding, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest may be adverse to the interest of the L.P.O.A..
(c) Conferences with an attorney concerning disputes involving the Board which are subject to pending or imminent court action.
(d) Matters required to be kept confidential by federal law or rules or state statues.
(e) Specialized details of security arrangements if disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for, a violation of the law.
(f) Issues of a sensitive nature where premature dissemination of the information in an open forum could prove hurtful or divisive to the community. Matters of this nature are at the discretion of the Board but should be conducted on an "exception basis" only, with no motions accepted nor votes taken except in Open Meeting. Executive Sessions of the Board of Trustees may be called by or at the request of the President or any two (2) Trustees. The person or persons authorized to call Executive Sessions of the Board may fix any place within Preble County, Ohio as the place for holding any Executive Session of the Board called by them. Notification of Board members shall be in accordance with Article III, Section 6 below. The notice for calling such a meeting must provide the stated purpose for holding the meeting in Executive Session in accordance with the exceptions noted above. At the time the notice is sent or delivered to the Board, it must also be posted on a bulletin board in the L.P.O.A. Lodge.

In addition, all meetings held in Executive Session must be reported at the next open Board Meeting as to the date and time of the meeting, and the stated purpose for holding the meeting in Executive Session in accordance with the exceptions noted above. Except as noted above, all deliberations and votes on all matters by the L.P.O.A. Board of Trustees shall be conducted in open forum.

SECTION 6. NOTICE: Notice of any Supplemental Meeting or Executive Session of the Board of Trustees shall be given at least two (2) days previously thereto by telephone or by written notice delivered personally or sent by mail or telegram to each Trustee at his address as shown by the records on the Association. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid. If notice be given only by telegram, such notice shall be deemed to be delivered to the telegram company. Any Trustee may waive notice of any meeting. The attendance of a Trustee at any meeting shall constitute a waiver of notice of such meeting, except where a trustee attends a meeting for the express purpose of objecting

to the transaction of any business because the meeting is not lawfully called or convened. The business to be transacted at the meeting need not be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these regulations.

SECTION 7. QUORUM: A majority of the full authorized Board of Nine Trustees shall constitute a quorum for the transaction of business at any meeting of the Board; but if less than a majority of the Trustees are present at said meeting, a majority of the Trustees present may adjourn the meeting without further notice.

SECTION 8, MANNER OF ACTING: The act of a majority of the Trustees present at a meeting at which a quorum is present shall be the act of the Board of Trustees, unless the act of a greater number is required by law or by these regulations.

SECTION 9. VACANCIES: Any vacancy occurring on the Board of Trustees by reason of death, resignation, or inability to fulfill the duties of a Trustee shall be filled as set out in paragraphs (a) and (b). A Trustee elected to fill a vacancy shall be elected only for the unexpired term of his predecessor in office,

(a) If a vacancy (ies) occur (s) within four (4) months of normal expiration of term, no replacement will be required.

(b) If more than four (4) months remain on the unexpired term of office, the Board of Trustees shall appoint any individual of their choosing to fill the vacancy until the next election of Trustees, at which time the membership will be asked to choose, by vote, a candidate to fill any remaining full calendar years of the unexpired term. If the vacancy occurs after the preparation and mailing of the ballots, the Board of Trustees shall appoint an individual of their choosing to serve until the next occurring election of Trustees.

(c) If the number of trustees drops below five (5) the remaining trustees must cease all business activity except as defined in the following subparagraphs:

(1) If more than two (2) months remain before the next scheduled general election of trustees, the remaining trustees shall call a Special Membership Meeting for the election of trustees to fill the vacancies. This meeting shall be scheduled for the first Saturday which allows time for the required notice to the membership. Nominations of candidates shall be made and seconded from the floor. Nominated candidates must either be present to indicate their willingness to accept the position or have previously executed a written statement of same. Installation of the newly elected trustees will follow the established procedure. Newly elected Trustees will serve until the next general election of Trustees.

(2) Remaining trustees, even though less than a quorum, may continue the business essential to the ongoing maintenance of the L.P.O.A., such as the authorization of payment of bills, unless such action was in dispute at the time of the Trustee resignation(s) which resulted in the remaining number of Trustees falling below five (5). With the exception of true emergencies, no business, unless previously authorized through a quorum of the full authorized Board, may be initiated or conducted until a Board of Trustees numbering at least a quorum of the full authorized Board is in place.

SECTION 10. COMPENSATION: Trustees shall not receive any stated salaries for their services, but by resolution of the Board of Trustees a fixed sum and expenses of attendance, if any, may be allowed for attendance at such regular or special meeting of the Board.

No member of the Board of Trustees will be employed in any position for which she/he receives compensation from the Association except that the Board may, if it deems necessary, employ one of its members in a temporary, non-supervisory, non-managerial position for a period not to exceed six (6) months.

SECTION 11. L.P.O.A. MANAGER: The Board of Trustees will establish the position of L.P.O.A. Manager, who will be responsible for day-to-day operations of the affairs of the Association. The L.P.O.A. Manager is responsible to the Board of Trustees and shall serve at the pleasure and direction of the Board of Trustees within policy and management guidelines established by the Board of Trustees. The L.P.O.A. Manager will be designated the L.P.O.A. Statutory Agent. The L.P.O.A. Manager will not be a voting member of the Board of Trustees.

Termination of the employment of the L.P.O.A. Manager, after having held the position for twelve (12) consecutive months, will require an affirmative vote by a two-thirds majority of the full Board of Trustees.

SECTION 12. NOMINATING COMMITTEE: The Board of Trustees shall appoint a Nominating Committee. Said committee shall have the responsibility of soliciting members in good standing to become candidates for membership on the Board of Trustees, of preparing Absentee Ballots and voting instructions for each member entitled to vote but unable to be at the polling place on the day of voting, notification of each elected Trustee of his election and such other related duties as the Board of Trustees may direct. (See Article III, Section 7). It shall be the duty of the Nominating Committee with other volunteers as needed to man the polls during the One Day Polling Election Day. The Nominating Committee shall count the votes after the close of the polling place on the election day. The Board of Trustees may select an Auditor, to verify the counting process when any new assessment or monetary items are voted upon.

SECTION 13. FINANCIAL REQUIREMENTS:

(a) Effective December 1, 1998, no new registrations or so called "sticker" fees, or permit fees, nor increases in such current fees except as provided for in Article II, Section 3, may be levied against the members of the Association without prior approval of the general membership. Examples of "sticker" and permit fees are: Auto and boat stickers, building permits, or other fees that are charged but direct goods and services are not received. Service fees may be created or adjusted by majority vote of a quorum of the Board of Trustees at any Open Session of the Board. Examples of service fees are: Lodge rental, gate access cards, dock rental fees. This rule does not apply to purchases of consumable goods such as food, gas and other merchandise.

(b) The assets of the Association cannot be mortgaged, pledged as security or encumbered for borrowed money or payment for services, except as noted below, without prior approval of the general membership. The Board of Trustees may borrow against the assets of the corporation an amount not to exceed $100,000.00 (one hundred thousand dollars) for emergency situations only. Before the Board of Trustees may borrow against the assets of the corporation, a state of emergency must be declared by the Board of Trustees and the date set for a Special Meeting of the Membership. The

meeting date must be set for the earliest date feasible within one month and in accordance with other notification procedures contained in the L.P.O.A. Code of Regulations.

ARTICLE V
OFFICERS

SECTION 1. OFFICERS: The officers of the Association shall be a President, one or more Vice Presidents, (the number thereof to be determined by the Board of Trustees) a Secretary, a Treasurer, and such other officers as may be elected in accordance with the provisions of this Article. The Board of Trustees may elect or appoint such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers. Such officers shall have the authority to perform the duties prescribed by the Boards of Trustees. No two offices may be held by the same person.

SECTION 2. ELECTION QUALIFICATIONS AND TERM OF OFFICE: The officers of the Association shall be elected annually by the Board of Trustees at the installation meeting of the Board of Trustees, or by mail as is provided in these regulations. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as is convenient. Each officer shall hold office until his successor shall have been duly elected and installed.

SECTION 3. REMOVAL: Any officer elected or appointed by the Board of Trustees may be removed by the Board of Trustees whenever, in its judgment, the best interests of the Association would be served thereby. Such removal shall be without prejudice to the contact rights of the office, if any.

SECTION 4. VACANCIES: A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by the Board of Trustees for the unexpired portion of the term.

SECTION 5. PRESIDENT: The President shall be the principal executive officer of the Association and shall supervise and control all of the business and affairs of the Association and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board**.** He or she may sign, with the Secretary or any other proper officer of the Association authorized by the Board of Trustees, any deeds, mortgages, bonds, contracts, or other instruments the Board of Trustees have authorized to be executed**.** Exception: In cases where the signing and execution thereof shall be expressly delegated by the Board of Trustees or by these regulations or by statute to some other officer or agent of the Association.

SECTION 6. VICE PRESIDENT: In the absence of the President or in the event of his/her inability or refusal to act, the Vice President (or in the event there be more than one Vice President, the Vice Presidents in the order of their election) shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all restrictions upon the President. Any Vice President shall perform such other duties as may be assigned to him by the Board of Trustees.

SECTION 7. SECRETARY: The Secretary shall keep the minutes of the meetings of the members and of the Board of Trustees in one or more books provided for that purpose; see that all notices are duly given in accordance with the provisions of these regulations or as required by law, and see that the seal of

the Association is affixed to all documents when the execution on behalf of the Association under its seal is duly authorized in accordance with the provisions of these regulations, and in general perform all duties incident to the office of Secretary and such other duties as may be assigned to him or her by the President or by the Board for Trustees.

SECTION 8. TREASURER: If required by the Board of Trustees, the Treasurer shall give a bond for the faithful discharge of his or her duties in such sum and with surety or sureties as the Board of Trustees shall determine. He or she shall have charge and custody of and be responsible for all funds and securities of the Association, and in general, perform all duties incident to the office of Treasurer and such other duties as may be assigned to him or her by the President or the Board of Trustees.

SECTION 9. ASSISTANT TREASURERS AND ASSISTANT SECRETARIES: If required by the Board of Trustees, the Assistant Treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Trustees shall determine. The Assistant Treasurers and Assistant Secretaries, in general, shall perform such duties as assigned to them by the Treasurer or the Secretary or by the President or the Board of Trustees.

ARTICLE VI
COMMITTEES

SECTION 1. COMMITTEE OF TRUSTEES: The Board of Trustees by resolution adopted by a majority of the Trustees in office may designate one or more committees, each of which shall consist of two or more Trustees. Such committees, to the extent provided in said resolution, shall have and exercise the authority of the Board of Trustees in the management of the Association. The delegation of authority to such committees shall not operate to relieve the Board of Trustees, or any individual Trustees, of any responsibility imposed upon it or him by law.

SECTION 2. OTHER COMMITTEES: Other committees not having and exercising the authority of the Board of Trustees in the management of the Association may be designated by a resolution adopted by a majority of the Trustees present at a meeting at which a quorum is present. Except otherwise provided in such resolution, members of the Association, and the President of the Association shall appoint the members thereof. Any member thereof may be removed by the persons authorized to appoint such member whenever in their judgment the best interests of the Association shall be served by such removal.

SECTION 3. TERM OF OFFICE: Each member of a committee shall continue as such until the next annual meeting of the members of the Association and until his successor is appointed, unless the committee is terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as **a** member thereof.

SECTION 4. CHAIRMAN: One member of each committee shall be appointed chairman by the person or persons authorized to appoint the members thereof.

SECTION 5. VACANCIES: Vacancies in membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointment.

SECTION 6. QUORUMS: Unless otherwise provided in the resolution of the Board of Trustees designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

SECTION 7. RULES: Each committee may adopt rules for its own government not inconsistent with these regulations or with rules adopted by the Board of Trustees.

ARTICLE VII
CONTRACTS, CHECKS, DEPOSITS, FUNDS

SECTION 1. CONTRACTS: The Board of Trustees may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these regulations, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to a specific instance.

SECTION 2. CHECKS, DRAFTS, ETC.: All checks, drafts or orders for payment of money, notes or other evidences of indebtedness issued in the name of the Association, shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall be determined by resolution of the Board of Trustees. In the absence of such determination by the Board of Trustees, such instrument shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the Vice President of the Association.

SECTION 3. DEPOSITS: All funds of the Association shall be deposited to the credit of the Association in such banks, trust companies or other depositories as the Board of Trustees may select.

SECTION 4. GIFTS: The Board of Trustees may accept on behalf of the Association any contribution, gift, bequest, or device for the general purposes or for any special purpose of the Association.

ARTICLE VIII
CERTIFICATES OF MEMBERSHIP

SECTION 1. CERTIFICATES OF MEMBERSHIP: The Board of Trustees will provide for the issuance of certificates evidencing membership in the Association, which shall be in such form as may be determined by the Board.

SECTION 2. ISSUANCE OF CERTIFICATES: When a member has been approved for membership and has paid any initiation fee, dues, and assessments that may then be required, certificates of membership shall be issued to the member by the L.P.O.A. manager.

ARTICLE IX
BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its members, Board of Trustees, and committees having any of the authority of the Board of Trustees. A record giving the names and addresses of the members entitled to vote shall be kept at the registered or principal office of the Association. All Books and Records of the Association may be inspected by any member, or his agent or attorney, for any proper purpose at any reasonable time.

ARITICLE X
FISCAL YEAR

The fiscal year of the Association shall begin on the first day of April and end on the last day of March in each year.

ARTICLE XI
SEAL

The Board of Trustees shall provide a Corporate Seal, which shall be in the form of a circle and shall have inscribed thereon the name of the Association and the words "Corporate Seal - A Corporation Not For Profit, State of Ohio.

ARTICLE XII
WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of the Non-Profit Corporation Law of Ohio or under the provisions of the Articles of Incorporation of the Association or the Regulations of the Association, a Waiver thereof in writing signed by the person or persons entitled to such notice (whether before or after the time stated therein) shall be deemed equivalent to the giving of such notice.

ARTICLE XIII
AMENDMENTS TO REGULATIONS

These regulations may be altered, amended or repealed and new regulations may be adopted by:

a) A majority of the members voting to alter, amend, repeal or adopt new regulations in the same manner as described in this Article III, Section 6.

b) The Board of Trustees has the authority to adopt procedures and/or policies that clarify, expand or implement the provisions of the Code of Regulations, but in no instance will these policies or procedures conflict with or attempt to circumvent the Code of Regulations, Deed Restrictions, or Local, State, or Federal law. These policies will be published as separate documents aside from the minutes. The policy file shall be made available to any member upon request.

c) Proposed amendments to these regulations, when supported by a minimum of 100 Association Members in good standing, must be submitted by the Board of Trustees to a vote by the general membership in the same manner as described in this Article III, Section 6, and in accordance to the following guidelines: Such proposed amendments must be submitted to the Board of Trustees a minimum of 90 days before the applicable scheduled general membership meeting, enabling the Board to present the proposed amendment to the public and to negotiate desired changes and refinements or withdrawal of said proposal. While the sponsors of such proposed amendments are expected to be receptive to reasonable recommendations concerning their proposed changes, the final decision as to wording of the proposal to be offered to the general membership remains with the sponsors.

ARTICLE XIV
FINES & PENALTIES

WARNINGS, CITATIONS, FINES AND PENALTIES FOR VIOLATIONS OF THESE ARTICLES, THE DEED RESTRICTIONS, AND OTHER RULES, REGULATIONS, RESOLUTIONS AND POLICIES OF THE LAKENGREN BOARD OF TRUSTEES

A. RESPONSIBILITY

1) Property owners must bear the ultimate responsibility for violations of L.P.O.A. rules incurred by members of the family, guests, the owner's renters and associate members and the owner. Therefore, the responsibility for the payment of fines is with the property owner. The property owner is liable for the payment of any fine levied against a family member, guest, himself, renter and associate member residing in the same residence. Failure to pay a fine within the prescribed time will result in the property owner being deemed "not in good standing," and may lead to an action at law as a breach of the covenants and restrictions as recorded in Deed Restrictions 8 and 10.
2) Renters must bear responsibility for violations of L.P.O.A. rules incurred by members of the family, guests, himself, and associate members residing on the property with the renter. Therefore, the responsibility for the payment of fines is with the renter. The renter is liable for the payment of any fine levied against a family member, guest, himself and his/her associate members. Failure to pay a fine within the prescribed time will result in both the property owner and the renter being deemed "not in good standing." This may lead to an action at law as a breach of the covenants and restrictions as recorded in Deed Restrictions 8 and 10, and a breach of the agreements contained on the application form the renter voluntarily signed when seeking membership with the Association.
3) Associate members must bear responsibility for violations of L.P.O.A. rules incurred by members of their family, guests, and themselves. Therefore, the responsibility for payment of any fine levied against a family member, guest or the associate member is with the associate

member. Failure to pay a fine within the prescribed time will result in immediate suspension of membership privileges and may lead to an action at law as a breach of the covenants and agreements contained on the application for the associate member voluntarily signed when seeking membership.

4) Contractors must bear the responsibility for violations of the L.P.O.A. rules incurred by their employees, subcontractors and their employees, and himself. The contractor is liable for payment of fines incurred by the aforementioned. Building permits will be withheld or stop work orders will be issued by the Board of Trustees, or duly designated agents of the Board of Trustees, and entrance to Lakengren subdivision will be denied as long as such fines remain unpaid.
5) Vendors, suppliers and other persons conducting business in Lakengren subdivision are responsible for fines incurred by them and their employees. Entrance to Lakengren subdivision will be denied as long as such fines remain unpaid.

B. ENFORCEMENT

1) A Judiciary Committee, established by the Board of Trustees as provided in Article IV and Article VI of this Code of Regulations, will review warnings, citations and fines, in accordance with the following paragraphs of this section, and will adjudicate all appeals.
2) A citation or warning may be issued by the Board of Trustees and sent by first class certified mail, return receipt requested, to the violator.
3) The Lakengren Security Department has the authority to refer any violations to the Preble County Sheriff's Department, or to the L.P.O.A. Judiciary Committee. The issuance of a warning or citation will be determined by the Security Department Officer on the scene. Violations of State of Ohio laws will be referred immediately to the Preble County Sheriff's Department.
4) Fines and Rights of Appeal
    a) The Judiciary Committee will review each citation referred to them and determine the disposition. Violators will be notified of the disposition in writing and will be given 15 days to pay any fine imposed. If the violator wishes to appeal the disposition, they must notify the Lakengren Office in writing within the 15-day payment period and ask for a hearing at the next scheduled meeting of the Judiciary Committee. Appeals will be heard by the Judiciary Committee and the original disposition may be upheld, revoked, or amended as determined from the facts and evidence submitted during the hearing. When the original disposition has been appealed and upheld by the Judiciary Committee, there shall be a further appeal to the Board of Trustees available to the violator, providing the violator was a member in good standing at the time of the appeal. If no appeal is requested by the violator within seven (7) days from notification of the Judiciary Committee's disposition, the disposition will be final and the violator will be required to pay the fine immediately.
    b) The appeal to the Board of Trustees will be heard at a time and date as determined by the Board of Trustees. The appeal will normally be in open session unless special circumstances deem it proper to be considered in closed session as determined solely by the Board of Trustees.
    c) The fine amount will be set by the Judiciary Committee as provided in this Article XIV.
    d) After all appeals or time limits for appeals have been exhausted, fines not paid within

fifteen (15) days of the final decision will deem the violator to be "not in good standing," and may subject the violator to legal action through the Preble County Court of Common Pleas as a breach of Deed Restrictions 8 and 10.

e) Attorney's fees and any additional costs associated with the recovery of fines, including all court costs will be included in any civil action against the violator, or may constitute an additional personal assessment as provided in this Code of Regulations, Article II, Section 3, paragraph 6.

VANDALISM

The Association will provide a $100.00 (one hundred dollars) reward for information leading to the arrest and conviction of any person or persons committing an act of vandalism or destruction to any property within the Lakengren subdivision.

SCHEDULE OF FINES

Fines are assessed by the Lakengren Property Owners Association, Inc. for one purpose: to be a deterrent to actions that are not in the best interest of the Association, its members, guests and employees.

The amount of the fine may be adjusted periodically to make it coincide with the seriousness of the violation and also act as a deterrent to future violations.

The Judiciary Committee shall assign a category to each reported violation of Rules, Regulations, Resolutions, Policies or Deed Covenants and Restrictions of the Lakengren Property Owners Association, Inc. and submit their recommendations to the Board of Trustees for approval. The Schedule of Fines shall be established by a majority of the Board of Trustees, and enforcement shall be the responsibility of the Board of Trustees. Record of any offense will be retained for a two-year period from the date of the offense. When warranted, a warning may be issued for a first, minor offense rather than a fine.

ARTICLE XV
DEED RESTRICTIONS

1) Said lots **WILL** be used exclusively for residential purposes except those lots that may be designated, subject to rezoning (if any), and zoned as business or commercial areas on the plats by Lakengren.

2) No outside toilet **WILL** be allowed on the premises. No untreated waste **WILL** be allowed to enter into any lake located in Lakengren. Each dwelling **WILL** be connected into the Lakengren Sewer District. No individual water wells **WILL** be allowed on any residential lot unless said well is used exclusively for a Geothermal Heating System.

Each resident **WILL** use the central water supply provided by Lakengren Water Authority.

3) No noxious or offensive trade or activity **WILL** be permitted on any lot, nor **WILL** anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No animals or fowl **WILL** be kept or maintained on said lot except customary household pets**, AS DETERMINED BY THE L.P.O.A. BOARD OF TRUSTEES**. All lots must be kept in a tidy manner. Failure to do so will result in maintenance of said lot by the Lakengren Property Owners Association in which event a proper charge for the same will be assessed and collected by the Lakengren Property Owners Association.

4) Lakengren Property Owners Association, for itself, its successors and licensees reserves a fifteen *(15)* foot wide easement along all road right- of-ways and five *(5)* foot wide easement along the side and rear lines of each and every lot for the purpose of installing, operating and maintaining utility lines and mains thereon, together with the right to trim and/or cut or remove any trees and/or brush and the right to locate guide wires, braces, and anchors wherever necessary for said installations, operations or maintenance; together with the right to install, operate and maintain gas and water mains, sewer lines culverts and drainage ditches, and other services and appurtenances thereto, for the convenience of said Property Owners, reserving also the rights of ingress and egress to such areas for any of the purpose mentioned above. The Lakengren Sewer District **WILL** have, and it hereby is, granted the right, along with other authorized utilities to use the herein reserved easements to install and maintain its central sewer system. Exceptions: (I) Where an owner of two or more adjoining lots constructs a building which **WILL** cross over or through a common lot line, said common lot line not be subject to the aforementioned *(5)* foot easement unless it is shown on recorded plats; (2) no easement **WILL** exist on that portion of any water front lot running along or abutting the shoreline of Lakengren unless shown on the recorded plats, except, however, Lakengren Property Owners Association, for itself, its successors, assigns and licensees reserves the right to cause or permit drainage of surface waters over and or through said lots. Lakengren Property Owners Association, its successors or assigns, reserves an easement on, over or under all roads right of-ways for the purpose of installing, operating, and maintaining the above-mentioned utilities and drainage. The owners of said property **WILL** have no cause of action against Lakengren Property Owners Association, its successors, assigns, or licensees either at law or in equity excepting in case of willful negligence, by reason of any damages caused said property in installing, operating, removing or maintaining the above-mentioned installation. Lakengren Property Owners Association, its successors and assigns, reserves all mineral rights to the lands hereto.

5) These restrictions **WILL** be considered as covenants running with the land, and **WILL** bind the Grantee, their heirs, executors, administrators, successors, and assigns, and if said Grantees, their heirs, executors, administrators, successors or assigns, **violates** or

attempts to violate, any of the covenants or restrictions herein contained, it **WILL** be lawful for any person or persons owning any land in the subdivision to prosecute any proceeding at law or inequity against the person or persons violating or attempting to violate any such covenants or restrictions either to prevent him or them from doing so, or to recover damages for such violation. Any invalidation of one of these restrictions **WILL** in no way affect any other of the provisions thereof which **WILL** thereafter remain in full force and effect.

ARTICLE XVI
ASSOCIATION OWNED REAL PROPERTY

All real property owned by the Lakengren Property Owners Association will be assigned to one of three classes, I, II, or III. These classes are defined as follows:

Class I—properties that are not essential to the identity, operation, or functions of the Association. These properties may be sold if approved by a majority vote of the Board of Trustees at a regular or special meeting of the Board of Trustees.

Class II—properties that are important to Lakengren for their value as places of beauty, recreation, environment, and other community wide appreciation but are not essential for the existence or operation of Lakengren Property Owners Association, e.g., rec areas or other communal areas. These properties could only be sold after a vote of the LPOA members, in accordance with regular voting procedures of the Association.

Class III-- properties that are essential to the existence and operation of the Lakengren Property Owners Association, e.g., lakes, dams, spillways, lodge, marina, pool. These properties cannot be sold.

All of the existing real property owned by the LPOA at the time of the adoption of Article XVI, are assigned to the following classifications.

Class I---Lots# 352, 363, 460, 1416A, 1465A, 1465B, 1615A, 1878, 2301, Parcel ID: B44002400601018000

Class II---Lots# 102, 103, 316, 318, 433, 459, 665, 689, 1492, 1602, 1708, 1732, 1733, 1778, 1779, 1789, 1811, 1980, 2000, 2143, 2161, 2189, 2190, 2249

Class III---Lots# 1, 2, 3, 41, 86, 499, 1066, 1146, 1380, 1416, 1465, 1615, 1719, 1780, 1782, 1783, 2041 & Parcel IDs: B45002401001040000, B44002400301046000, B45002401001041000, B44002400301047000

The General Manager of the Lakengren Property Owners Association will initially assign a property category (i.e., Class I, Class II, or Class III) to any real property that is acquired by the Association after the approval of this Article XVI, immediately upon acquisition. The assignment will be confirmed, altered, or rejected by the Board of Trustees at the next regular meeting of the Board of Trustees.

LPOA BUILDING CODES

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Last Amended: 04/22/2019

LAKENGREN PROPERTY OWNERS ASSOCIATION BUILDING CODES INTRODUCTION

The Building Codes contained herein have been adopted on behalf of all property owners to enhance and protect each property owner's home, lot or other property, and the common areas of the community and are amended from time to time by the L.P.O.A. Board of Trustees. Compliance by all property owners and their builders is required and will be strictly enforced.

A copy of the current Building Code is provided to all new members of the L.P.O.A., and to each property owner when applying for a building permit. Additionally, copies are available upon request from the L.P.O.A. Office without charge.

It is the primary duty and responsibility of each property owner to oversee the activities of his/her contractors, sub-contractors, and all workmen to verify compliance with these Building Codes. Any violation of these codes, whether accidental or intentional, is prima facie evidence which can result in fines and or legal action being taken against the property owner.

The Lakengren Property Owners Association will work with property owners and builders wherever possible to resolve problems that may arise, provided such problems will not result in a violation of the Deed Restrictions and L.P.O.A. Building Codes.

L.P.O.A. BUILDING CODE & REQUIREMENTS

1.0 STATE BUILDING CODES

1.1 All applicable State Building Codes shall be adhered to in all construction at Lakengren.

2.0 PREBLE COUNTY BUILDING CODES

2.1 All applicable Preble County Building Codes shall be adhered to in all construction at Lakengren, including inspection and permits.

3.0 L.P.O.A. BUILDING COMMITTEE

3.1 The Lakengren Property Owners Association, Inc. (L.P.O.A.), through the Board of Trustees shall appoint a Building Committee to perform the following functions:

(a) Review and evaluate proposed building plans, not approved by the L.P.O.A. Manager and/or Zoning Inspector.

(b) Upon review and evaluation of proposed building plans make recommendations to the L.P.O.A. Board of Trustees when a variance is requested.

(c) To periodically inspect buildings construction for compliance with the L.P.O.A. Building Code and applicable Deed Restrictions.

(d) To inform the L.P.O.A. Board of Trustees and/or the Manager or agent of the Manager of any violations of the said codes and restrictions.

3.2 The Building Committee shall consist of a maximum of seven (7) members in good standing.

3.3 In the event the L.P.O.A. Manager and/or Zoning Inspector are unable to approve building plans, the Building Committee shall establish a rotating list of three (3) members to examine each set of plans. The Chairperson is to be one of the three, if available. The Committee members assigned to the plans must unanimously approve the plans. Rejection of plans must be resolved by a majority vote of a quorum of the Building Committee. Time limits for examining plans by Committee members shall be no more than two weeks. The property owner will be notified if additional information is required and upon approval of rejection of plans submitted.

3.4 Building plans and all permit applications must have the L.P.O.A. stamp of approval and the required signatures before a permit will be issued and/or construction begins.

3.5 The Committee Chairperson shall be informed of all action(s) taken by the L.P.O.A. Manager, concerning all building and construction.

3.6 The Building Committee shall report and be directly responsible to the L.P.O.A. Board of Trustees. Mutual cooperation and assistance will be developed with the L.P.O.A. Management.

3.7 Building plans and permit applications for permits required by the L.P.O.A. as listed under 5.3 require the signatures of the L.P.O.A. Manager and the Zoning Inspector.

3.8 Requests for building variances and/or to have property lines moved or to split properties will be treated as same as a Building Permit except as follows:

(a) No permit fee or deposit is required.

(b) At the time the property owner makes the request, the L.P.O.A. office is to notify the Building Committee and the adjoining property owners within 500 feet of the building site and/or lot of the request and set a date (not less than 30 days nor more than 60 days from the date of the request) when this request will be presented to the L.P.O.A. Board for their review.

(c) After reviewing the request and writing a recommendation to the L.P.O.A. Board of Trustees by three (3) Building Committee Members, the L.P.O.A. office is to present the request and Committee's recommendation to the L.P.O.A. Board members for their review prior to the date that has been set for its review.

4.0 PLANS & DRAWINGS

4.1 Four (4) copies of plans and drawings shall be drawn to scale and illustrate all dimensions, height, wall thickness, etc., and must be accurate and complete. Blueprints will be required.

Drawings shall include elevations of all sides, floor plans of all levels and construction details such as footer, trusses and wall sections. Plans for a 400 sq. ft. minimum attached or detached two (2) car garage with one (1) 16 ft. or two (2) 8ft. overhead doors shall accompany house plans being submitted for approval.

4.2 A plot plan drawn to scale shall be provided. It shall show the placement and dimensions of the proposed structure and any existing structures including overhangs, rakes and any other projections. Also, dimensions of driveway must be shown. Driveway must be a minimum of five (5) feet from the property line. A culvert and a driveway permit can be issued prior to the issuance of the Building Permit and Inspection for culvert equals tile size by 20 feet.

4.3 Certification of survey and Statement of Liability must accompany the above.

4.4. Definitions

(a) Living Space: Finished living area, exclusive of garage or porch areas, obtained by measuring inside dimensions from one exterior wall to the opposite exterior wall.

(b) Outbuilding: Any wood structure, maximum size of 16' by 16' (including gazebos, potting sheds and playhouses, etc.) having a gambrel or gable roof, integral floor, mounted on skids and used for tool and small equipment storage etc. The structure may be equipped with one or two doors.

(c) Garage: Plans for a 400 sq. ft. minimum attached or detached two (2) car garage must accompany house plans and be built in conjunction with home. Refer to Sections 4.1 & 8.3.

(d) Road right-of-way: The side or sides of the road right-of-way is bounded by the property line lot survey stakes adjacent to the road right-of-way. The road right-of-way is 60 ft. wide. The minimum setback for any projection shall be 40 ft. measured from the property line survey stakes adjacent to the road right-of-way.

5.0 PERMITS, FEES, CHARGES

5.1 The owner/member shall obtain an L.P.O.A. building permit in conjunction with the receipt of approved plans. Any permit issued for any project will require the L.P.O.A. stamp of approval along with the L.P.O.A. Manager and Zoning Inspector or three (3) signatures by Building Committee members, as outlined in Section 3.0 of this Building Code.

5.2 A permit shall be required for all new or replacement structures erected upon or moved to a Lakengren lot.

5.3 Applicable Permits, fees and deposits for new or replacement construction: ***Non-transferable***

	Permit Fee	Deposit
(a) HOUSE (TWO CAR GARAGE REQUIRED):	$500.00	$500.00
(b) ROAD IMPACT FEE:	$250.00	(No Refund)
(c) ROAD CUT FOR SEWER BORE:	$300.00	No Deposit
(d) GARAGE	$50.00	$250.00
(e) ROOM ADDITIONS:	$50.00	$250.00
(f) PORCHES, PATIOS & DECKS	$15.00	$50.00
(g) RECESSED (in ground) Swimming Pool:	$25.00	$250.00
(h) TV DISH ANTENNA (24'' in diameter):	$15.00	$100.00
(i) SOLAR PANEL:	$15.00	$50.00
(j) Docks, Boat lifts, & Boat Dock Shelters:	$50.00	$250.00
(k) Shoreline Protection:	$15.00	$250.00
(l) Driveway Culvert/Tile:	$15.00	$50.00
(m) Outbuilding:	$15.00	$50.00
(n) Fences:	$15.00	$50.00
(o) Ditch Fill:	$25.00	
(p) Reclamation/Alteration:	$100.00	$500.00
(q) Dredging & Silt Removal:	$15.00 Application $75.00 Joint Application	$500.00 ea.
(r) Driveway (Black Top or Cement):	No Fee	No Fee

5.4 Deposit will be refunded when all exterior work on the house, garage, finished grade (seeded and covered with straw, without rocks), all right-of-way, easements, driveways, ditches, culverts, and sewer taps have been satisfactorily completed and inspected and any damage to L.P.O.A. property has been acceptably repaired, and a Preble County Final has been obtained within the time limits (of the original permit and/or one-time renewal) stated in the permit. Failure to complete any construction permit within the time stated in the permit will result in forfeiture of the deposit.

5.5 The above permits shall be good for the following time periods commencing on the date the permit is originally issued:

(a) 1 Calendar Year:	New Home Construction
(b) 6 Calendar Months:	Room Additions, House alterations, Swimming Pools, Garage construction.
(c) 4 Calendar Months:	Porch, patio, deck, boat dock shelter, boat dock
(d) 3 Calendar Months:	Shoreline protection, Ditch fill
(e) 2 Calendar Months:	TV dish, antenna, fences, solar panels, driveway Culverts, Storage sheds
(f)	6 Calendar Months: Dredging, silt removal, Reclamation, Sea Wall Construction or repair subject to automatic extension if delayed due to unusual winter conditions.

5.6 The above permits may be extended one time. Items 5.5 a, b, c, may be extended for one half the original period of time and for the payment of one half the cost of the original permit. Items 5.5 d, e, f, may be extended for the same period of time, and for the payment of the same amount as the original permit. If work is not completed after any initial permit and extension expire, then a new Permit application is required, and the cost will be double that of the cost of previous permit or previous extension thereafter. The ~~–G~~RANDFATHER CLAUSE" DOES NOT APPLY FOR THIS SECTION.

If not renewed when notified, or if construction is not completed within the time specified for any permit or permit renewal, the violation will be turned over to the L.P.O.A. Board of Trustees for their review and possible citation, fine and/or legal action.

5.7 Permits must be displayed in such a way that they are visible from the roadway. Failure to display the permit will be a violation of these Building Codes and may result in forfeiture of the deposit.

5.8 Permits not picked-up within 1/3 of the permit's time period, after date of approval, shall expire and a new permit application will have to be renewed and approved, *eg: Room Additions, House Alterations, Swimming Pools, Garage Construction. The applicant will have 2 months from the date of approval to pick-up the permit.*

6.0 INSPECTIONS

6.1 During construction, periodic inspections will be conducted at the convenience of the L.P.O.A. for those areas applicable to the L.P.O.A. Building Code and Deed Restrictions. It shall be the duty of the L.P.O.A. Zoning Inspector to make inspections in a timely manner. Any questionable areas not resolved shall be reported to the Preble County Zoning Inspector, L.P.O.A. Manager, or agent of the Manager and the contractor and property owner. Lack of compliance shall result in the loss of deposit.

6.2 The L.P.O.A. Manager, or his/her authorized agent, has the authority to enforce all L.P.O.A. Building Code and Deed Restrictions and to stop work where any L.P.O.A. Building Code and Deed Restrictions is not in compliance. Noncompliance with stop-work order shall result in citation, fine and/or legal action against member/owner. Reference Section 21.0.

6.3 The Manager shall direct the L.P.O.A. Security to stop all workmen at the front entrance or gates, when any violation of the L.P.O.A. Building Code and Deed Restrictions is found, except those workmen coming into the job site to make the appropriate corrections.

6.4 A copy of the building inspections and any discrepancies found shall be provided to both the property owner and contractor, or job foreman.

6.5 **The following inspections shall be made by the Lakengren Property Owners Association, Inc.:**

1. Culvert/Tile and Ditch Fill Inspection
2. Staked layout of structure to be erected on lot.
3. Trenches or forms for footers before concrete is poured.
4. Slab before pouring concrete.
5. Framing inspection (new homes/attached garage & detached garages)
6. Modular Home
7. Sea wall & Dock construction.
8. Reclamation/alteration
9. Final Inspections for compliance with conditions of section 5.4 of this code.
10. Other Inspections as deemed necessary by L.P.O.A. and/or Building Committee.
11. Sediment and run off containment barrier.

The L.P.O.A. Manager or Building Committee Chairman shall attach a list of any additional inspections deemed necessary to the application and each copy of the building plans. The recommended additional inspections shall be reviewed and approved or disapproved by the three committee members considering the building permit. Should 2 of the 3 Building Committee members find the additional inspections are not necessary, such additional inspections shall be performed by a designated agent of the L.P.O.A. Manager, usually the L.P.O.A. Zoning Inspector, and the property owner or builder of record, and evidence of such inspection shall be indicated by initials and dates beside each described inspection by both parties. It shall be the responsibility of the property owner or builder of record to notify the L.P.O.A. Manager during normal L.P.O.A. Office hours (usually Monday through Friday, excluding Holidays, 8:00AM to 4:30PM) whenever construction has progressed to the point where an inspection is required, and all further construction shall cease until the required inspection has been made and approved.

Failure to request and inspection, whether accidental or intentional shall be cause for immediate legal action by L.P.O.A. against the property owner and/or builder of record. The L.P.O.A. Zoning Inspector, or other agent of L.P.O.A. as designated by the L.P.O.A. Manager shall make the required inspection within one normal working day (Saturday, Sunday and Holidays excluded) after notification by the property owner or builder of record. Violations of the Building Codes found during any inspection shall result in a Stop-Work by L.P.O.A.. Any fines will be assessed and deducted from any amounts being held as damage deposits. The penalty must be paid in full by the property owner or builder of record, prior to lifting the Stop Work Order and resumption of construction. Payment of the penalty does not relieve the property owner or builder of record of the responsibility and duty to correct any violations.

The Stop Work Order will remain in effect until the violations are physically corrected, inspected by L.P.O.A. and found to be in compliance with the L.P.O.A. Building Codes. Noncompliance with a Stop Work Order shall be cause for immediate legal action against the property owner and/or builder of record. L.P.O.A. inspections do not replace or eliminate any inspections required by the Preble County Zoning Inspector or the Preble County Building Codes, nor any building codes and/or inspections as required by the State of Ohio.

7.0 SURVEYING

7.1 The property owner shall have the said lot surveyed to legally determine boundary lines before construction begins. All boundary markers are to be visibly marked to facilitate inspections.

7.2 Written certification of survey must be submitted with plans. House & Garage must be staked by property owner or contractor and inspected by L.P.O.A. Zoning Inspector prior to issuance of permit.

8.0 FOOTERS, FOUNDATIONS, BASEMENTS, AND GARAGES (Attached and/or detached)

8.1 All trenches, forms, posts, or columns for house construction with attached garages are to be in accordance with Preble County Building Code.

8.2 All basement floors and crawl spaces shall have four inches of gravel and vapor barrier. Crawl space must meet Preble County Building Code Requirements.

8.3 No pole barns are allowed. Also any existing shed, storage building, or other structure must be removed from property or attached to the garage or dwelling, before refund of deposit. Reference Deed Restriction 2. Examples of the attached are: Sharing a common wall. Must also comply with item (d) of this article.

A. FOOTINGS

1. All footings shall bear on undisturbed soil and be designed to distribute sufficiently the superimposed load to the particular type of soil upon which they bear.

2. Where soil conditions prevent sharp cut trenches for footings, side forms shall be used.

3. The maximum dimension of footings shall be as follows:
   (a) Footings shall not be less than 8 inches thick and twice the width of the wall.
   (b) Footings shall not be less than 32 inches below the final grade level.
   (c) Footings are required under load bearing interior walls. Footers must be not less than 8 inches wide and 10 inches thick.
   (d) All footers shall be adequately reinforced where they cross and bear on filled trenches or other similar disturbed soil conditions.

B. FOUNDATION

1. The foundation wall thickness shall not be less than that of the wall supported.

2. The following minimum requirements for wall thickness shall apply.

   (a) 8 inch thickness for all poured concrete walls.

   (b) 8 inch thickness for hollow masonry walls

   (c) 10 inch thickness for hollow masonry supporting one story brick or brick veneer.

(d) When foundation walls are built of hollow masonry units, the top course shall be solid masonry material not less than 4 inches thick and shall be covered with not less than a 2 inch thick wood sill.

(e) Foundation walls supporting masonry veneered stud frame walls shall be of sufficient thickness that neither the veneer nor the stud frame project beyond the outer or inner faces of the foundation walls.

(f) Foundation walls supporting frame construction shall extend not less than 8 inches above the adjoining outside finished grade.

(g) All sills and all bearing plates for roof rafters framing into masonry walls shall be bolted to the masonry walls with 1/2 inch bolts imbedded firmly in the masonry and spaced not more than 8 feet apart.

(h) All sills and girders on top of foundation walls and piers shall be leveled and shimmed.

(i) Top plate shall be not less than doubled 2x4's which shall lap at all corners and at all intersecting partitions. All such laps shall be securely spiked.

C. EXTERIOR WALL

1. Exterior walls shall be in accordance with applicable paragraphs in the Preble County Building Code.

2. A variance shall be required for exterior walls over 12ft from finished floor to bottom chord of roof truss. Walls over 14ft in height are prohibited.

D. INTERIOR PARTITIONS

1. Interior partition shall be in accordance with Section 1002 of the Preble County Building Code.

E. FLOOR

1. The garage floor shall have a minimum thickness of 4 inches of reinforced concrete in accordance with the Preble County Building Code. The slab shall be laid on a bed, 4 inches minimum thickness, of gravel, cinders or other approved material.

F. ELECTRICAL

1. Electrical wiring shall be in accordance with the Preble County Electrical Wiring Code.

G. PLUMBING

1. Plumbing shall be in accordance with the Preble County Plumbing Requirements.

8.4 Detached garages shall be no larger than the square footage of the residence, nor shall the maximum footprint exceed 30 feet by 40 feet, including extensions. The eave side wall height shall be no taller than 12 feet. Garages which meet all requirements, including setbacks, may be built between the house and roadway.

9.0 ROUGH FRAMING AND OUTER WALLS

9.1 All framing shall be according to Preble County Code.

9.2 No member of an outside wall or roof shall be less than 2"x4".

9.3 Ceiling joist are to be constructed according to Preble County Code.

10.0 ROOF

10.1 Fiberglass panels and rolled roofing are prohibited. Metal Roof Sheet or Metal Roof Shingles must be corrosion resistant, and of a common solid color with same color hardware. Must meet the Ohio Building Code, and must be secured to roof per manufacture installation instructions. Color must be approved prior to installation by the LPOA General Manager or Agent of Lakengren. A Permit must be obtained and approved by the General Manger prior to installation for New Metal Roofs and/or Metal Replacement Roofing.

10.2 A minimum 12 inch overhang and 10 inch gables are required for all roofs with a minimum 4 inch gutters. Gutters must be installed on any house or garage (attached or detached) prior to final inspection. 4/12 roof pitch is the minimum allowed for all living space. For attached roofs of non-living space refer to Preble County Building Codes.

10.3 Chimney(s) shall extend at least two (2) feet above the highest ridge of the roof.

10.4 Roofs shall have a minimum of 1/2 inch sheathing or minimum requirements according to Preble County Code.

10.5 Flat roofs are prohibited.

11.0 EXTERIOR FINISH

11.1 Exterior finish may either be wood, brick, brick veneer, stone, aluminum, or vinyl siding.
11.2 Concrete block is prohibited.

12.0 WINDOWS

12.1 Windows shall comply with State of Ohio and Preble County Codes.

13.0 PLUMBING AND ELECTRICAL

13.1 All plumbing and electrical shall comply with Preble County Code.

14.0 MODULAR HOMES

14.1 All rules in this section are in addition to the other regulations set forth herein.

14.2 Sectional/Manufactured Homes, or housing units with attached Steel Frame or Steel Substructure within the L.P.O.A. Subdivision are prohibited.

14.3 Refer to Section 8.0. Footer and foundation walls must comply with Preble County Building Code.

14.4 The foundation and crawl space must comply with the Preble County Building Code. Refer to Section 8.2.

14.5 The foundation must be completed and inspected prior to delivery of the unit.

14.6 A copy of the purchase specification and state certificate must accompany the building permit application.

14.7 All modular homes must be inspected by the L.P.O.A. Zoning Inspector, L.P.O.A. Manager, or an assigned Building Committee member. (Reference Deed Restriction 3) Inspection will be from 8:00am to 4:00pm (to allow for completing inspection by 4:30pm) Monday-Friday. Those delivering a modular home are to be notified of the inspection time, by the property owner. The L.P.O.A. must be notified 48 hours in advance of delivery to make the appropriate arrangements. Modular homes are not allowed to enter the L.P.O.A. Subdivision if the above conditions are not met.

14.8 Trailer, or similar type structures are prohibited. Refer to Deed Restriction 2.

14.9 Overhang and/or gable rake requirements refer to section 10.2.

14.10 Existing sectional/manufactured homes and other structures that do not meet current Preble County Building Codes and Regulations, and were granted variances by the Board of Trustees or other agent of L.P.O.A., Inc. are considered to be "grandfathered" as of January 1 1995.

14.11 Existing sectional/manufactured homes and other structures that do not meet current Preble County Building Codes and Regulations, and that were never granted variances or permits by L.P.O.A. Board of Trustees or other agent of L.P.O.A. are considered in violation of the L.P.O.A. Building Codes and Regulations and are subject to L.P.O.A. action at any time.

14.12 All "Grandfathered" structures shall not be moved from their present location or lot, except for their removal from the Lakengren Community.

14.13 Any attempt to move or relocate "Grandfathered" structures or buildings will automatically void their status under grandfather privileges and the property owner will be required to remove the structure from the Lakengren Community within a time period to be specified by the Board of Trustees.

14.14 "Grandfathered" structures must be maintained and repaired to their original specifications or appearance, or improved upon by the property owners.

14.15 Grandfather variance shall be void when the existing structures, those in the community prior to January 1, 1995, are dis-mantled, torn down, destroyed by storms or other natural occurrences or abandoned by the property owner and shall be removed from the Lakengren Community promptly by the property owner.

14.16 Any property owner who refuses to, or ignores a notice to dismantle and remove unauthorized buildings or structures shall be considered to be in violation of the L.P.O.A. Rules and Regulations and will be subject to a fine of $100 and possible legal action. If the L.P.O.A. must dismantle and remove an unauthorized building or structure, costs will be assessed to the property owner.

14.17 "Grandfather" variances do not extend to any replacement structures for any reason.

14.20 POST AND BEAM BUIDINGS

14.21 Post and beam buildings must conform to all general provisions of the Lakengren Building Codes with the following additional specifications:

A. BUILDING PLANS

1. Engineer approved plans for the post and beam building are required. Plans must show all information for post and beam construction and meet all Preble County Building Codes.

2. Minimum size of a post and beam building shall be 24 feet by 24 feet. The maximum size permitted will be 30 feet by 40 feet. Post and Beam buildings shall be no larger than the square footage of the residence, nor shall the maximum footprint exceed 30 feet by 40 feet, including extensions. The eave side wall height shall be no taller than 12 ft.

B. ROOF

1. L.P.O.A. Building Codes contained in Section 10 are applicable.

2. Roofs must meet the Preble County Snow Level Requirements.

3. Roof trusses must be on 2 foot centers.

4. Roofs must have felt and shingle construction.

C. FLOOR

1. Floors shall be constructed as provided in Code 8.3-E, and must be a floating pad.

2. Concrete must be poured to the outside of the posts.

D. EXTERIOR WALLS

1. All four exterior walls must be completely covered with 7/16" OSB or 1/2" Plywood prior to applying the siding. Doors must be overhead doors. Pass doors shall be a maximum of 36" wide. Sliding doors are prohibited.

2. Exterior wall construction must meet the Preble County Wind Code specifications.

3. The building siding should match the house or be similar.

E. POSTS

1. Posts must be treated posts; a minimum of 6”x6”.

2. Posts must not be more than 10 feet apart.

3. Posts must be set on a 12” x 16” x 8” pad, 36” deep.

4. Post holes must be filled with crushed limestone chip and dust for drainage.

15.0 DOCKS, SHORELINE PROTECTION AND DRAINAGE AREAS

15.1 A permit shall be required for all new or replacement of; (including alterations) docks, boatlifts, shoreline protection, and any waterway or drainage alterations. Reference Deed Restrictions 6&7.

15.2 Plans will be examined and approved as they accommodate L.P.O.A. Inc. and the property owner. This will require the L.P.O.A. Stamp of Approval and signatures of the L.P.O.A. Manager or Building Committee and Zoning Inspector as outlined in Section 3.0.

15.3 Plans submitted for seawalls, rip-rap, and other shoreline protections shall describe, show dimensions, placement on lot, and final grade. Erosion barriers shall be required by the L.P.O.A.

15.4 Plans submitted for docks shall show dimensions, materials, and placement on lot.

(a) Minimum dock pilings dimensions for pilings set in concrete, manually, shall be 6”x 4” pressure treated posts. Minimum dock piling dimensions for pilings installed with a pile driver shall be 4”x 4” pressure treated posts. NOTE: Metal pipes can be used but must meet all manufacturing specifications.

(b) Dock pilings shall be installed by pneumatic or mechanical pile driving devices, or metal pipe screwed in, to a depth of at least 48”, measuring from top of natural lake bottom, or manually set in concrete. Holes for setting pilings in concrete must be twice the width dimension of the piling and 32” deep, measuring from top of lake’s natural bottom and excluding all silt deposits.

(c) Deck boards and side supports shall be constructed of not less than 2”x 6” composite material or pressure treated lumber. 5/4” pressure treated deck boards or 1” composite decking materials may be used with floor joist set 16” on center.

(d) Docks shall not be narrower than 36 inches wide.

15.5 Maximum dock length (extending into lake) from the normal water line is 20 feet. Dock must be located at least 10 feet from lot line at start and stop at least 5 feet from projected lot line into lake. Dock location must not interfere with boat access to any neighboring dock.

15.6 Double deck docks are prohibited.

15.7 Plans submitted for a boatlift shall show dimensions, materials and placement on lot.

15.8 Dock, shoreline, and/or any permits involving waterway or drainage alterations will be revoked and removed by L.P.O.A. Inc. at property owner's expense, if said structure and/or work becomes unsightly or hazardous. Refer to Deed Restrictions 5 & 6.

15.9 No boathouse or similar type structure(s) shall be permitted.

15.10 Roofed shelters of pressure treated wood may be constructed over docks. Dock and boat shelters may not have sidewalls, doors and windows, nor any storage or closets as a part of their construction, but may have lattice or decorative open woodwork but not higher than 30" from the dock deck and may have bench seats no higher than 18" from the dock deck.

(a) Dock shelters must be constructed of sturdy materials with the minimum materials being:

1. Support posts of pressure treated wood not less than 6" x 4" with a maximum distance of 8 feet between the post.

2. Rafters and joist not less than 2" x 6". Manufactured trusses may also be used.

3. Roof construction must comply with Building Code Section 10, and in addition, plywood sheathing must be pressure treated.

4. Shelters may not be more than 8 feet high, measuring from the dock deck to the bottom of the roof rafters, nor wider than 1/3 rd. of the width of the lot on which they will be constructed, as measured in a straight line between the property sidelines at the water line. In no instance shall the roof of a shelter exceed 30ft in width, parallel to the shore line, x 24ft. perpendicular to the shore line and may not extend more than 20ft. from the shoreline.

(b) Support posts may extend into the lake bottom and be secured in concrete in the same manner as dock pilings, or may be bolted to existing dock pilings providing the pilings meet the minimum requirements above.

15.11 Silt and debris removal from coves and lake bottoms shall be in compliance with all appropriate L.P.O.A. Building Codes and Requirements.

(a) Permits to remove silt and debris will be required as provided in Section 15.1 and 5.3 (q). A permit is needed for an individual from the Corp of Engineers, P.O. Box 59, Louisville, KY. 40201-0059, which they must obtain.

(b) Complete plans detailing types of equipment to be used; ingress and egress of the cove by mechanized equipment; materials to be removed and disposal of these materials; and placement or replacement of any shoreline protection material after silt and debris have been removed must accompany the application for a permit.

(c) Plans shall be in triplicate and will be reviewed and recommended for approval or disapproval by the Lake Management Committee to the L.P.O.A. Manager or Building Committee, after an on sight inspection and depth measurements have been made by the L.P.O.A.

(d) Adjoining lots shall not be used for ingress and egress without the written permission of the adjoining owner or owners.

(e) Written permission to use adjoining lots must accompany the application, and the L.P.O.A. Management shall verify such permission with the lot owner or owners.

(f) Approval of applications shall be required by the Lake Management Committee and the L.P.O.A. Manager or building Committee.

15.12 Only loose silt and debris may be removed. The natural slope of shorelines and banks shall not be altered nor shall the original lake bottom be deepened during the removal of silt and debris.

15.13 Property owners shall be liable for all damage to adjoining properties and the lake and shall sign an Acceptance of Responsibility. Said Acceptance of Responsibility shall accompany the application and plans.

15.14 The L.P.O.A. Zoning Inspector shall periodically inspect the job as it progresses and shall have the authority to halt further work, or require changes in the work be made at the expense of the applicant to insure compliance with these requirements, and as provided in Section 6.0.

15.15 The deposit as required in Section 5.3 (q) will be refunded only when all work is completed and satisfactory repairs to adjoining properties and/or L.P.O.A. property have been completed.

(Note 15.11 a, c, and f revised 2/10/99 #99-02-1)

16.0 OUTBUILDINGS, FENCES, SWIMMING POOLS, TV DISH ANTENNAS, SOLAR PANELS & DECK CONSTRUCTION GUIDELINES

16.1 Outbuilding/Shed

(a) All permits from the L.P.O.A. are required regardless of the type and size of the outbuilding/shed.

(b) Buildings shall meet all boundary set back lines and easement restrictions. Reference Deed Restriction 3.

(c) Plans shall be submitted showing dimensions, materials and plot lay-out.

(d) Maximum footprint of outbuilding/shed shall be no larger than 16' x 16', including covered porches. Note: Any out building over **200** square feet requires a Preble County Building Permit also.

(e) Outbuildings/sheds are to be used for tool and small equipment storage, not for auxiliary living quarters. Per Deed Restriction 2, only one structure besides the dwelling is allowed per lot owner, unless attached to the garage or dwelling, before refund of deposit. Reference Deed Restriction 2. Examples of the attached are: Sharing a common wall. Must also comply with item (d) of this article.

(f) All outbuilding/sheds must be constructed of wood. Siding may be wood or other material not prohibited by the Deed Restrictions to match the house. Metal outbuildings/sheds are prohibited.

16.2 Fences

(a) Permits shall be required for all fences. Fences must conform to the overall harmony of the neighborhood.

(b) Plans, drawings, fence placement, materials, and dimensions must accompany permit application.

(c) No barbed wire, razor wire or above ground electric fences permitted.

(d) All fences must remain a minimum of 50 feet from the normal water line.

(e) L.P.O.A. Security fencing is exempt from item 16.2(c).

(f) Fences shall not be permitted beyond the front most plane of the dwelling.

(g) DOG EAR and STOCKADE style privacy fences shall be constructed with the finish side facing to the outside of the property.
(h) A variance shall be required for fences over 6ft. in height.

(i) The maximum size of a dog kennel and or dog run is 10'X12'. Anything larger than that shall be considered a fence.

16.3 Swimming Pools

(a) Permits shall be required for swimming pools.

(b) Above ground swimming or wading pools in excess of one foot in depth (side wall shall not exceed 12 inches) are prohibited.

(c) All state and county safety standards shall apply to in-ground pools.

(d) Plans, drawings, plot plans, materials, and dimensions must accompany permit application. All applicable set back lines will prevail.

Note: Item (b) was originally voted on by the L.P.O.A. membership on September 6, 2002 and November 13, 2009 and can only be changed by a reversal vote by the L.P.O.A. membership.

16.4 Television Dish Antennas

(a) A television dish antenna greater than 24" diameter is considered a structure for purposes of property line set back criteria as provided in the applicable Deed Restrictions.

(b) Only one dish antenna may be located on any lot. Roof, tower, or platform mounting such and antenna is prohibited.

(c) Vegetation screening with a mature height of 5 feet shall be required between the antenna and adjacent residential properties, the lake, and roadways.

(d) Permit deposit will be refunded when vegetation screening is accomplished and approval in final inspection.

16.5 Solar Panels

(a) Permits shall be required for solar panels.

(b) Roof mounted solar panels must maintain the same general pitch as a house roof. Roof loading shall comply with Preble County Building Code. Electrical and plumbing systems, if any, shall comply with Preble County Code.
(c) Yard mounted solar panels are prohibited.

16.6 Decks

(a) Permits shall be required for decks.
(b) Footers shall be in compliance with the Preble County Building Code.

(c) Posts shall be 4" x 4" or 6" x 6" attached to concrete piers by means of galvanized post anchors or set on footers and backfilled with DIRT.

(d) Ledgers shall be attached to **House Framing** by means of 3/8" or larger lag screws or bolts.

(e) Decks 18" or more above grade shall have a railing at least 34" high. Picket spacing should be no more than 4 inches.

RECOMMENDED SPANS

Decking Span Between Joists		
Deck Boards		Span
1x4 or 1x6	Perpendicular to Joists	16"
1x4 or 1x6	Diagonal to Joists	12"
2x4 or 2x6	Perpendicular to Joists	16"
2x4 or 2x6	Diagonal to Joists	12"

Maximum Joist Span Between Supports			
	Joist Spacing (On Center)		
Joist Size	12"	16"	24"
2x6	11'-7"	9'-9"	7'-11"
2x8	15'-O"	12'-10"	10'-6"
2x10	19'-6"	16'-5"	13'-4"

Maximum Beam Span Between Posts				
	Joist Span			
Beam Size	6ft	8ft	10ft	12ft
4x6 (two 2x6s)	8ft	7ft	6ft	5ft
4x8 (two 2x8s)	10ft	9ft	8ft	7ft
4x10 (two 2x10s)	12ft	11ft	10ft	9ft
4x12 (two 2x12s)	14ft	13ft	12ft	11ft

17.0 GENERAL PROVISIONS

17.1 A driveway culvert and suitable base must be installed from the edge of the existing roadway to the owner's property line prior to any excavation or delivery of materials to the job site. A suitable base shall consist of a minimum of 9" of #304 aggregate and driveway culvert materials shall be either aluminized corrugated steel, smooth interior plastic pipe, or reinforced concrete pipe. The diameter and flow line elevation of the culvert pipe will be determined on an individual basis by the L.P.O.A. Zoning Inspector, L.P.O.A. Manager, or agent of the Manager (culverts will be a minimum of 12" diameter and 20' in length). Violators will be issued a stop work order until the culvert is installed properly. Permits are required for all new and improved existing driveways.

17.2 All roadway drainage ditches are L.P.O.A. property and are to remain open and unaltered unless written permission is obtained as set forth in Section 3.0 of this code. Refer to Deed Restriction Rule 7.

(a) **Ditch Fill**. Each proposed ditch fill shall be examined and approved as it is diagrammed by the L.P.O.A. Inc.. Three (3) sets of plans must accompany the permit application.

(b) **Plans must include the following:**

1. Aerated plastic pipe, size to be determined by the L.P.O.A. Manager, Zoning Inspector and/or Building Committee. (diagram)
2. A catch basin with suitable grating as required.
3. Ditch shall be inspected before filling. Backfill ditch with minimum of one (1) foot swale below road surface and graded for proper drainage.
4. The area is then to be seeded or sod laid.

17.3 Adjoining lots shall not be used for access without written permission of the owner.

17.4 The exterior of the house and garage shall be completed in one year and shall be subject to final inspection at such time.

17.5 House number (not lot number) must be used on the mailbox and house. This number to be assigned by Lakengren POA. Owners are also urged to display green, reflective emergency address signs on mailboxes to aid in emergency situations. For more information, call Security at 456-2646.

17.6 During construction a lot number shall be visibly posted to facilitate deliveries and inspections.

17.7 The main dam and spillway bridge located on South Lakengren Drive is off limits to all vehicles which exceed the posted gross vehicle weight limit.

17.8 Trucks or trailers shall not be parked overnight on L.P.O.A. roads or right-of-ways or common access areas.

17.9 **Roadway Impact Fee**

The L.P.O.A. Board of Trustees adopted a change in Building Codes in 1997 requiring sewer and water lines to be bored under the roads, **and prohibits road cuts**. As part of the 1997 road rebuilding program, the L.P.O.A. membership cast an affirmative vote at the 1997 Annual Membership Meeting approving a **Road Impact Fee of $550.00** on all new permits issued after the adoption of the proposal.

On July 14, 2003, the Lakengren Water Authority announced it was raising its charge for road bores. On the same date, the L.P.O.A. Board of Trustees voted to cease collecting the L.W.A. road bore fees as part of the L.P.O.A. Road Impact Fee and reduced the Road impact Fee to $250.00.

All road bores shall require a permit from the Lakengren Water Authority before any work is initiated and a copy of the permit must be attached to the L.P.O.A. Application for a Building Permit prior to the issuance of the L.P.O.A. Building Permit. The fees for the L.W.A. Boring Permit shall be determined by the Lakengren Water Authority and shall be paid by the applicant. The L.W.A. boring fee is not part of these Building Codes, nor subject to approval by the Lakengren Property Owners Association and its members.

All side ditches shall be firmly filled immediately and contoured to the existing area conditions and sowed with an acceptable type of grass seed and cover. It will be the responsibility of the contractor/property owner to see that both side ditches are restored to original condition before a final inspection and a refund or the damage deposit.

17.10 **ROAD CUT POLICY**

Adopted by the L.P.O.A. B.O.T. April 26, 2004
As Temporary Policy Motion 04-04-17 & 04-04-18
Adopted as Final Policy on May 10, 2004 Motion: 04-05-22
Replace 17.10 With Road Cut Policy Approved by L.P.O.A.
B.O.T. Motion: 06-06-36

A permit to make a road cut to install sewer lines from a house to the sewer main must be obtained from the L.P.O.A.. The permit fee shall be $300.00. No additional deposit other than the current deposit for the construction project is required.

A performance bond of $1,000.00 must be posted.

Pavement must be saw-cut for the excavation.

Excavation cannot be wider than 3 feet.

Shoring must be used when the excavation is deeper than 5 feet from the grade of the road.

Shoring must be on-site before the excavation begins.

Excavated material must be removed from the roadway and not stockpiled on right-of-way.

All piping must be backfilled with fine granular material. Material is to be 1 foot above the pipe.

Flowable fill (low strength mortar) must be used to backfill trench to within 2 inches of the finished grade, and 2 feet outside of the pavement on both sides of the roadway.

Two inches of blacktop must be used to bring the trench opening to the finished grade.

The bond will be released upon full completion or the backfill.

Contractor must provide directional signage for the project.

Contractor must provide flagmen as needed

All inspections of the excavation must be at the direction of the L.P.O.A. Manager.

Contractor must notify Security and Maintenance 24 hours in advance of closing the roadway.

17.11 Mud, dirt, and debris must be cleaned off L.P.O.A. roadways. Dirt and debris not removed will be removed by the L.P.O.A. at the property owner's expense.

17.12 The construction site must secure all waste and unused materials in a fashion not to allow it to blow from the construction site. Also waste materials, whether from construction, yard waste, or general debris shall not be pushed into ditches, natural drainage or waterway areas and is **STRICTLY PROHIBITED.** Burning/burying anywhere within Lakengren boundaries of waste materials, whether from construction, yard waste, and general debris is **STRICTLY PROHIBITED.** Any violation of this will result in clearance and removal of debris at property owner's expense and could possibly forfeit building deposit.

17.13 **SILT CONTAINMENT**

All building sites within Lakengren where the turf is to be disturbed must provide for **"Silt Containment"** protecting all areas from erosion with approved methods, such as a silt fence or baled straw, and must be installed prior to construction. This will be an added inspection done by the Zoning Inspector and/or the Manager. **THIS WILL BE ENFORCED. (7/28/98)**

(a) The LPOA Manager and or his designee will indicate on the building plans the appropriate locations for silt containment.
(b) Building permit deposit will be held and released upon evidence of suitable growth to restore the turf and protect from erosion.

17.14 **EXTERIOR WOOD BURNING FURNACES ARE PROHIBITED.**

18.0 L.P.O.A. ROAD RESTRICTIONS/MORATORIUM

18.1 December 1 through March 31—All Gross Vehicle Weight (GVW) limits shall not exceed 12 tons.

18.2 December 1 will be cut off for applications for permits for new home construction. Applications for permits will resume March 1, with no work commencing prior to April 1.

18.3 Weight limit (GVW) from April 1 to November 30 shall not exceed 25 tons.

18.4 Certified original weight slips are required from each delivery vehicle entering upon Lakengren roadways.

18.5 Paint Creek Road, Winters Road, and Longman Road, are excluded from the L.P.O.A. road weight limit rules.

19.0 VARIANCES

19.1 **Deed Restrictions are not included.**

19.2 Appeals may be made to the L.P.O.A. Board of Trustees concerning items of L.P.O.A. Building Code. Appeals may not be made to the L.P.O.A. Board of Trustees concerning applicable Deed Restrictions.

20.0 UTILITIES

20.1 **Electric**—Service is provided by Dayton Power & Light Company. All inquiries and planning assistance questions should be directed to: Dayton Power & Light Company 1-800-729-2640

20.2 **Sewer**—Service is provided by Lakengren Water Authority. Check office to determine sewer location and depth, pressure or gravity. Tap-on fee is required. Application for service should be made at:

Lakengren Water Authority 24 W Lakengren Drive Eaton, Oh. 45320 **937-456-4455**

20.3 **Water**—Service is provided by Lakengren Water Authority. Tap-on fee is required. Application for service should be made at: **Lakengren Water Authority 937-456-4455**
24 W. Lakengren Dr.
Eaton, Oh. 45320

20.4 **Telephone**—Service is provided by: Century Link. Application for service should be made by calling Century Link at- 1-800-407-5411

21.0 VIOLATIONS

21.1 That any violation of the Deed Restrictions and/or L.P.O.A. Building Codes shall be treated in the following manner:

(a) A personal visit from the Zoning Inspector and/or L.P.O.A. Manager.
(b) A written notification from the L.P.O.A. Manager or authorized agent.
(c) **A Category 4 Fine** (See Fines and Penalties Policy).
(d) Legal action(s), as directed by the L.P.O.A. Board of Trustees.

INDEX OF REVISIONS TO BUILDING CODES

2/11/94	400 sq. ft. garage
8/08/94	8.3/building requirements
Revised-BOT Motion 10/14/94 Regular Meeting	
Revised-BOT Motion 95-5-20 & 95-5-21. Revised-BOT Motion 95-6-36.	
Revised-BOT Motion 95-12-120 & 95-12-121 Regular Meeting.	Boat docks and sheds
Revised-BOT Motion 96-1-137 Regular Meeting	road weight limit rule
Revised-BOT Motion 96-3-188 Regular Meeting	Docks
Revised-BOT Motion 96-4-7 Regular Meeting	time limits permit
Revised-BOT Motion 96-4-8 Regular Meeting	clarify 8.3
Revised-BOT March 11, 1997 Regular Meeting	intro to bldg. codes
Revised-BOT Oct. 18, 1997 Annual Meeting/5yr road assessment	inspections
Revised-BOT June 9, 1998 Regular Meeting #98-06-39	silt containment
Revised-BOT July 28, 1998 Regular Meeting #98-07-57	silt containment
Revised-BOT Feb. 10, 1999 Regular Meeting #99-02-164	dredge permits
Revised-BOT June 9, 1999 Regular Meeting #99-06-31	ditch fill
Revised-BOT Dec. 8, 1999 Regular Meeting # 99-12-103	road impact/Longman Rd.
Revised-BOT Dec. 8, 1999 Regular Meeting #99-12-103	5.4 Refund 5.6 Penalties
Revised-BOT Feb. 11, 2002 Regular Meeting #02-02-297	3.3, 3.4, 3.7, 3.8
Revised-BOT Sept. 23, 2002 Regular Meeting # 02-09-102	5.7 Posting of Permit
Revised-BOT Oct. 14, 2002 Regular Meeting #02-10-111	17.2(a) ditch fill approval
Revised-BOT Nov. 25, 2002 Regular Meeting #02-11-141	16.1 Sheds-Wood Construction
Revised-BOT Nov. 25, 2002 Regular Meeting #02-11-145	8.3 Pole barns prohibited and 14.20 post & beam buildings
Revised-BOT April 14, 2003 Regular Meeting #03-04-08	17.1 Driveway Culverts/Permits Required for Driveways
Revised-BOT June 23, 2003 Regular Meeting #03-06-38	3.9 Notification for property line changes
Revised-BOT July 14, 2003 Regular Meeting #03-07-47	5.4 Refund of Deposit & Forfeiture 5.6 renewal of permits
Revised-BOT July 28, 2003 Regular Meeting #03-07-54	17.9 Road Impact Fee Revision
Revised-BOT May 10, 2004 Regular Meeting #04-05-22 (also see Board Policy —Road Cut Policy adopted at same time)	5.3 Road Cut for sewer installation
Revised-BOT May 14, 2007 Regular Meeting #07-05-24	introduction; 5.6; 6.2; 6.5; 14.6; 21.1(c); 21.1(d)
Revised-BOT Aug. 8, 2005 Regular Meeting #05-08-136	16.3 Above Ground Portable inflatable swimming pools.
Revised-BOT Nov. 28, 2005 Regular Meeting #05-11-204	15.4(c) 5/4 pressure treated deck boards
Revised-BOT June 12, 2006 Regular Meeting #06-06-36	17.10 replaced Sewer Tap-on with Road Cut Policy

Revised-BOT July 10, 2006 Regular Meeting #06-07-48	16.2 Fences-Add items (f) & (g)
Revised-BOT July 10, 2006 Regular Meeting #06-07-47	16.6 Deck construction guidelines
Revised-BOT Dec. 11, 2006 Regular Meeting #06-12-114	16.1 Sheds- Side Size restriction
Revised-BOT May 14, 2007 Regular Meeting #07-05-24	Revision to Introduction, 5.6, 6.2 6.5, 14.16, 21.1(c), & Addition of 21.1 (d)
Revised-BOT June 11, 2007 Regular Meeting #07-06-31	$500 Ditch Fill Deposit Removed
Revised-BOT June 25, 2007 Regular Meeting #07-06-42	8.3C. (2) Wall Height Restriction
Revised-BOT June 25, 2007 Regular Meeting #07-06-43	10.1 Roof
Revised-BOT June 25, 2007 Regular Meeting #07-06-44	Fences 16.2 (c)
Revised-BOT June 25, 2007 Regular Meeting #07-06-45	Fences 16.2 (h)
Revised-BOT Jan. 28, 2008 Regular Meeting #08-01-158	5.8, 15.4(c), 15.10 a(2), & 16.1(e)
Revised-BOT Feb. 11, 2008 Regular Meeting #08-02-164	15.10a(4)
Revised-BOT March 23, 2009 Regular Meeting #09-03-45	signature requirement changes
Revised-BOT March 23, 2009 Regular Meeting #09-03-86	Maximum Garage Size
Revised-BOT Jan. 11, 2010 Regular Meeting #10-01-03	Above Ground Pools
Revised-BOT Jan 25, 2010 Regular Meeting #10-01-12	Wood Burning Furnaces 17.14
Revised-BOT May 24, 2010 Regular Meeting #10-05-84	Maximum footprint for Shed
Revised-BOT May 24, 2010 Regular Meeting #10-05-86	16.3 Removal of sub-paragraph (c) Inflatable Pools
Revised-BOT Aug.12, 2013 Regular Meeting # 13-08-101	Three sections as follows.

8.4 GARAGES: changed; nor shall the maximum footprint exceed 30 feet by 40 feet, including extensions'

14.21- Sub-Section A, 2; Added to end of paragraph: Post and Beam buildings shall be no larger than the square footage of the residence, nor shall the maximum footprint exceed 30 feet by 40 feet, including extensions. The eave side wall height shall be no taller than 12 ft.

16.1 (d) OUTBUILDING/SHED: Removed ~~in~~cluding covered porches", and added; ~~in~~cluding extensions", Note: Any building over 200 square feet requires a Preble County Building Permit also.

Revised- BOT **April 27, 2015** Regular Meeting Motion# **15-04-34**. **Section 8.4** Garages. Added language ―Garages which meet all requirements, including setbacks, may be built between the house and roadway." to the end of the paragraph.

Revised – BOT **November 23, 2015** Regular Meeting Motion **15-11-109. Section 5.6** Building Permits. Rewrote 1st paragraph and added language to the second. Changing Permit Fees and Renewals by doubling the fee for each after 1st one.

Revised – BOT **May 23, 2016** Regular Meeting Motion # **16-05-053.** Lakengren Property Owners Association Building Code Sections **3.0(a)** rewording to ―Review and evaluate proposed building plans, not approved by the L.P.O.A. Manager and Zoning Inspector." Also reworded paragraph **(b)** to read ―Upon review and evaluation of proposed building plans make recommendations to the L.P.O.A. board of Trustee's when a Variance is requested" and re-lettered paragraphs **(b)** & **(c)** to **(c)** and **(d)** respectively: **6.5** addition of number **11"** Sediment and run off barrier" :**10.2** removed last sentence: **16.2** Fences sub paragraph **(i)** Max size of Dog Kennel is 10' x 12', anything larger is considered a fence: **17.13** Silt containment. Added sub-paragraphs **(a) & (b)**: **19.1** Variance's, Removed the first sentence leaving only ―Deed Restrictions are not included."

Revised – BOT **August 28, 2017** Regular Meeting Motion # **17-08-097,** Section **10.1** Metal Roofs. Reworded to allow metal roofs, colors and style must be approved by L.P.O.A. Manager or Agent of L.P.O.A. before installation,

Revised – BOT **December 18, 2017** Regular Meeting Motion # **17-12-161. Building Code Section 6.5** second paragraph, removed fine penalties, added ―Any fines" to beginning of fourth sentence , and added ―in full" to second to last sentence. Section 21.1, added ―and/or and removed ―should" and added ―shall" to the first sentence. Reversed items C & D. Item C, removed the fines and added ―fine category". Item D, removed ―including fines".

Revised – BOT July 23, 2018 Regular Meeting Motion #18-07-093. Building Code **Section 5.3, Items f, h, i, k, l, m, n and q,** changing the permit fee charge from **$15.00 (fifteen dollars)** to **$25.00 (twenty five dollars**).

Revised – BOT July 23, 2018 Regular Meeting Motion #18-07-094. **L.P.O.A. Building Code** re-worded **Section 10.2**, and removed **Section 10.6**.

Revised – **BOT January 28, 2019 Regular Meeting Motion 19-01-005** Rescinded changes to **Section 5.3**, **Items f, h, i, k, l, m, n and q** returning the permit fee charge from **$25.00 (twenty five dollars) back to $15.00 (fifteen dollars).**

Revised – BOT April 22, 2019 Regular Meeting Motion #19-04-045. **L.P.O.A. Building Code Section 10.2** – added sentence regarding roof pitch requirements for attached roofs of non-living spaces.

Revised – BOT April 22, 2019 Regular Meeting Motion #19-04-047. **L.P.O.A. Building Code Section 16.1(d)** – added "including covered porches" in place of "including extensions".

Revised – BOT June 24, 2019 Regular Meeting Motion #19-06-061. **L.P.O.A. Building Code Section 15.0 Docks, Shoreline Protection and Drainage Areas, Section 15.4** – added requirements for metal pipes.

Date Adopted: November 22, 2010
Motion#: 10-11-174
Revised Date: 11/22/2021
Motion#: 21-11-080

Lakengren Waste Management (LWM) Capital Improvement Account

PURPOSE: To reduce the burden on the Lakengren Property Owners Association for major capital improvements with the LWM.

POLICY

The General Manager will maintain a capital reserve forecast (LWM Reserve Plan), that is reviewed and adjusted annually with review by the finance committee. The plan must ensure the Capital Improvement Account is sufficiently funded to cover all future repairs and/or replacement of major assets, as documented in the plan. The LWM Reserve Plan will include an annual dollar amount to be deposited into the Capital Improvement Account. This deposit amount will be included in the annual LWM Budget which is approved separately by the Board of Trustees. This deposit amount will be documented in the Schedule of Fees, Charges and Rates, adopted by the Board of Trustees as the official record of such items, and approved by the Board of Trustees during the annual budget process.

Submitted by Joe Flesch, Chair, Financial Planning Committee

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Date Adopted: January 24, 2011
Motion#: 11-01-11
Revised Date: 11/12/12
Motion#: 12-11-198
Revised Date: 11/22/2021
Motion#: 21-11-080

LAKENGREN WASTE MANAGEMENT (LWM) POLICIES PERTAINING TO BILLING AND COLLECTIONS

Reason for Policy: The following Policies are intended for LWM. They are intended to help with billing and collection of current and past due bills.

POLICIES:

1. The property owner is responsible for all LWM trash service fees associated with the property. A new owner is responsible for any past due LWM trash service fees (including any late fees) charged to the property due at the time of purchase.

2. The Owner of a rented, leased or otherwise occupied property is responsible for payment of all LWM fees. If a renter/tenant member/occupant moves out and leaves unpaid LWM trash fees the property owner is responsible for paying the fees. The foregoing shall apply regardless of whether a formal lease agreement or arrangement has been instituted between the Occupant and the Property Owner or regardless of whether actual rent or other consideration is paid.

3. When a new Member buys a vacant residence not currently billed by the LWM, they will be billed according to the month of the closing on said residence.

4. Trash service is billed quarterly. Bills will be due no less than 15 days and no more than 30 days from the date on the bill. A 10% (Ten percent) late fee will be applied to all past due accounts.

5. Small claims will be filed after three billings of non-payment; current court filing/processing fee will also be applied.

Submitted By: Policy Review Committee, and LWM Advisory Committee.

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LWM ADVISORY COMMITTEE
BOT COMMITTEE CHARTER
Date Adopted: April 12, 2010
Motion #: 10-04-60
Revised Date: 11/22/2021
Motion#: 21-11-080

NAME: LAKENGREN WASTE MANAGEMENT (LWM) ADVISORY COMMITTEE

AUTHORITY: Article VI of the Code of Regulations.

PURPOSE: The LWM Advisory Committee (hereinafter referred to as the Committee) will be a standing committee, appointed by, and operating under the authority of the LPOA Board of Trustees.

The Committee will investigate, report, advise and/or recommend all matters involving the operation of LWM as directed by the LPOA Board of Trustees, the LPOA manager, or on the Committee's own initiative.

The Committee will have no authority to construct, amend nor enforce any rules, policies, or contracts of any kind at any time, nor act in any official capacity to direct, manage or supervise any other committee, department, members, or any agency of the LPOA.

All matters considered by the Committee will be reported to the LPOA Board of Trustees at regular Board of Trustees meetings, or when otherwise requested by the Board of Trustees. The Board of Trustees will act upon the recommendations and findings of the Committee as the Board deems appropriate.

MEMBERSHIP: The Committee will consist of not less than five (5) and no more than nine (9) LPOA members in good standing, who are representative of the various groups within the Lakengren community. The LPOA Board of Trustees will appoint the members of the Committee. The LPOA Board of Trustees President and the LPOA Manager will be Ex-Officio and non-voting members of the Committee. Except for the President no other~~.~~ LPOA Board of Trustees members are eligible for membership during their term of office on the LPOA Board of Trustees.

All Committee meetings will be open; LPOA members may attend meetings or address the Committee.

LPOA member complaints concerning current policies or activities of other LPOA departments and agencies will not be considered by the Committee, as these matters require LPOA Board of Trustees action.

Fifty percent (50%) of the Committee members must be in attendance at any called meeting in order to establish a quorum. Adoption of recommendations to be presented to the LPOA Board of Trustees will require a simple majority vote of the members present.

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Written minutes of all Committee meetings will be prepared and presented to the LPOA Board of Trustees for their consideration and information, copies will be sent to the LPOA office for record keeping and public viewing.

CHAIRPERSON: The members of the committee will select the Chairperson from among their members. The term of the Chairperson will be one year.

The Chairperson will call and conduct all meetings of the Committee. Committee meetings will normally be held monthly but may convene as often as deemed necessary by the Chairperson.

Date Adopted: November 12, 2012
Motion#: 12-11-199
Revised Date: 11/22/21
Motion#: 21-11-080

LAKENGREN WASTE MANAGEMENT (LWM) POLICY PERTAINING TO TRASH PICK-UP

REASON FOR POLICY: The following Policies are for the LWM. They are to help members understand and adhere to the restrictions as follows.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b

POLICY: LWM began trash pick-up on June 1, 2010. Trash will be picked up weekly on a schedule established by the LPOA General Manager. A map showing the ***regular pick-up, non-holiday schedule*** is available upon request. Trash must be set out by the road by 6:00 a.m. on the day of your scheduled collection.

Trash will not be picked up on the following holidays: Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day. Weeks affected by observed holidays will move trash collection one day later in the week.

Each house will be provided with one 96-gallon, two-wheeled LWM can/tote. Each can/tote provided remains the property of the LPOA. Additional cans/totes may be leased through the Lakengren Office. **The LWM will only pick up trash that is in a~~n~~ LWM can/tote. This means that any trash set out in any other can/tote besides a~~n~~ LWM can/tote will not be emptied. All trash must be in a~~n~~ LWM can/tote, no loose items will be picked up. To prevent spillage, the lid of the can/tote must be completely closed when the can/tote is placed at the curb for pick up. Cans/totes may not be picked up if the lid is not completely closed.**

Members with special needs and part-time residents may complete a form to have up to two LWM trash cans/totes collected and returned to the front of the garage or residence. Only elderly members, members with special needs (handicapped), and part-time residents will be considered for this service. ***All members of the household must meet the criteria.***

Trash service is billed quarterly. Please call the office for the current rate. ***Part-Time Residents and Snowbirds May Skip Up To One Quarter (December/January/February) Per Year Upon Approval.*** The required form must be completed and returned to the Lakengren Office for consideration.

LWM WILL PICK UP THE FOLLOWING:

Collection of trash from one LWM trash can/tote - **Not To Exceed 75 LBS**

Collection of trash from three additional LWM trash cans/totes – **Not To Exceed 75LBS Per Can/Tote**
Trash not in a LWM can/tote will not be picked up.

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If cans/totes exceed the maximum weight limit a yellow sticker will be placed on the can/tote asking that the contents be reduced to the limit per can.

All grass, leaves, and brush should be brought to the Maintenance Area. No plastic garbage bags may be left with the grass, leaves or brush when dumped at the Maintenance Area.

Collection of four car tires per year, per house – additional tires will be collected at **$2.00 Per Tire No rims are to be left on discarded tires.**

On one day of each month, LWM will collect up to five-gallon cans of dry paint per house, per year and a maximum of two large items not to exceed 100 pounds each, such as furniture and appliances. No liquids will be collected.

Members must call (**937)456-3173, to** leave their address information and a brief description of the item(s) to be picked up. A **$25.00** charge will apply for refrigerators or any other items containing Freon.

LWM Policies Pertaining to Billing and Collections, Paragraph 5 applies

"5. Small claims will be filed after three billings of non-payment, court filing/processing fee will also be applied."

Submitted by the Policy Review Committee

TITLE - 3

BOARD OF TRUSTEES

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CHAPTER 301

ADMINISTRATIVE

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301.01

Date of Adoption: 07/25/2022
Motion #: 22-07-057
Revised Date:
Motion #:

OATH OF OFFICE
BOARD OF TRUSTEES

I do solemnly swear (or affirm) that I will faithfully carry out the duties of the office of LPOA Trustee in accordance with the Association Code of Ethics and within the boundaries as defined by law and LPOA governing documents. And will, to the best of my ability strive to serve the best interests of the LPOA and will perform the duties without bias for or against any member or resident.

301.03

Date of Adoption: 12/11/87
Motion #: 87-12-138
Revised Date: 4/14/97, 05/14/12, 07/25/22
Motion #: 97-04-17, 12-05-75, 22-07-057

SUBJECT: MEMBERSHIP INPUT TO BOARD PROCEEDINGS

REASON FOR POLICY: Operating decisions for the LPOA are made by the elected Trustees through the Board of Trustees proceedings. While the Trustees retain full responsibility for decision making, it is desirable that, at all times, the LPOA Membership in attendance be provided an opportunity to voice their opinions or to offer information of which the Board may have no knowledge. Without established guidelines, there is confusion as to what Membership input is appropriate and the way it should be offered.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: The following guidelines are to be generally adhered to in providing LPOA Membership input into the Board of Trustees proceedings.

1. Any member wishing to address the Board during the Recognition and Hearing of Visitors should make prior arrangements by contacting the Office. When making arrangements, the member must provide their name (false or substituted names will NOT be accepted), lot number(s) and indicate the subject of concern. If a Board decision is desired, the Board must be provided the information necessary to support a decision prior to the scheduled meeting. Members are asked to limit their presentation to the Board to approximately 5 minutes unless an extended time allowance is requested and approved.

2. Members without prior arrangements should raise their hand during Recognition and Hearing of Visitors and wait to be recognized by the President.

3. As issues are addressed by the Board, the presiding officer will make the decision if membership input is needed and appropriate. If so, he or she will solicit such input from the members who raise their hands, indicating a willingness or desire to speak.

4. If a member desires to speak before input is solicited, such desire may be indicated by raised hand. Recognition of unsolicited input will be at the option of the presiding officer, but the expressed desire of any two Trustees to hear the offered input will be respected by the presiding officer.

5. When members are recognized by the presiding officer, they are requested to use the microphone provided and to identify themselves by name and lot number or street address.

6. Members are expected to be civil and respectful. Discussion should be directed at the issues at hand. Personal attacks will not be allowed nor open discussion which compromises the right of anyone to privacy.

7. Members should bear in mind that the provision for membership input is to allow opinions and new knowledge to be shared with the Board. While debate is a part of the decision-making process of the Board, it must be limited to the Board, which bears full authority and sole responsibility for the decisions and the conduct of LPOA affairs. Argument between members and the Board is inappropriate and will be ruled out-of-order by the presiding officer.

8. Both the Trustees and the members attending the regular open Board meetings must also bear in mind that the membership in attendance does not constitute a fair or legal representation of the full LPOA Membership. Volunteered member input is welcomed but must be considered by the Trustees in this light.

Submitted by: LPOA Board of Trustees

301.05

Date of Adoption: 3/10/1999
Motion #: 99-03-178
Revised Date: 01/25/21; 07/25/22
Motion#: 20-01-002; 22-07-057

SUBJECT: THREE READING RULE FOR NEW POLICIES

Reason for Policy: The purpose of this policy is to provide sufficient time for the Membership and Board of Trustees to consider all aspects of any new policy presented, insuring correct wording, format, etc. before formal approval of the new policy.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren PropertyOwners Association, Inc. Article XIII-b.

Definition: For the purpose of this policy, a *reading* is defined as:

- Policy is on the open meeting agenda, is discussed by the Board of Trustees, and recorded in the meeting minutes.
- Copy is distributed to all Board of Trustees members.
- Copy is provided to attendees at the open meeting.
- Copy is posted to the LPOA Web page at least 24 hours in advance of the open meeting.

POLICY:

1. All new policies will be presented to the Board at three consecutive scheduled open Board of Trustees meetings. The policy will not be read in its entirety unless requested by the Board President. First readingwill be under New Business. Second and Third readings will be under Old Business.

2. Revisions and corrections to policies may be made at any time prior to the third reading and do not affect the number of readings.

3. Discussion of policies is encouraged following each of the three readings, however no vote on the policy will take place until completion of the third reading.

Exceptions to the Three Reading Rule are as follows:

1. If the approval of said policy is deemed to be of an “urgent” nature, the Board may, by a majority vote, waive the Three Reading Rule after the first or second reading and prior voting on the policy.

2. If after the three readings, the Board is still not satisfied with the wording of the policy, an extensionmay be granted by the Board President for one more reading. A vote must take place, for or against the policy, after the fourth reading.

3. Minor revisions and corrections to existing policies do not require three readings unless determined otherwise by the Board President.

301.07

Date of Adoption: 07/27/95
Motion #: 95-7-54
Revision Date: 07/25/22
Motion #: 22-07-057

SUBJECT: STATUTE OF LIMITATION FOR MOTIONS APPROVED

Reason for Policy: When the board of Trustees approves a motion for projects, it is generally assumed that said project will be actively accomplished in the immediate future. When this is not the case, and a project is abandoned, then brought up again a year or more later, confusion is created because of the change in Board membership and/or difficulties in locating the original information concerning the motion. Circumstances within Lakengren may change during that time which would make such projects impractical or reduce their original value or appeal.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: The Board of Trustees Operating Policies nclude a Statute of Limitations of 12 months for motions approved by the Board of Trustees in either Open or Executive sessions, unless otherwise stated in the motion. All approved motions not clearly and actively in progress within 12 months of the date of approval will be considered void. If, for any reason, an extension is deemed necessary, such extension must be requested and a motion made and approved by a majority vote of the Board of Trustees in either open or Executive session prior to the conclusion of the 12th month.

301.09

Date of Adoption: August 10, 1984
Motion #: 84-08-96
Revision Date: 5/29/98; 11/25/02; 1/24/05; 02/08/10
07/25/22 Motion #: 98-05-31; 02-11-144; 05-01-17; 10-02-20; 22-07-057

SUBJECT: PREPARATION OF BOARD MINUTES

Reason for Policy: To provide a standard procedure for the recording of minutes of all meetings of the LPOA Board of Trustees.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren PropertyOwners Association, Inc. Article XIII-b.

POLICY:

A) The Secretary, or Board Recorder, in conjunction with those individuals designated as Assistant Secretaries, will prepare written minutes of each annual, regular and special meetings of the LPOA Board of Trustees. To assist in the preparation of these minutes, the use of shorthandnotes, graphs, charts, audio recorders, computers and electronic reproduction devices is authorized.

B) The minutes may be summarized by the individual preparing them but must reflect the meaning and intent of the discussions and motions and will specifically identify each individual making and seconding each motion, the number of votes in favor, against, or abstaining each motion, andthe result (i.e., approved or failed) of each motion.

C) Motions will be numbered consecutively with the ***year-month-motion number***, beginning withthe motion number "01" on January 1 of each year. ***Example***: 10-01-01 designates the first motion number of the year beginning January 1, 2010.

D) The individual preparing the minutes will submit them to the Board of Trustees for approval at the next scheduled meeting. When approved by the Board of Trustees, they will be authenticatedby the signatures of the President and Secretary. Minutes approved and authenticated will constitute the official record of proceedings for the LPOA Board of Trustees. Recordings, notes or other devices will then be erased or destroyed by the individual preparing the minutes.

E) The original authenticated minutes of all annual, general, and special Board meetings will be kept at the LPOA Office. A copy of the official record of all annual, general, and special Board meetings will be made available at the office to any member upon request and will be published in full in the Lakengren website.

F) The Manager, Office Manager and Clerical Office Staff of the Association are designated Associate Secretaries and their job descriptions, if applicable, will reflect this requirement. In the absence of the Board of Trustees Secretary or one of the above-named individuals, the Board President will appoint an Acting Secretary for that specific meeting.

Date of Adoption: 12/13/2021
Motion#: 21-12-092
Revised Date:
Motion #:

ANNUNAL SCHEDULE OF FEES, CHARGES, AND RATES

As part of the annual budgeting process, the Board of Trustees will adopt an annual Schedule of Fees, Charges, and Rates (The Schedule). The Schedule will show all dollar amounts charged, assessed, or accepted by the LPOA.

Each December, the General Manager will prepare the Schedule for the succeeding fiscal year. The Schedule will be sent to the Financial Planning Committee for its review and recommendations. Each February, the Schedule will be presented to the Board for its review and action. Upon adoption, the Schedule will be posted on the LPOA website. It will also be available, upon request, at the LPOA office.

Date of Adoption: 1/11/85
Motion #: 85-1-192 thru 85-1-197
Revised Date: 12/22/99; 10/8/22
Motion #: 99-12-115; 22-10-079

SUBJECT: THE BUDGET AND FINANCIAL MANAGEMENT

Reason for Policy: To provide direction for the General Manager, Office Manager, Financial Planning Committee (FPC), LPOA Treasurer and the Board of Trustees (BOT), in the development, approval and management of the LPOA Fiscal Year Budgets.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren PropertyOwners Association, Inc. Article XIII-b.

POLICY: Statement of objectives. To enable the Board of Trustees' oversight of the income and expenses to ensure the up-keep and overall appearance of the community; provide funds for day-to-day operations, maintenance, and repair of LPOA assets in a way that maintains and/or improves members' property values. The Board of Trustees is responsible to the Membership for themanagement of the affairs of the Association.

The Budget:

The BOT will direct the term of budgets to be prepared (single fiscal year, or multiple fiscal years). The budgets will include projected Income and Expenses of the LPOA Operations, Lakengren Waste Management (LWM) business, and any other business entities authorized by the Board (e.g., Lakengren Video and Internet Management (LVIM)). In addition, the budgets shall include a forecast of the Capital Reserve Plan Spending and New Capital Development spending. Budgets will be supported by detailed Reserve Plan forecasts. Balanced budgets will be prepared by the General Manager and Office Manager; reviewed and pre-approved by the FPC; reviewed and approved by the BOT at a public board meeting, prior to the start of the fiscal year. Needs for additional income via special or permanent assessments must be agreed to by the BOT and approved by the LPOA members.

Emergency Funds: An emergency fund account will be maintained to provide for unplanned, unanticipated expenses. The emergency funds are separate from the capital reserve funds. The amount of money to be held in the emergency fund account is determined by the BOT annually and documented in the Schedule of Fees, Charges, and Rates. But in no case should the amount be less than $100,000. If funds in the Emergency Reserve Fund are applied, causing the balance to fall below $100,000, the BOT is to immediately develop a plan to restore the fund as soon as financially feasible.

Financial Management:

The general manager and office manager are responsible for management of all LPOA funds with oversight ~~of~~ by the FPC, the LPOA Treasurer, and the BOT. Actual Income and Expenses vs Projected Income and Expenses will be reviewed with the FPC at least quarterly. Any over/under budget situations **in** excess of ten (10) percent must be addressed, and a plan must be developed immediately to address the

deviations**.** Plans that require changes to the previously approved budget(s) must be reviewed by the FPC and approved by the BOT.

A newly elected Treasurer should ensure to his or her satisfaction that the funds in the bank agree with the LPOA's statement of accounts. It is recommended that after all signature cards have been filed, that the Treasurer, or Assistant Treasurer, call or visit each institution and personally verify the amount in each account.

The Treasurer, or Assistant Treasurer, should regularly monitor the flow of Association Funds, (monies received, invoices paid, other amounts paid or deducted, & etc.). Further it is recommended that either the Treasurer or Assistant Treasurer periodically and randomly make an inquiry of various financial institutions to ensure the funds listed on LPOA financial documents agree with the amounts in the financial institutions.

Investing Funds: The BOT will ensure that excess cash on hand, including the Emergency Funds, are invested in instruments issued by the United States government, such as treasury notes and bills, or with banking institutions that are FDIC or FSLIC insured. In no case will the amount of the principal and interest be allowed to exceed the insurance limits.

Date of Adoption: 21-10-25
Motion #: 21-10-075
Revised Date: 10/8/22
Motion #: 22-10-079

The Budget and Financial Management
Annual Capital Budget and Schedule

The Board of Trustees will adopt an annual capital budget in addition to the operation budget. The capital budget will be based on the reserve plan, which is reviewed annually and updated every five years and will include a schedule for the completion of the items in the budget.

Each November, the General Manager, in consultation with the Financial Planning Committee, will prepare a capital improvement budget and schedule for the succeeding fiscal year. Each December, the capital improvement budget will be sent to the Financial Planning Committee for its review and recommendations. Each January, a manager's town hall meeting will be held to present the proposed capital improvement budget and schedule to the community. Each February, the capital improvement budget will be presented to the Board for its review and action. Upon adoption, the capital improvement budget and schedule will be posted on the LPOA website, and a notice of availability will be posted on the Lakengren POA Board Facebook page.

Date of A doption: 1/11/85
Motion #: 85-1-192 thru 85-1-197
Revised Date: 12/22/99; 10/8/22
Motion #: 99-12-115; 22-10-079

SUBLECT: LPOA BOT TREASURER, ASSISTANT TREASURER OR OFFICE PERSONNEL CHANGEOVER PROCEDURES

Reason for Policy:
To preserve the integrity of the LPOA financials and define procedures for a smooth and orderly transition when replacing an official LPOA signatory, as documented in the Security and Handling of LPOA Funds (301.15) policy, on any of our financial accounts.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren PropertyOwners Association, Inc. Article XIII-b.

POLICY:

Immediately following a signatory change, the LPOA Office Manager will notify each financial institution with whom the LPOA is conducting business, of the signatory changes – who to add and who to remove. In addition, the LPOA Office Manager will identify the process, including board minutes, required by each financial institution to execute the changes and assist the new LPOA signatories in the process of being added to the accounts as an authorized signer. If the signatory change involves the ~~LPOA.~~ Office Manager, the Treasurer or Assistant Treasurer must execute the processes.

Date of Adoption: 96-12-13
Motion #: 96-12-119
Revised Date: 02-10-14; 10/8/22
Motion #: 02-10-106; 22-10-079

SUBJECT: SECURITY AND HANDLING OF LPOA FUNDS

Reason for Policy: To establish uniform procedures for the security and handling of LPOA Funds.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren PropertyOwners Association, Inc. Article XIII-b.

POLICY:

I General:

A. The Treasurer and the Assistant Treasurer will be elected by the Board of Trustees fromamong the members of the Board. These officials will be responsible to the Board and the members of the Association to perform the duties set out in Section II below.

B. Association funds will be kept only in U.S. Government Insured Institutions (FSLIC orFDIC), or invested in U.S. Treasury Notes, Bills or Bonds.

C. All negotiable instruments, such as Treasury Notes, Bills, Bonds, Institutional CD's, or Money Market Certificates will be kept in a safe deposit box. An accurate inventory of thesedocuments will be kept in the safe deposit box with copies on file in the LPOA Office.

D. All employees are covered by our insurance policy for misappropriation of funds up to the amount set in the Schedule of Fees, Charges, and Rates. Accounts receivable signatories will be covered by a bond in the amount set in the Schedule of Fees, Charges, and Rates. The Treasurer, Assistant Treasurer, General Manager and Accounts Payable will be covered by a Bond in the amount set in the Schedule of Fees, Charges, and Rates.

E. All accounts will be in the name of Lakengren Property Owners Association, Inc. All CD's, Certificates, Notes, Bonds, and Bills will be issued in the same name. Individual names will not be permitted. Procedures will be established to ensure these instruments can be negotiatedonly by the Treasurer, Assistant Treasurer and Manager. A minimum of two signatures will be required for each transaction.

II Procedures:

A. Checking Account Procedures:

1. Checking accounts will be established for all transactions involving Association funds. All receipts will be deposited in the Operating Funds account and transfers according to budget stipulations will be made to the other accounts. All transfers, disbursements, and other activities $50,000 and above will be by checks drawn on these accounts. All transfers, disbursements, and other activities below $50,000 may be by electronic transfer.

a. The General Manager will provide the Treasurer a weekly record of all transactions in these accounts or make the records available for review.

b. The Treasurer, Assistant Treasurer, General Manager, and one designated member of the Office Staff will be the only persons authorized to draw checks on these accounts. Procedures will be established with the institution, to ensure at least two of the fourdesignated individuals

b. The balance in these accounts will be kept as low as possible, consistent with day-to-day working capital requirements.
c. The Treasurer, Assistant Treasurer, Manager, and one designated member of the Office Staff will be the only persons authorized to draw checks on these accounts. Procedures will be established with the institution, to insure at least two of the four designated individuals must sign the checks before they will be honored.
d. Any check greater than $5,000 must be signed by either the Treasurer or Assistant Treasurer. Checks or other instruments for transfer of funds will be made out only to the bank or financial institution to which funds are being transferred. Bank to bank fund transfers above $50,000 require the signature of the Treasurer or Assistant Treasurer. All banks and financial institutions with which the Association deals will be notified by a letter from the Board Secretary noting the substance and date of passage of this policy by the Board of Trustees. The Board Secretary must notify any new financial institution(s) with which the L.P.O.A. engages in financial transactions, of any type in the future, of this policy. This notification should accompany any and all paperwork submitted to open a new account or significantly modify an existing account.
e. Deposits will be made in this account at least once a week, on Friday, and through the close of business on the last working day of each month, to ensure a proper accounting cut-off. Since interest is earned on this account, it is to the advantage of the Association to make deposits as frequently as possible. When checks and other instruments on hand exceed $1,000 a deposit will be made. All receipts totaling more than $200.00 cash, will be deposited no later than COB the next business day.
f. The Manager is designated as the custodian of the petty cash fund. The fund will not exceed $100.00 and will be kept in the L.P.O.A. Office in a secure place to be designated by the custodian. The fund will be replenished as needed by the custodian and all expenditures will be supported by adequate receipts.

B. **Other Account Procedures:**

1. The Board Treasurer, with the assistance from the L.P.O.A. Manager and Assistant Treasurer, is responsible for obtaining the maximum interest or rate of return reasonably possible on all L.P.O.A. funds consistent with the security constraints described above (particularly item III. B. and C.).

C. **Internal Controls:**

The Manager will establish office procedures to insure that in so far as possible, no one individual will handle cash or checks and the accounting documents pertaining to these transactions. These controls will be evaluated during the annual audit.

D. **Audits:**

The Board of Trustees will insure an annual audit is conducted by an Independent Certified Public Accountant, with the results to be presented to the Board of Trustees at a

regular or special meeting. A copy of this audit will be made available to the Association Members upon request.

E. **Safe Deposit Box Procedures:**

1. The Treasurer, Assistant Treasurer and Manager will be the only individuals who have access to the Safe Deposit Box. When the Treasurer or Assistant Treasurer are changed, the Board of Trustees President will direct a joint inventory of the contents of the Safe Deposit Box by the incoming Treasurer, Assistant Treasurer and Manager. When there is a change in the Manager, the Treasurer or Assistant Treasurer will be directed by the Board of Trustees President to conduct a joint inventory of the Safe Deposit Box. The contents will be recorded on an inventory document. One copy will be signed by the individuals performing the inventory and left in the lock box, one copy furnished to the Board of Trustees President, and one copy to the incoming official. A copy of the inventory will also be attached to the record copy of the minutes of the next meeting of the Board of Trustees.

2. Procedures will be established with the bank to insure that only the Treasurer, Assistant Treasurer and Manager have access to the Safe Deposit Box and that at least two of these three people must be present when the Safe Deposit Box is opened. Any additions or deletions to the contents of the box will be made to inventory copies and signed off by both parties.

3. The Board of Trustees President may, from time to time, direct a surprise inspection of the contents of the Safe Deposit Box by a disinterested party to ascertain the accuracy of the inventory and the contents of the box.

4. One key to the Safe Deposit Box will be kept by the Manager in the L.P.O.A. Office, the other by the Treasurer. Treasurer's key will be kept in a location outside the L.P.O.A. Office.

Submitted By: L.P.O.A. Board of Trustees (12-13-96), Revised By: L.P.O.A. Board of Trustees and Policy Review Committee, 2002

Date of Adoption: June 24, 2002
Motion #: 02-06-47, 02-06-48, 02-069-49
Revised Date: 10/8/22
Motion #: 22-10-079

SUBJECT: PLACING ITEMS ON THE ANNUAL MEETING AGENDA

Reason for Policy: To provide a procedure for LPOA Members to place an issue requiring community input and vote on the Agenda for the Annual Meeting and allow sufficient time for editing and publication of information on such issues prior to the Annual Meeting and/or voting day for such issue.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren PropertyOwners Association, Inc. Article III, Sec. 6; Article XIII a, b and c.

POLICY: Any LPOA member in good standing may have (an) issue(s) placed on the Annual Meeting Agenda or on the election day, or on the mail ballot if such issue(s) meets one from each of the following two subsets of criteria and has been presented in writing to the Board of Trustees a minimum of (90) days prior to the scheduled date of the Annual Meeting or the election day.

A. Criterion Subject Matter

1. Involves a change to the LPOA Code of Regulations and By-Laws.
2. Involves a financial issue which affects the LPOA community at large.

B. Criterion Approval

1. Has been presented to and approved as an Agenda item or ballot item by the LPOA Board of Trustees by a majority vote of a quorum of the Board present at any Regular Open Meeting.
2. If not approved by the Board in accordance with item B (1), is supported by a petition with the signatures of the owners of 220 properties who are members in good standing of the LPOA (as described in LPOA Code of Regulations, Article XIII,e). An owner may only sign once per petition. Only one property per owner will count toward the 220.

The wording of any issue is subject to editing and clarification by the LPOA Board of Trustees, as long as such editing and clarification does not change the primary concept of the issue for presentation, however the final decision as to wording of the proposal as it is offered to the general membershipremains with the individual sponsoring the issue.

This policy will be posted on the LPOA web site at least once annually.

Date of Adoption: June 27, 2016
Motion #: 16-06-053
Revised: date: February 27, 2023
Motion: #23-02-016

Lakengren Water Authority Trustee

Reason for Policy: To define the governing board of the Lakengren Water Authority (herein known as the LWAand LWA Board of Trustees). The LWA Board of Trustees will be comprised of three (3) Members.

Members of the LWA Board of Trustees will be selected and appointed by majority vote of the Board of Trustees of the Lakengren Property Owners Association (herein "LPOA" and "LPOA Board of Trustees"), Preble County, Ohio, and each LWA Board Member will be a resident of the Authority and a member in good standing of the LPOA.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII – b, Case No. 88 CV 20476 Court of Common Pleas of Preble County, Ohio Civil Division

Each Member of the LWA Board of Trustees, during the regular term, will serve a term of three (3) years, or until a successor is appointed and qualified. Appointment to the LWA Board of Trustees is intended such that each of the three LWA Board Members will serve for 3-year staggered terms, so that no more than one LWA Board Member's term will expire each year. Additionally, LWA Board Members may be appointed to successive terms of office without limitation.

The LPOA Board of Trustees will establish an Interview Committee of three members, consisting of one person from the LPOA Board of Trustees, one of the two LWA Trustees whose term is not expiring, and one at large member from the LPOA membership, or if necessary, all of whom may be LPOA Board of Trustees members, to fill vacancies.
While nothing legally prohibits an LPOA Trustee from serving as an LWA Trustee, as an LPOA Board policy, except for very unusual or unforeseen circumstances, no LPOA Board of Trustees member will serve concurrently as an LWA trustee, and no LPOA Board will appoint a current member of the LPOA Board as an LWA Trustee.

No member of the Interview Committee may be nominated as an LWA Trustee. No current LWA Board Member or someone that is running for a position as an LWA Board Member can run for or sit on the LPOA Board of Trustees as this is a conflict of interest.

Submitted by the LPOA Board of Trustees

Date of Adoption: June 27, 2016
Motion #: 16-06-073
Revised Date: February 27, 2023
Motion #: 23-02-017

LAKENGREN WATER AUTHORITY TRUSTEE SELECTION

Reason for Policy: When the LPOA initiated the purchase of the water company, it was determined, with advice of counsel, that the trustees thereof would be selected by the LPOA Board of Trustees rather than by popular election of the membership. Freedom from PUCO control requires that a monopolistic utility be controlled by the people it serves. It was the opinion of counsel that since the LPOA Board of Trustees was elected by the membership, it would meet the test of statute for the LPOA Board of Trustees to select the LWA Trustees. This process was established in the court ordercreating the LWA as a public utility under Chapter 6119 O.R.C. This policy determines a logical procedure for the LPOA Board of Trustees, as an elected body, to assume its proper responsibility for independently selecting the LWA Trustees they deem to be representative of the interests of the people served by the LWA.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII - b.

Case No. 88 CV 20476 Court of Common Pleas of Preble County, Ohio Civil Division

1. **Applications for LWA Trustee**

   A. The LPOA Board of Trustees will solicit on the LPOA website, and /or any other means it deems necessary, for Applications of those interested in serving as a Trustee of the Lakengren Water Authority (LWA). Any qualification restrictions imposed by the bond requirements or other governing regulations will be so stated in the announcement. Also, a list of the duties of an LWATrustee should be included.

   B. Applications for the position of Lakengren Water Authority Trustee should be completed andreturned to the Lakengren Property Owners Association.

2. **Expiring term of office LWA Trustee**

Prior to the expiration of the term of office of any LWA Board Member, the LPOA Board of Trustees will have the duty and responsibility of selecting and appointing a replacement member of the LWA Board of Trustees in the manner set forth.

However, should appointment of any Member fail to occur as set forth within ninety (90) days for whose term of office has expired, the Authority Board of Trustees, by a majority vote, will have the duty and responsibility of selecting and appointing a replacement for any Board Member for whose term of office has expired.

A. Advertise on the LPOA website, and/or any other means it deems necessary, during the months of August, September, and October.

B. Copies of all resumes will be submitted to members of both the LPOA Board of Trustees and the Interview committee in October.

C. At the LPOA Board of Trustees meeting in November the interview committee will submit in writing their recommendations to fill the expiring term of LWA Trustee.

D. The LPOA Board of Trustees will designate the person of their choice to serve as the LWA Trustee for the next three-year term. At the December Open Board Meeting the Members of the
LPOA Board of Trustees will vote on the selection and the result will be published within two business days on the LPOA website, and /or any other means it deems necessary,

E. If the process is completed more quickly than outlined above, the LPOA Board of Trustees may choose to accelerate the schedule by voting on and announcing the result sooner than provided forby this policy.

3. Unexpired term of Office LWA Trustee

In the event of the death or resignation at any time of any LWA Board Member prior to the expiration of said LWA Board Member's term, the LPOA Board of Trustees will have the duty and responsibility of selecting and appointing a replacement.

In all cases of replacement due to death or resignation, the successor will serve and complete the term of office of their predecessor.

However, should appointment of any Member fail to occur as set forth above within ninety (90) days of written notice to the LPOA Board of Trustees, the LWA Board of Trustees, by a majority vote, will have the duty and responsibility of selecting and appointing a replacement for any Board Member who has died, or so resigned.

A. Advertise on the LPOA website, and/or any other means it deems necessary, to the membership for 2 consecutive months.

B. Copies of all Applications will be submitted to members of both the LPOA Board of Trustees and the Interview selection committee.

C. At the first available LPOA Board of Trustees meeting after the application deadline the interview committee will submit in writing their recommendations to fill the unexpired term of the LWA Trustee.

D. The LPOA Board of Trustees will designate the person of their choice to serve as the LWA Trustee for the unexpired term of office. At the Next Open Board Meeting the Members of the LPOA Board of Trustees will vote on the selection and the result will be published within two business days on the LPOA website, and/or any other means it deems necessary.

E. If the process is completed more quickly than outlined above, the LPOA Board of Trustees may choose to accelerate the schedule by voting on and announcing the result sooner than provided for by this policy.

Submitted by the LPOA Board of Trustees

APPLICATION

FOR

TRUSTEE of the LAKENGREN WATER AUTHORITY

Name: _____

Address: _____ Lot #: _____

Phone Number: _____ Email Address: _____

Please attach a resume to this application.

Please address the following:

1. What skills, knowledge, abilities and/or talents do you possess that are relevant to the position of LWA trustee?

2. Why are you applying for the position of LWA Trustee?

3. What is your level of involvement in the activities of Lakengren?

4. Have you attended any of the LWA or LPOA Board of Trustees meetings?

5. Are you able to attend the regular meetings of the LWA Board of Trustees? Are you able to be bonded? Are you able to meet the other qualifications established by the organizational documents of the Lakengren Water Authority?

6. Please feel free to address any other issues you feel are important to the consideration of your application.

Please attach your resume and the responses to the above questions and return the completed application to the Lakengren Property Owners Association office, 22 West Lakengren Dr., no later than the close of business on August 31.

If you have any questions about this application or the application process, please feel free to call the LPOA Office at 456- 3173.

Thank You for your interest in and willingness to serve the residents of Lakengren.

Approved By the LPOA Board of Trustees 4/11/2011

Date of Adoption: 3/10/98
Motion #: 98-03-195
Revised Date:10/11/10; 02/27/23
Motion #:10-10-157; 23-02-018

SUBJECT: POLICY AND PROCEDURES MANUAL STANDARDS

Reason for Policy: To provide a standard format for writing policies and procedures and to simplifyfiling and access to approved policies and procedures. Prior policies and procedures which show no standard format have given rise to the question of whether such policies were formally adopted. Thispolicy would alleviate such problems.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren PropertyOwners Association, Inc. Article XIII-b

Margins and Font Size: All policies and procedures to be filed with the Preble County Recorder's Officer must be in the format established by The Preble County Recorder's Office. The Recorder's Office requires top margins to be set at 1.5" from the top of the page, and 1" for the sides and the bottomof the page and must be on legal size paper. The Font shall be Times New Roman; size 11.Standardizing all policies and procedures will make it easy to transfer them to legal size paper prior tofiling them with the Preble County Recorder's Office.

Filing Requirements: After the Board of Trustees has enacted new policies or made amendments to existing policies, the new material must be filed with the Recorder's Office within sixty (60) days.

POLICY: Policies and procedures will normally contain the following information:

Heading: The upper right-hand corner of the page shall show the Date of Adoption, Motionnumber, Date/Motion number of any revisions.

Subject: A short descriptive word or phrase indicating the subject of the policy procedure.

Reason for Policy: a brief description of why the policy or procedure was felt to be desirable andwhat is intended to be accomplished by it.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b (this being the standard source of authority forBoard actions.

Policy (or Procedure): The actual policy or procedure in its entirety.

Submitted By: The name of the person or group or committee who presents the policy.

Footer: Will have the page number if more than one page.

Revisions: When revising a policy, a copy of the old policy will be submitted with the revised policy prior to approval, and the location of new wording changes will be noted by yellow highlighting. Words to be removed will have a single strike (line) through the word. Successive revisions will omit the highlighting and line strikes of prior revisions, showing only the current versions.

When the revision includes more than five word or line corrections, it will be considered a new policy, and the prior policy or procedure must be rescinded before adoption of the new policy.

Standard Definitions: In writing policies and procedures, use the following terms will not require redefinition in the policy or procedure where used.

Terms	Definition
Association or LPOA	Lakengren Property Owners Association, and when referring to such must use LPOA
Manager	Manager of the LPOA
Office	Office of the LPOA
BOT or Board	Board of Trustees of the LPOA
Member	A member of the LPOA
Membership	All members of the LPOA
Property Owner	Person owning property in Lakengren.
Voter	A member of the LPOA qualified to vote in the election under discussion.
Facilities	All real property owned by the LPOA except the roadways.
Facilities and Roadways	All real property owned by the LPOA including the roadways.
Policy	A written description of LPOA rules approved by LPOA BOT motion.
Private Property	The lots within Lakengren owned by individual property owners.
Procedure	A written description of an LPOA action approved bythe LPOA BOT.
Common Property	The property within Lakengren owned by the Association,
Security	The LPOA Security Staff.

Date: 06/25/2018
Motion #: 18-06-079
Revised Date: 01/24/2022; 5/22/23
Motion #: 22-01-005; 23-05-055

301.23(a)

NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT POLICY

REASON FOR POLICY: To ensure that all officers, committee members and employees are aware of and agree to honor the confidentiality and non-disclosure requirements of the Lakengren Property Owners Association.

POLICY:
All members of the LPOA Board of Trustees, all Committee members, and all employees of the LPOA will abide by the Code of Ethics/Rules of Conduct of the LPOA. It will be policy that all who serve on the Lakengren Property Owners Association Board of Trustees, as Committee Members, and as employees of Lakengren Property Owners Association, will sign a Non- Disclosure & Confidentiality Agreement.

Refusal to sign this Non-Disclosure & Confidentiality Agreement will terminate employment, position on the LPOA Board of Trustees, or position on Standing Committees listed below.

LPOA Board of Trustees and Standing Committee Members must sign a form when they first become a member of the BOT or a Standing Committee. Employees must sign a form the first time they are employed by the LPOA. A form once signed is for the tenure, and in the years following, of the person in any position as BOT member, Standing Committee member, or employee with the LPOA. A person moving from one category to another does not need to sign another form. The form becomes effective immediately upon signing and remains in effect in perpetuity.

All discussions or actions that take place in executive session of the Board of Trustees or work sessions of the Standing Committees herein listed, or confidential matters about which an employee becomes aware of through the regular course of work until they are no longer deemed confidential by action of the LPOA Board of Trustees.

Confidentiality occurs because matters have not been disclosed to the public because they are in negotiations or are proposed changes to Policies that have not been presented to the LPOA Board of Trustees, or are legal matters of Lakengren Property Owners Association, or they are Personnel matters. C~~o~~nfidential matters are not to be talked of outside of LPOA Board of Trustees Executive Sessions, or meetings of Committees or outside of the Lakengren Property Owners Association Office or buildings.

Any Committee Member that has signed this agreement and has broken the agreement will be removed from the committee they sit on. This includes, but is not limited to, sharing on social media of any kind.

The LPOA Board of Trustees may, acting with the authority of **Code of Regulations Article**

VI Section 2, "for good cause shown, admonish, censure, or request the resignation of members of the Board of Trustees". This includes but is not limited to, releasing, or sharing confidential information to social media of any kind**.**

Employees of Lakengren Property Owners Association that have broken this agreement will be:

1. Make personal attacks on fellow Board of Trustee or other Committee members, the General Manager, employees, LPOA members or third-party contractors.
2. Harass, threaten, or attempt through any means to control or instill fear in any fellow Board of Trustee or other Committee members, the General Manager, employees, LPOA members or third-party contractors.
3. Reveal to any LPOA member or third party the discussions or comments made at any meeting of the Board of Trustees properly closed or held in Executive Session.
4. Board of Trustees members will not make contributions to any political parties or political candidates on behalf of the LPOA.

301.23(b)

Confidentiality Agreement

I hereby further acknowledge that as a LPOA Board of Trustee member, Committee member, and/or Employee, I will have access to confidential information concerning the LPOA, including but not limited to, board discussions and initiatives; information on LPOA members, employees, contracts, investments, and vendors; and legal, financial, and other proprietary information about the association.

I agree that I will not at any time, during my tenure or in the years following that tenure, divulge any such confidential information, nor transfer any such confidential information to any LPOA member third party, nor use any such confidential information for my own purpose or for any purpose other than in connection with my authorized role as a LPOA Board of Trustee member, Committee member, and/or Employee, unless such disclosure will have been approved in writing in advance by the LPOA Board of Trustees.

I understand that for purposes of this agreement "confidential information" will not include information that I can establish was generally available to the public (namely, the members of LPOA) at the time of the disclosure.

I agree that upon completion of my participation as a LPOA Board of Trustees member, Committee member, and/or LPOA Employee, I will (if practicable) return to LPOA all confidential information on the organization in my possession or under my control, or otherwise properly destroy and dispose of such information.

I hereby acknowledge receipt of this Code of Ethics/Rules of Conduct and Confidentiality Agreement for LPOA Board of Trustees members, LPOA Committee members, and LPOA Employees, and agree to abide by its terms.

_____Printed Name

_____Signature

_____Date

Date of Adoption: 04/22/19
Motion #: 19-04-042
Revised Date: 09/23/19; 10/12/19; 01/27/20; 8/13/21; 03/27/2023
Motion: #19-09-097; 19-10-108; 20-01-011; 21-08-063; 23-03-035

SUBJECT: ELECTIONS PROCEDURE POLICY

Reason for Policy: To provide guidelines for One Day Polling and other election procedures.

Source of Board Authority: Code of Regulations and Corporate Bylaw of Lakengren Property Owners Association, Inc. Article XIII-b.

ONE DAY POLLING

1. There will be only two election days per year. The elections may be held on the first Tuesday after the second Monday in May and the first Tuesday after the second Monday in November. Special elections may be held on other dates throughout the year only if an emergency makes It necessary.
2. Hours for the poll to be open on election day will be from 8:00 AM until 7:00 PM at the LWA office meeting room. The Board may establish a different location when necessary.
3. A driver's license or other photo ID must be presented in order to vote.
4. No campaigning will be permitted within 100 feet of the Election Site. No loitering in or around the Election Site will be permitted during the election hours.
5. The Office will prepare a master list of those eligible to vote listed by lot number. The list will include the name(s) and address(es) of those listed on the deed. The Office will prepare an updated list to be used for voting. The list will be prepared the day before election day. Only those who are full voting members in good standing by the close of business 7 days prior to any scheduled One Day Polling will be eligible to vote. Members not in good standing 7 days prior to any scheduled polling may satisfy the outstanding obligations by cash or credit card prior to or on the polling day and present an LPOA receipt on polling day to be permitted to vote.

Absentee Voting Procedures

1. Requests for Absentee Ballots must be made in writing, for each election, via an Application for Absentee Ballot. Applications for Absentee Ballots may be requested, as soon as the ballots have been completed, by mail, in-person, or email. Completed signed applications must be filed, either in person or by mail, in the Office by the deadline. The deadline for requesting absentee ballots will be three weeks before election day. The General Manager and the Office Manager are authorized to adjust the deadlines related to absentee ballots when it is necessary to ensure the fair and orderly operation of the election. The board must be notified of deadline adjustments prior to community notification or publication of any kind. Full voting members must be in good standing by the close of business 7 days prior to the deadline set for requesting an Absentee Ballot to be eligible.
2. The three-envelope system will be used. To be eligible to be counted, the returned ballot envelope must be postmarked no later than one week before election day.

3. Absentee Ballots will be counted at the same time as those cast on election day.
4. The fact that an Absentee Ballot has been requested will be noted on the final poll list and will cancel an election day ballot.
5. The Absentee Ballot Application will be developed by the Election Committee. The Office Manager will prepare applications and be responsible for mailing and receiving the applications.
6. The Election Committee will be responsible for preparing the Absentee Ballots for mailing and the Office Manager will be responsible for mailing the ballots. The Office Manager will be responsible for receiving completed Absentee Ballots and will be responsible for holding them in a secure manner until the ballots are turned over to the Election Committee on election day.
7. There will be no in person voting prior to the polls opening on election day.
8. A disclaimer will appear on the Absentee Ballot Application stating that the voter recognizes that receiving and returning absentee ballots may fail due to circumstances beyond the control of the Lakengren Property Owners Association.

PROCEDURES FOR BALLOT PREPARATION

IN-PERSON BALLOTS

1. The General Manager/Office Manager provides the ballots, Lakengren seal, pens, and any other necessary furniture or items.

2. The General Manager/Office Manager provides the election committee with the names of all eligible voting property owners (usually in the form of computer-generated address labels). The list includes the name(s) listedon the deed, lot number, and property address.

3. The Committee ensures that each voter has ample privacy when markingand depositing their ballots.

4. The Committee stamps each ballot with the official seal of Lakengren.

5. The committee compares voter's photo ID to the list and provides a ballot to the voter. The voter places the completed ballot into the locked

6. drop box.

ABSENTEE BALLOTS

1. The General Manager/Office Manager provides a list of requested absentee recipients (in the form of mailing labels), prepared ballots andnecessary envelopes to the election committee.

2. The committee ensures each ballot is stamped with the official seal of Lakengren. The three-envelope method will be used for all absentee ballots.

3. Ballots and envelopes are placed in an addressed mailing envelope.

4. The sealed envelopes are provided to the manager for mailing.

Note: Absentee ballots can be mailed to the LPOA Office or placed in one ofthe official drop boxes located within the Community.

PREPARATION FOR COUNTING

1. The General Manager/Office Manager provides forms for tallying votes.
2. The General Manager/Office Manager provides the "Certification of Election" form with candidates, issues voted on, and election committeenames typed thereon.

BALLOT COUNTING

1) The ballots are to be removed from the depository, opened, and counted in a timely and efficient manner, using teams of two tellers.
2) Each teller team checks ballots for the official seal of Lakengren- ifany ballot is found to not have this seal, it is disqualified.
3) After all ballots are tallied, they are totaled for final results.
4) Write-in candidates receiving fewer than 1% of the total ballots castare dropped from the record.

BALLOT CERTIFICATION

1) Certification of Election form is completed by the committee chairor the appointed inspectors and duly signed by each participating volunteer who helped count.
2) The election committee chairperson delivers the Certification of Election form to the General Manager/Office Manager for copying,distribution, and publication of results.
3) All ballots are turned over to the General Manager/Office Managerfor safekeeping until disposal is ordered by the Board.

NOTIFICATION OF RESULTS

1) The General Manager/Office Manager provides a copy of the Certification of Election to each candidate for trustee, and each member of the Board of Trustees, and posts the same at the lodgeand entrance gates.
2) The General Manager/Office Manager notifies each trustee-elect ofthe election results and asks for confirmation of the position. This may be done by mail or by phone.

3) The General Manager/Office Manager notifies each newly electedcandidate of the upcoming board meeting in which they will be installed as a board member.

4) In the event that the trustee-elect is unable to accept the position, thepresident of the Board is notified, and appropriate Board action is taken.

APPRECIATION

The General Manager/Office Manager prepares a letter of appreciation. The letters are signed by the President of the Board.

The letter is directed to the candidates thanking them for their participation and interest in the affairs of the LPOA.

PUBLICATION OF ELECTION RELATED INFORMATION

The October (and November if possible) issue of the Viking and/or a section of the website are designated as the Election Issue. The election-related contents of the Viking and/or website section will be in addition to the normal contents, taking the form of an added section without advertising.

The election-related contents will consist of two major categories as definedbelow, plus any specific additions the Board, as a whole, decides to include.

The first category will be descriptions of the issues appearing on the ballot. Whenever possible the actual ballot language should be provided. If the ballot language is not available at the time, an unbiased description may be written by the Manager or any Board member.

Opinion pieces for and against the issues will be printed. Opinion pieces must appear below a heading labeling them as such. Opinion pieces will only be accepted from Property Owners in good standing.

The second category will be the candidates completed declaration of candidacy forms. The forms are to-be prepared by the candidates and will be provided to the community "as received" as long as they meet the guidelines established in 301.02 (Declaration of Candidacy).

Date of Adoption: March 27, 2023
Motion #: 23-03-034

SUBJECT: DECLARATION OF CANDIDACY FOR LPOA BOARD OF TRUSTEES

Reason for Policy: To provide guidelines for declaring candidacy for the Board of Trustees

Source of Board Authority: Code of Regulations of Lakengren Property Owners Association,Inc. Article IV, and Article XIII-b.

1. To be on the ballot as a candidate for the LPOA Board of Trustees the person must be a Full Voting Member in good standing of the Association and have been a property owner for at least six months immediately preceding the election. If elected, the successful candidate must remain a member in good standing for the remainder of their term. Failure to remain a member in good standing will disqualify the member for continued service on the board. A disqualified member can no longer vote or take part in board meetings as a member of the board. Disqualification must be removed within fifteen days of being notified of the change in status or the disqualified member will be asked to resign.

2. All candidates must file a completed Declaration of Candidacy with the Office Manager.

3. To be on the annual meeting agenda and address the BOT/audience a Declaration of Candidacy must be submitted to the Office Manager at least four business days prior to the Annual Meeting.

4. Any person nominated at the Annual Meeting must file a completed Declaration of Candidacy with the Office Manager within five calendar days following the Annual Meeting in order to officially declare their candidacy and appear on the ballot.

5. All Declarations of Candidacy must be submitted no later than the close of business five calendar days after the Annual Meeting.

Date of Adoption: June 25, 2024
Motion #: 24-06-054
Revised Date:
Motion #:

SUBJECT: POLICY FOR THE SALE OF LPOA-OWNED REAL PROPERTY

REASON FOR POLICY: This policy outlines the steps to be taken when the LPOA wishes to sell any LPOA-owned property that is classified as Class I.

SOURCE OF BOARD AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b, and Article XVI.

POLICY: All real property of the Association is classified in accordance with Article XVI of the LPOA Code of Regulations. All actions taken under this policy must be in accordance with that Article.

> "The General Manager of the Lakengren Property Owners Association will initially assign a property category (i.e., Class I, Class II, or Class III) to any real property that is acquired by the Association after the approval of this Article XVI, immediately upon acquisition. The assignment will be confirmed, altered, or rejected by the Board of Trustees at the next regular meeting of the Board of Trustees." *Article XVI COR*

Class II real property could only be sold after a vote of the LPOA members, in accordance with regular voting procedures of the Association. Class III real property cannot be sold. *Article XVI COR*

Class I real property can be sold after following the procedures established herein.

The LPOA General Manager may act on behalf of the LPOA when selling LPOA-owned property. The General Manager must follow these rules when performing this duty.

If the Land Bank offers Lakengren the purchase of a property, the General Manager will immediately notify the BOT of the details of the situation. The BOT will notify the General Manager how to proceed. If time is of the essence the BOT may seek consensus via electronic means and will memorialize the action at its next regular meeting.

Title and lien searches must be completed before land is considered for sale. The General Manager will prepare a proposal for the sale of the property. The proposal will include the asking price, the conditions of the sale, and if there are any alterations to property lines or deed

restrictions or other issues. The proposal will be presented to the Board at a regular meeting. The Board must approve the terms and conditions of the sale prior to the listing of the property.

All changes in lot lines and/or deed restrictions must be on file at the appropriate county offices prior to the property being listed for sale.

After the Board approves the asking price and the listing of the property for sale, for sale signs will be placed on the property and the property will be listed on the LPOA website and on an approved realty marketplace website (such as Zillow.com).

Listing must be posted and active for seven business days before any offer is considered. After the seven-day listing period offers will be considered. The General Manager is authorized to accept offers of the asking price or better and will so notify the Board. All other offers will be referred to the BOT for review.

CHAPTER 303

BOARD COMMITTIES

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Date of Adoption: January 27, 1999
Motion #: 99-01-143
Revised Dates: 3/26/2001; 3/27/2017; 05/22/2023
Motions #: 01-03-162; 17-03-030; 23-05-053

SUBJECT: POLICY FOR LPOA BOT STANDING COMMMITTEE APPOINTMENTS

REASON FOR POLICY: Standing Committees are those committees which operate under the authority of the Board of Trustees (BOT), according to Article VI, Sections 1 through 7 of the Code of Regulation of the LPOA, whose actions support the Board of Trustees.

Standing Committees are an extension of the BOT to conduct functions of the BOT as assigned by the BOT.

This policy is intended to provide uniform procedures for establishing and staffing Standing Committees.

SOURCE OF BOARD AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: Standing Committees will be constituted by Charter and approved by the LPOA Board of Trustees. Standing Committees will operate under the auspices and direction of the LPOA BOT. Reports of Committee activities will be provided to the LPOA BOT at BOT regularly scheduled meetings and at any other time as may be directed by the BOT.

Standing Committees charters may be revised or revoked as deemed necessary by the BOT. Temporary or interim Committees (committees delegated for a single immediate or short-term duty) may be appointed without charter and will be automatically disbanded upon completion of assigned duty. Regularly recurring temporary committees, such as the Nomination/Election Committee should, however, operate by charter and may be considered as a Standing Committee.

STAFFING: Staffing of Standing Committees will be determined by charter. It is preferable that in most cases the Committee have at least one Board Member as a liaison of the Committee. Members of the BOT may be a member of a committee as an individual. Members of the BOT cannot be members of the Judiciary Committee nor of the Building Committee due to a conflict of interest since the BOT hears appeals from decisions of these committees. Neither members of the BOT, nor current candidates for the Board, nor employees of the LPOA can be members of the Election Committee. Members of the Policy Review Committee cannot be members of the Judiciary Committee. No current employees of the LPOA can be members of the Financial Planning Committee due to a potential conflict of interest. All Committee members must be members in good standing of the LPOA. The President of the BOT and the LPOA Manager may attend any Standing Committee meetings and should be notified of all Committee meetings and activities along with the members of the Committee. The Chairperson will be responsible for calling and conducting Committee meetings, guiding Committee activities, will be responsible for

providing reports to the LPOA BOT, and will submit minutes of Committee meetings to the LPOA Office for filing.

In order to provide a uniform process for appointments to the Standing Committees, the subsequent procedures will be followed for all Committee staffing:

POLICY FOR LPOA BOARD OF TRUSTEES STANDING COMMITTEE APPOINTMENTS

1. The President of the Board of Trustees will nominate his/her preference for Committee chairs to the LPOA BOT at the first meeting in January.

2. The Board will then vote on the President's nomination, either accepting or rejecting. The Board may elect a chair of their own choosing.

3. The Committee Chair will subsequently present/recommend potential Committee members to the Board for approval. Submission of names may immediately follow the appointment of the Chair or may be delayed to the February meeting.

4. The Board of Trustees will then vote to approve or disapprove the recommendations of the Chair. The Board of Trustees may appoint members of their choosing.

5. The first order of business for Committees at the start of each year will be to review, affirm and/or revise the Committee Charter. All revisions must be presented to the BOT for approval no later than March 30 of the current year.

6. All vacancies on the Committee will be filled in accordance with procedures 1 through 4 above.

7. LPOA employees can be a member of a standing committee but cannot be a Committee Chairperson due to conflict of interest.

Submitted By: Policy Review Committee

Date of Adoption: January 27, 1999
Motion #: 99-01-142
Revised Date: 05/22/2023
Motion #: 23-05-054

SUBJECT: POLICY FOR WRITING BOT (STANDING) COMMITTEE CHARTERS

REASON FOR POLICY: This policy has been created to provide a format for the writing of BOT (hereinafter referred to as Standing) Committee Charters which provides uniformity of appearance, simplifies filing and research of charters and ensures that all pertinent information is provided within the charters.

SOURCE OF BOARD AUTHORITY: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b

POLICY: Standing Committee Charters shall contain the following information in the order described:

A) Heading: The heading shall be in the upper right corner of the page. Example:

(*NAME OF COMMITTEE)*
BOT COMMITTEE CHARTER
Date Adopted:
Motion #:
Revised Date:
Motion #:

B) Body of Charter: The body of the charter will include the following information in the order described:

NAME: (Name of Committee)
AUTHORITY: Article VI of the Code of Regulations **PURPOSE**: (Duties and Responsibilities of the Committee) **MEMBERSHIP:** (Number of members required)
CHAIRPERSON: (Duties of the Chairperson)

C) General: Charters should be reviewed annually by their respective committees. Revisions to charters must be approved by the BOT. The BOT may, and should, revoke any committee charters which are no longer functional nor viewed to be of strategic importance in the future. Charters of committees which are not currently functioning but may be useful in the future, may be suspended until reinstated by the Board of Trustees.

Submitted by: Policy Review Committee

L.P.O.A BUILDING COMMITTEE
BOT Committee Charter
Date Adopted: June 11, 2001
Motion #: 01-06-176
Revised Date:
Motion #:

NAME: L.P.O.A. BUILDING COMMITTEE

AUTHORITY: Article VI of the Code of Regulations

PURPOSE: The Lakengren Property Owners Association Inc., through the Board of Trustees, shall appoint a Building Committee to perform the following functions:

a) Review, evaluate, approve or reject proposed building plans.

b) Periodically inspect building construction/sites for compliance with the L.P.O.A. Building Code and applicable Deed Restrictions.

c) Inform the L.P.O.A. Board of Trustees and/or Manager or agent of the Manager of any violations of the said codes. Enforcement of said codes shall be through the L.P.O.A. Manager or agent of the Manager.

MEMBERSHIP: The Building Committee shall consist of five (5) members approved by the L.P.O.A. Board of Trustees. Members of this Committee must be members in good standing of the L.P.O.A., Inc. and the L.P.O.A. Board of Trustees President and General Manager shall be ex-officio members. Vacancies on the Committee shall be re-appointed by the L.P.O.A. Board of Trustees.

CHAIRPERSON: The L.P.O.A. Board of Trustees President shall appoint a chairperson who shall call and conduct meetings as deemed necessary. The chairperson shall present reports to the L.P.O.A. Board of Trustees.

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L.P.O.A. DAMS COMMITTEE
BOT Committee Charter
Date Adopted: January 27, 2003
Motion #: 03-01-179
Revised Date:
Motion #:

NAME: L.P.O.A. DAMS COMMITTEE

AUTHORITY: Article VI of the Code of Regulations

PURPOSE: The Dams Committee shall assist the L.P.O.A. Board of Trustees in the evaluation and planning of existing dam/spillway conditions and future desirable states. The Committee will also make review of proposals for needed changes and repairs. The Committee will insure the L.P.O.A. maintains current on all local, state and federal requirements that pertain to our lake dam/spillway facilities. Recommendations concerning any needed changes and repairs of the L.P.O.A.'s dam/spillway systems will be made to the L.P.O.A. Board of Trustees. The Committee will hold meetings called and conducted by the Committee Chairman and report a general analysis of the meeting minutes to the L.P.O.A. Board of Trustees. The Dams Committee operates under the auspices of the L.P.O.A. Board of Trustees. This charter may be revoked or amended, from time to time, as deemed necessary by the L.P.O.A. Board of Trustees.

MEMBERSHIP: The Dams Committee shall consist of five (5) or more members, all of whom are L.P.O.A. members in good standing and have been appointed/approved by the L.P.O.A. Board of Trustees according to L.P.O.A. policy. The L.P.O.A. General Manager, the L.P.O.A. Board of Trustees President, and the L.P.O.A. Maintenance Supervisor shall be ex-officio members of the Committee. All vacancies on the Committee shall be re-appointed by the L.P.O.A. Board of Trustees.

CHAIRPERSON: The Chairman of the Committee shall be appointed by the L.P.O.A. Board of Trustees and shall call and conduct meetings of the Dams Committee as deemed necessary.

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FINANCIAL PLANNING COMMITTEE
BOT Committee Charter
Date of Adoption: Feb. 10, 1998
Motion #: 98-02-168
Revised Date: 07/14/99 & 04/10/00
Motion #: 99-07-40 & 00-04-06

NAME: FINANCIAL PLANNING COMMITTEE

AUTHORITY: Article IV of the Code of Rules and Regulations of the Lakengren Property Owners Assos., Inc.

PURPOSE: The Financial Planning Committee is responsible to the L.P.O.A. Board of Trustees for providing financial planning data and evaluations for both near term and long term fiscal requirements and considerations. Specifically, the Financial Planning Committee is to accomplish the following:

1. Create and update long range pro-formas as deemed prudent by the Board which predict funding requirements and shortfalls as well as implementation schedules for identified needs.

2. Work with the Manager and other Pertinent personnel and committees to develop long range fiscal projections required to support far term physical goals and responsibilities necessary to maintain and improve Lakengren while meeting the basic needs of the L.P.O.A.. To this end, a Steering Subcommittee, a standing committee within the framework of the Financial Planning Committee, will enumerate, rank and input long term goals and objectives to the Financial Planning Committee. (See the Steering Subcommittee Charter for details.)

3. Review non-budgeting funding activities or expenditures proposed by the Board, the Manager, or any of the Standing Committees to ascertain the budgetary impact of undertaking such activities or making such expenditures. Make funding recommendations to the Board to include alternative dates of project implementation when it would better fit within budget constraints and projections. (Generally, expenditures under $2,000 are exempt from this process. Emergency situations are exempted when time is of the essence.)

4. Investigate alternate means of generating additional income such as might be approved by the Board or the Membership.

5. Create a proposed annual budget by the middle of February each year unless directed otherwise by the Board for the Board to review, edit, approve and subsequently publish a final budget to the property owners in March or April issue of *The Viking*. Perform a quarterly review of actuals to budget and report findings to the L.P.O.A. Board of Trustees.

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6. In January, review budgetary estimates for the coming year and make recommendations to the Board prior to the first February open meeting concerning any estimated or required assessment increase, up to the CPI-U limits imposed by the L.P.O.A. Rules and Regulations. If a need for an assessment increase beyond the CPI-U is projected, the Financial Planning Committee may call up the Communication, Presentation and Promotion Subcommittee, an ad hoc committee to communicate the increased financial needs to the membership, assist the Board in preparing open meeting presentations and other promotional activities as needed. (See the Communication, Presentation and Promotion Subcommittee Charter for details.)

7. Complete other budgetary and financial tasks as appointed by the L.P.O.A. Board of Trustees.

MEMBERSHIP: The Financial Planning Committee shall consist of not less than five (5) nor more than twelve (12) members, three of which will be members of the Board of Trustees, one of whom will be the Treasurer of the Board. Two of the members will also be Chairmen of the Steering Subcommittee and the Communication, Presentation and Promotion Subcommittee referred to in Purposes #2 and #6 above. All members of the Committee must be L.P.O.A. members in good standing and appointed/approved by the L.P.O.A. Board of Trustees in accordance with the Board of Trustees policy on Committee selection and appointments.

CHAIRPERSON: As a general rule, for insuring proper fiscal checks and balances it is recommended that the Board of Trustees Treasurer not be the chair of the Financial Planning Committee. The chairperson will oversee all activities of the Committee in accordance with the Board of Trustees directives.

COMMUNICATION, PRESENTATION AND PROMOTION SUBCOMMITTEE
BOT Committee Charter
Date of Adoption: April10, 2000
Motion #: 00-04-06
Revised Date:
Motion #:

NAME: COMMUNICATION, PRESENTATION AND PROMOTION SUBCOMMITTEE
(Sub to Financial Planning Committee)

AUTHORITY: Article IV of the Code of Rules and Regulations of Lakengren Property Owners Assoc., Inc.

PURPOSE: The Communication, Presentation and Promotion Subcommittee is responsible to the L.P.O.A. Board of Trustees for providing assistance in communicating operating or capital assessment needs to the membership when the Financial Planning Committee is recommending a budget which requires an assessment that is greater than the standard CPI-U annual increase. The committee will operate under the auspices of the Financial Planning Committee as an ad hoc subcommittee being called into meeting when a budget is expected to go beyond the CPI-U. Specifically, the Communication, Presentation and Promotion Subcommittee, when called to meet, is to accomplish the following:

1. Analyze the budget from every perspective comparing each line item to what was in the previous budget, what was actually spent and, in the case of a significant increase, understand the rational for that increase.

2. From the results of that analysis, put together a coherent, cohesive method of communicating that comparison and understanding to the membership at large.

3. Select presenter(s) and get the approval of the Financial Planning Committee and the BOT.

4. Assist presenter(s) in preparing visuals and obtaining the proper equipment and venue for the presentation.

5. Prepare handouts, yard signs, town meetings, etc. with approval of Financial Planning Committee and BOT. These items will only be employed if they are a part of the method mentioned in Item 2 above.

6. Assist in staffing during practice presentations and on the day of the actual presentation.

7. Complete other planning tasks as appointed by the Financial Planning Committee and/or the L.P.O.A. BOT.

MEMBERSHIP: The Communication, Presentation and Promotion Subcommittee shall consist of not less than 6 nor more than 9 members, of which no more than 1 member may be from the Board of Trustees. The ex-officio members will be the BOT President, BOT Treasurer, and the L.P.O.A. Manager.

During the peak promotion period just prior to the membership meeting, volunteers may be solicited by the committee to help with food and drink preparation, handouts, yard signs, neighborhood meetings and other activities. All members of the committee must be L.P.O.A. members in good standing and appointed/approved by the L.P.O.A. BOT in accordance with BOT policy on committee selection and appointment.

CHAIRPERSON: The chairperson shall be chosen from among the members of the Financial Planning Committee, who will, in turn, choose the other committee members and recommend them to the BOT for approval. The chairperson will oversee all activities of the committee in accordance with BOT directives and in harmony with Financial Planning Committee goals and objectives.

STEERING SUBCOMMITTEE
(Formerly STEERING COMMITTEE)
BOT Committee Charter
Date of Adoption: April 10, 2000
Motion #: 00-04-06
Revised date:
Motion #:

NAME: Steering Subcommittee
Sub to Financial Planning Committee

AUTHORITY: Article IV of the Code of Rules and Regulations of Lakengren Property Owners Assoc., Inc.

PURPOSE: The Steering Subcommittee is responsible to the L.P.O.A. Board of Trustees for providing long term planning on matters of importance to the Lakengren Community. While looking at the long term, the committee shall also take into account the needs of the community as they exist in the present time frame. The committee will operate under the auspices of the Financial Planning Committee as a standing subcommittee. Specifically, the Steering Subcommittee is to accomplish the following:

1. Study the needs of the community both current and long range. Long range shall be considered to be the next 15 to 20 years.

2. From the results of that study, put together a vision of the future for Lakengren.

3. As much as possible, break out and list the individual items that form that vision.

4. Rank and prioritize that list over the vision period, broken into five-year increments.

5. On near term (within the next 1 to 5 years) and large, high dollar capital items, provide as much detail as possible on how to provide for those items.

6. Prepare and collate the above work into a coherent and cohesive plan and input same to the Financial Planning Committee no later than the end of the first quarter of the L.P.O.A. fiscal year.

7. Complete other planning tasks as appointed by the Financial Planning Committee and/or the L.P.O.A. BOT.

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MEMBERSHIP: The Steering Subcommittee shall consist of not less than 5 nor more than 8 members, of which no more than I member may be from the Board of Trustees. The ex-officio members will be the BOT President, BOT Treasurer, and the L.P.O.A. Manager. All members of the committee must be L.P.O.A. members in good standing and appointed/approved by the L.P.O.A. BOT in accordance with BOT policy on committee selection and appointments.

CHAIRPERSON: The chairperson shall be chosen from among the members of the Financial Planning Committee, who will, in turn, choose the other committee members and recommend them to the BOT for approval. The chairperson will oversee all activities of the committee in accordance with BOT directives and in harmony with Financial Planning Committee goals and objectives.

JUDICIARY COMMITTEE CHARTER
BOT Committee Charter
Date Adopted: March 12, 2007
Motion #: 07-03-163
Revised Date: June 11, 20007
Motion #: 07-06-34

NAME: JUDICIARY COMMITTEE

AUTHORITY: Established by the L.P.O.A. Board of Trustees as provided for in Article IV, Article VI, and Article XIV of the Lakengren Property Owners Association Code of Regulations and By-Laws.

PURPOSE: The Judiciary Committee shall hold open session hearings to review and determine the disposition of all citations issued by the L.P.O.A. Board of Trustees, its duly appointed agents and members of the L.P.O.A. Security force for alleged violations of L.P.O.A. Deed Restrictions, Rules and Regulations, Policies and Resolutions of the L.P.O.A. Board of Trustees as provided for in Article XIV of the Code of Regulations and By-Laws. The Judiciary Committee may impose fines, issue warnings or dismiss the citation as the individual facts of each complaint warrants.

The Judiciary Committee shall consider appeals of their decisions as provided for in Article XIV of the Code of Regulations and By-Laws.

MEMBERSHIP: There shall be no less than three (3), nor more than five (5) Judiciary Committee members. All members shall be property owners in good standing. Members shall serve a term of three years. The terms shall be staggering with no more than 1/3 of the terms expiring in any one year. Members of the Committee will be appointed by the L.P.O.A. Board of Trustees.

CHAIRPERSON: The L.P.O.A. Board of Trustees President, with approval of the L.P.O.A. Board of Trustees, shall appoint a chairperson who shall call and conduct Committee meetings as well as all open session hearings on complaints. The chairperson shall also present reports to the L.P.O.A. Board of Trustees at regular meetings of the Board of Trustees.

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JUDICIARY COMMITTEE
INTERVIEW PROCEDURE
Date of Adoption: October 8, 2007
Motion #: 07-10-101

Interview Procedure - Judiciary Committee

When an opening exists on the Judiciary Committee, the Chairperson, or (in the absence of a Chairperson) any remaining member of the Committee shall notify the L.P.O.A. Board of Trustees of such opening and shall place a notice un the Lakengren newsletter, calling for applications.

> The L.P.O.A. Board is seeking applications for the Judiciary Committee. This Board committee was established to hear cases involving property owner citations for alleged rule infractions and to levee fines and penalties in accordance with Board regulations. Applications should be submitted to the L.P.O.A. Office by _____. Interviews will be conducted.

Interested property owners may then apply with a resume or statement of interest. The Chair of the Judiciary Committee shall call a meeting of the current members of the Committee to review resumes, set up and conduct interviews. A majority of current members must participate in an interview of candidates. There may be more than one interview in order to facilitate this; however, care should be taken not to inconvenience either members of the Committee or the candidate.

The interview process should be informal insofar as possible, with a goal of ascertaining the candidate's level of interest, experience and understanding of the judiciary process, as well as the candidate's fit within the Committee. This is best determined by allowing the candidate to talk as much as possible, rather than having responses be led by the Committee members.

Appropriate questions include, but not limited to:

- Length of time the candidate has lived in Lakengren
- Experience that the candidate believes is relevant to service on the Judiciary Committee
- What the candidate sees as the overall duties and scope of the Committee
- What has motivated the candidate to apply for this position

The interview may be concluded at this point, or Committee members may elect to pose additional questions using case examples to determine the candidate's critical thinking process.

After the candidates have been interviewed, the Judiciary Committee shall make a recommendation to the Board of Trustees as to the successful candidate(s). The Board of Trustees will make the final decision to approve or disapprove any member of the Judiciary Committee by vote in Open Session of the Board and shall notify such decision to the candidate(s). The Board will communicate their decision to the candidates.

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Date of Adoption: May 14, 2007
Motion No: 07-05-19

SUBJECT: JUDICIARY COMMITTEE PROCEDURES POLICY

AUTHORITY: L.P.O.A. Code of Regulations, Articles IV, XIII (b) and XIV

REASON FOR POLICY: To establish procedures on the handling and disposition of citations and violations of L.P.O.A. Code of Regulations, Deed Restrictions, Policies and Resolutions by the staff of the L.P.O.A. Office and the Judiciary Committee:

POLICY: Whenever a citation is issued for a violation of the governing rules, restrictions, policies and resolutions, such citation shall be in writing and forwarded to the L.P.O.A. Office by the next business day.

The duties of the L.P.O.A. Office shall be:

A. To assign a case number consisting of the lot number, last two digits of the year, the month and day. ***Example***: 5050-07-03-11 (lot #5050, March 11, 2007)

B. To assign a hearing date and time, as previously set by the Judiciary Committee, and notify the member via U.S. Certified mail. A copy of the envelope bearing the postage date and the words "NOTICE OF HEARING" in the lower left hand area as evidence of the mailing shall be sent to the Chairperson of the Judiciary Committee.

1. The notice must include the following:

a. The Case Number
b. Date, time and place of the hearing.
c. Short description of the citation, including the rule or section violated.
d. The member is to be advised he/she may appear in person, or send in a written statement in his/her defense within 15 days.
e. The member shall be advised that failure to appear or submit a written statement will cause the member to default and judgment shall be in favor of the LPOA.

C. Assemble any and all pertinent information from the member's file. Photocopy all pertinent letters, written memos, photographs, etc., and forward a copy of the citation with these materials to the Judiciary Committee members.

The Judiciary Committee members will review the materials received from the L.P.O.A. Office and research applicable rules, regulations, deed restrictions, policies and resolutions.

On the date and time of the hearing, the Judiciary Committee shall accept additional information from the L.P.O.A.'s agent and hear the defendant's response, if any. The hearing will be audio recorded for official record purposes and future review should it be necessary.

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The Committee will render a decision based upon the facts and applicable rules, deed restrictions, policies and resolutions. In some cases, a decision may be tabled pending further investigation.

A written decision shall be forwarded to the L.P.O.A. Office by the Judiciary Committee within five (5) days from the hearing date by the recording member of the Judiciary Committee with all documents and evidence that was originally supplied to the Judiciary Committee by the L.P.O.A. Office.

The L.P.O.A. Office shall:

D. Immediately forward a copy of the written decision to the defendant member via First Class Mail and the words "DECISION" in the lower left hand portion of the envelope. A photocopy of the envelope bearing the postage date shall be sent to the Chairperson of the Judiciary Committee as evidence of mailing the decision.

E. Assemble all records pertaining to the matter including:

1. A copy of the written decision.
2. Copies and evidence sent to the Judiciary Committee, and
3. The audio tape(s),

and place them in an envelope bearing the case number in the upper right hand corner. These materials will be filed in accordance with the L.P.O.A.'s Policy on Retention and Destruction of Association Records and Documents.

If an appeal is requested, the LPOA Office shall assign a Case Number which shall be the previous case number with the letter "A" following the last digit of the number and repeat the above procedures beginning with paragraph B., above.

The Judiciary Committee shall consider only one appeal. If the member wishes a further appeal, Article XIV of the Code of Regulations provides for an appeal to the Board of Trustees. The L.P.O.A. Office shall use the same procedures as above except that hearing date, time and place shall be supplied by the Board of Trustees and documents shall be forwarded to the Board of Trustees. Copies of envelopes used as proof of mailing shall be forwarded to the President of the Board of Trustees.

MARINE & LAKE MANAGEMENT COMMITTEE
BOT Committee Charter
Date of Adoption: Jan, 1999
Motion #: 99-01-142
Revised Date: April 23, 2001 / Oct. 10, 2011
Motion #: 01-04-169 / 11-10-122

NAME: MARINE AND LAKE MANAGEMENT COMMITTEE

AUTHORITY: Article VI of the Code of Regulations

PURPOSE: The purpose of the Committee is to monitor and evaluate the condition of the main lake and smaller lakes within the confines of Lakengren and the watershed that fills them. The Committee will seek and culture an awareness of means to hinder and eliminate natural processes that degrade water quality and recreational resources. The Committee will maintain an awareness of relative populations of game fish and rough fish and research approaches to eradication and control of rough fish population to the extent of optimizing quality of recreational fishing. The game fish stocking program will be continued. The Committee will report the condition of the lakes and fish to the Board of Trustees at their regular meetings and recommend actions to be taken when actions are required to correct undesirable conditions.

A monitoring program will identify early onset of algae and weed growth with the goal of initiating chemical treatment by Lakengren Maintenance and/or Committee members to control overgrowth. The use of aeration will be implemented on a budgeted basis and investigated as a means to control algae and reduce bottom sediments.

The on-going lake clarity monitoring program will continue recording and reporting turbidity (Secchi disk), coloration and water temperature, fecal coli form, phosphorus, and nitrogen.

The Committee will maintain an awareness of the surrounding watershed and its contribution to silt accumulation and sanitary conditions which may cause the lake waters to be less desirable or unsafe.

The Committee will continue monitoring sediment accumulation in the main lake and smaller lakes, assist when possible in removal of silt and recommend locations and methods of disposal.

The Committee will attempt to communicate to the Lakengren community the importance of reducing nutrients which damage the lake and are introduced through burning along the lake, dumping leaves, grass clippings along the shore, unrestricted fertilizing etc.

The Committee will continue sponsoring Fishing Tournaments as a means of generating revenue for the stocking program. Entrance fees, number of boats, number of tournaments and species fished for will be

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reviewed. The stocking program will be reviewed to establish if other species could and should be stocked.

MEMBERSHIP: The Committee will consist of no less than four members in good standing. To be a member of the Marine & Lake Committee:

1. Must attend meetings of the Marine & Lake Committee and express a desire to join.
2. Must be a resident and member in good standing of Lakengren.
3. Must attend one of the next two scheduled meetings after expressing desire to join.
4. Will be voted on by all committee members that are present.
5. A majority vote against will reject membership into the committee.
6. Once voted in you must attend at least fifty percent of all scheduled meetings.
7. Must participate in at least seventy five percent of any scheduled events sponsored by the committee (i.e. fishing tournaments).
8. To hold office or to be an officer of the committee you must attend at least seventy five percent of all scheduled meetings and functions.
9. These rules also apply to any sub-committee and members on that sub-committee.

CHAIRPERSON: Duties of the chairperson are to identify and recruit interested committee members, organize Committee meetings, solicit and offer topics of interest for discussion, identify problems and solicit solutions, identify action items and coordinate resources for their achievement and document and report to the BOT proceedings of the Committee meetings and any relevant external inputs.

ELECTION COMMITTEE CHARTER
Date of Adoption: June 11, 2001
Motion #: 01-06-177
Revised Date: March 26, 2007
Motion #: 07-03-174
Revised Date: 10-24-2020; 03/27/23
Motion #: 20-10-090; 23-03-035

NAME: ELECTION COMMITTEE CHARTER

AUTHORITY: Article VI of the Code of Regulations

PURPOSE: To provide a team of people to carry out election procedures.Said procedures include preparing in person and absentee ballots, manningthe in-person polling, counting ballots and reporting election results. The Election Committee will follow all current guidelines for One Day Polling and Absentee Voting as outlined in Chapter 301.25.

MEMBERSHIP: There is to be a minimum of five, but not more than 10 members, who must be LPOA members in good standing. No current member of the LPOA Board of Trustees or Lakengren employee may be a member of the Committee. The President of the LPOA Board of Trustees isthe liaison with the Committee. Only members of the Committee who havebeen confirmed by the LPOA Board of Trustees are permitted to conduct elections.

No member of the committee who is running for a position as LPOA Boardof Trustees is permitted to take part in any portion of the election process.

No member of the committee who led a campaign or signed a petition that resulted in an issue on the ballot is permitted to take part in any portion of theelection process.

CHAIRPERSON: The LPOA Board of Trustees appoints the Chairperson. The Chairperson schedules and conducts meetings of the committee and reports, as needed, to the LPOA Board of Trustees at regular Board meetings.

POLICY REVIEW
BOT COMMITTEE CHARTER
Date adopted: February 10, 1999
Motion #: 99-02-163
Revised Date: January 8, 2001
Motion #: 01-01-128

NAME: POLICY REVIEW COMMITTEE.

AUTHORITY: To edit and organize Board Policies and the Lakengren Code of Rules and Regulations using the following procedures:

1. REVIEW EXISTING BOARD POLICIES

A) Advise the BOT of additions or corrections to active policies to bring them up-to-date.
B) Recommend to the BOT rescinding obsolete or unused policies and charters.
C) Organize all current policies in notebook format with index and oversee that all Board members and L.P.O.A. Office have a current issue.

2. REVIEW NEW BOARD POLICIES/

A) Advise the BOT of corrections to spelling, grammar, etc. before policies are formally adopted.
B) Create and present new policies for the BOT approval as directed by the BOT.
C) Incorporate new policies into the Policy Manual.

3. REVIEW THE L.P.O.A. CODE OF RULES AND REGULATIONS

A) Advise the BOT of needed corrections or additions to spelling, grammar and text due to errors in past transcriptions.
B) Review all proposed new amendments for spelling, grammar and text prior to balloting.

4. OTHER DUTIES AS MAY BE ASSIGNED BY THE BOT

MEMBERSHIP

The Policy Review Committee shall consist of three to five members, approved by the BOT. At least one, but no more than three of whom shall be members of the BOT and at least two, but no more than four of whom shall be General Members of the L.P.O.A. in good standing. The BOT President and the L.P.O.A. Manager shall be ex-officio members of this committee.

CHAIRPERSON

The Chairperson shall be appointed by the BOT. The Chairperson shall be responsible for notifying Committee members and the BOT President and L.P.O.A. Manager of all Committee meetings. The Chairperson shall organize and direct the activities of the Committee. He/she shall keep minutes of each meeting and provide a copy of the minutes to the L.P.O.A. Office for filing. He/she shall provide oral reports to the BOT as required. He/she shall, in conjunction with the BOT Secretary, be responsible for providing all BOT members and the L.P.O.A. Office copies of all new or revised policies with approval dates and motions in an expedient manner.

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L.P.O.A. ROAD COMMITTEE
BOT Committee Charter
Date Adopted: January 27, 2003
Motion #:03-01-178
Revised: date:
Motion #:

NAME: L.P.O.A. ROAD COMMITTEE

AUTHORITY: Article VI of the Code of Regulations

PURPOSE: The Road Committee shall assist and recommend to the L.P.O.A. Board of Trustees on road maintenance matters pertaining to the upgrading and betterment of the roads and ditches of the L.P.O.A.. Such matters shall be presented by the Committee to the L.P.O.A. Board of Trustees from time to time for review. This Committee operates under the auspices of the L.P.O.A. Board of Trustees. This charter may be revoked or amended from time to time, as deemed necessary by the L.P.O.A. Board of Trustees.

MEMBERSHIP: The Road Committee shall consist of no more than seven (7) and no less than five (5) members appointed by the L.P.O.A. Board of Trustees. Members of this Committee must be members of the Lakengren Property Owners Association in good standing. The L.P.O.A. General Manager, the L.P.O.A. Board of Trustees President and the L.P.O.A. Maintenance Supervisor shall be ex-officio members of this Committee. Vacancies on the Committee shall be nominated by the Chairperson and approved by the L.P.O.A. Board of Trustees.

CHAIRPERSON: The Chairperson shall be appointed by the L.P.O.A. Board of Trustees and shall call and conduct meetings of the Road Committee as deemed necessary.

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Viking Editorial Committee
BOT Committee Charter
Date of Adoption: 11-26-01
Motion: #01-11-248
Revised: September 8, 2003
Motion: # 03-09-78

Name: Viking Editorial Committee

Authority: Article VI of the Code of Regulations

Purpose: The Viking Editorial Committee is responsible for assisting the Manager and the L.P.O.A. Board of Trustees with the publication of *THE VIKING*. The L.P.O.A. Board of Trustees has editorial oversight for items published in *THE VIKING*. The function of the Viking Editorial Committee is to oversee the format, content and other publication issues at the direction of, and on the behalf of, the L.P.O.A. Board of Trustees.

The Committee will be responsible for providing timely information to the residents of Lakengren, in an accurate manner that will allow residents to keep up with activities and functions in our community. The Committee is also responsible for providing information about meetings and issues that affect the residents of Lakengren in a timely, accurate, and balanced format.

The Committee is to monitor the physical publication procedures of *THE VIKING* to insure that *THE VIKING* is published in a professional manner, which is most advantageous to the L.P.O.A..

Chairperson: The L.P.O.A. Board of Trustees shall appoint the Chairperson of the Viking Editorial Committee and shall confirm or revoke the appointment of candidates of the committee as recommended by the Chairperson. The Chairperson shall call and conduct all meetings of the Committee.

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COMMUNICATIONS COMMITTEE

Communications Committee
BOT Committee Charter
Date of Adoption: April 22, 2024
Motion #: 24-04-040
Revised Date:
Motion#:

NAME: Communications Committee

AUTHORITY: Article VI of the Code of Regulations

PURPOSE: The Communications Committee (hereinafter referred to as the Committee) will advise and recommend communication strategies, tactics, and communication technologies/approaches as directed by the Board of Trustees (BOT) and General Manager (GM). Upon request, the Committee will advise other Committees and Clubs in developing communications consistent with BOT and Management programs and directives. The Committee will also support the creation of The Viking community newsletter or other community updates as needed under the direction of the General Manager and the BOT. The Committee will support the LPOA website and LPOA Board Facebook, as needed under the direction of the GM and the BOT. The BOT has oversight of the content.

MEMBERSHIP: The Committee will consist of not less than three (3) nor more than five (5) LPOA members in good standing, and no more than two (2) BOT members. The BOT President and the GM will be Ex-Officio Committee members.

LPOA members are permitted to attend Committee meetings as a visitor. All Committee meeting visitors are to check in with the Committee Chair upon arrival. Visitors should be prepared to provide their name and lot number.

Fifty percent (50%) of Committee members must be in attendance at any meeting in order to establish a quorum. Adoption of recommendations to be presented to the LPOA Board of Trustees will require a simple majority vote of the members present.

CHAIRPERSON: The BOT will appoint the Committee Chairperson and will confirm or revoke the appointment of Committee candidates as recommended by the Chairperson.

The Chairperson will call and conduct all meetings of the Committee. Committee meetings will normally be held on a regular schedule and may convene as often as necessary as determined by the Chairperson.

The Committee Chair (or a designated representative) is to attend regular Board meetings with the purpose of providing a report on Committee activity. All matters considered by the Committee will be reported at regular Board of Trustees meetings, or when otherwise requested by the Board. The Board of Trustees will act upon the recommendations and findings of the Committee as the Board deems appropriate.

SAFETY COMMITTEE
BOT COMMITTEE CHARTER
Date Adopted: April 22, 2024
Motion #: 24-04-040
Revised Adoption Date: June24, 2024
Motion**:** #24-06-055

NAME: LAKENGREN SAFETY COMMITTEE

AUTHORITY: Article VI of the Code of Regulations.

PURPOSE: The Safety Committee (hereinafter referred to as the Committee) will be a standingcommittee, appointed by, and operating under the authority of the LPOA Board of Trustees (BOT).

The Committee will investigate, report, advise and/or recommend all matters involving community safety as directed by the BOT, the LPOA General Manager (GM), or on the Committee's own initiative.

The Committee will have no authority to construct, amend nor enforce any rules, policies, or contracts of any kind at any time, nor act in any official capacity to direct, manage or supervise any other committee, department, members, or any agency of the Lakengren Property Owners Association.

All matters considered by the Committee will be reported to the LPOA Board of Trustees at regular Board of Trustees meetings, or when otherwise requested by the Board of Trustees and the Board of Trustees shall act upon the recommendations and findings of the Committee as the Board deems appropriate.

MEMBERSHIP: The Committee will consist of not less than five (5) nor more than seven (7) LPOA members in good standing, and not more than two (2) Lakengren SecurityEmployees and two (2) BOT.members. The BOT President and the GM will be Ex-Officio Committee members.

LPOA members are permitted to attend Committee meetings as a visitor. All Committee meeting visitors are to check in with the Committee Chair upon arrival. Visitors should be prepared to provide their name and lot number.

LPOA member complaints concerning current policies or activities of other LPOA departments andagencies will not be considered by the Committee, as these matters require LPOA Board of Trustees action.

Fifty percent (50%) of the members of the Committee must be in attendance at any called meeting inorder to establish a quorum. Adoption of recommendations to be presented to the LPOA Board of Trustees will require a simple majority vote of the members present.

CHAIRPERSON: The LPOA Board of Trustees will appoint the Chairperson and, if needed, Co-Chair of the Committee and shall confirm or revoke the appointment of candidates of the Committee as recommended by the Chairperson and/or Co-Chair.

The Chairperson and/or the Co-Chair will call and conduct all meetings of the Committee. Committee meetings will normally be held on a regular schedule and may convene as often as necessary as determined by the Chairperson and/or the Co-chair.

The Chairperson will be responsible for reporting to the Board of Trustees, at regular board meetings, the recommendations, and activities of the Committee.

CHAPTER 305

OFFICE PROCEDURES & EMPLOYMENT

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Date of Adoption: February 22, 1990
Motion #: 90-02-153
Revised: 02/10/03; 06/09/08; 09/08/08; 06/11/12; 12/13/21
Motion #: 03-02-188; 08-06-207; 08-08-250 12-06-86; 21-12-093

SUBJECT: BILLING AND COLLECTION OF MEMBER ACCOUNTS

Reason for Policy: To establish procedures for billing and collecting monies due the Association from members. These procedures apply to current and past due accounts.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: The Manager and staff will be responsible for billing all accounts according to these procedures; collecting and depositing monies received, and the equitable treatment of all members according to these procedures and as may otherwise be provided for in other BOT Policies, the Code of Regulations and the Deed Restrictions.

Procedure: The fiscal year for the LPOA begins on April 1 of each calendar year and ends on March31 of the following calendar year.

A. The Manager and staff shall prepare and mail invoices showing all dues, assessments, service charges and any miscellaneous charges no later than March 1 of each calendar year to each member. All invoices shall contain a notice that the account is due on April 1 of the same calendar year.

1. In the event the amounts due are not determinable by March 1, such as a vote on an assessment increase, such invoices shall be prepared and mailed as soon as is practical with a notice that payments are due no later than 30 days from the date of the invoice.

B. If a member's payment is not received by close of business on the due date shown on the invoice, or by the close of business of the next regular business date if the due date falls on a Saturday, Sunday or Holiday, a service/late charge (see Schedule of Fees, Charges, and Rates) will be added to the past due account and the member shall be deemed to be in default.

1. If the Board of Trustees has approved a payment plan for the assessments, the service/late charge will not be applicable to those members who have entered into the payment plan prior to the due date shown on the invoice and such members shall not be deemed to be in default.

C. On or about June 1 of each calendar year, or 60 days from the original due date shown on the invoice, a statement of account will be sent to all members with past due accounts. At that time, an additional service/late charge (see Schedule of Fees, Charges, and Rates) will be added to the past due accounts. The statement shall contain a notice advising the member that any unpaid balance after 30 days from the date of this statement may result inthe account being turned over to a collections agency for payment, or other legal actions may be taken.

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1. Where a payment plan has been executed and the member is current with the payments, the member will not be sent a statement, nor shall a service/late charge be added to the account.

2. Members requesting to sign up for a payment plan at this time will be charged the second service/late charge in addition to all other previously invoiced charges.

D. The LPOA Office shall maintain a record of all invoices, statements and correspondence sent in respects to members accounts and shall follow up on all promises to pay and /or accounts that are in default.

E. On or about June 30, the Manager and LPOA Staff in consultation with the Treasurer, shall institute whatever action is necessary to collect all accounts in default, including, but not limited to, assigning accounts to credit bureaus, collection agencies, filing liens on property, and instituting legal proceedings in any appropriate court of competent jurisdiction.

1. After a member's account has been sent to collections, the member will not be permitted to enter into a payment plan for that year.

2. All collection costs and legal fees shall be added to the member's account as a personal assessment

F. Member and family member cards, boat and auto registration decals will not be issued to members who are not members in good standing in accordance with Article II, 1.D. of the Code of Regulations. Members not in good standing are not eligible to rent a boat dock or use any of the facilities of the Association. A member is in good standing "when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the LPOA Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc."

G. Accounts paid with checks which are returned for insufficient funds or payment stopped, will be assessed an additional service charge (see Schedule of Fees, Charges, and Rates). The Manager will notify the member of the situation by certified mail, return receipt requested, advise the member that personal checks written by the member will no longer be accepted by the Association and request immediate payment via cash, money order orcashier's check. If this matter is not resolved satisfactorily within ten (10) days of sending the letter, theManager is authorized to refer the matter to the proper authorities for action.

H. Members who have purchased a property will receive a pro-rated billing of assessments ONLY, based on the month the property was bought.

1. All new property owners will be billed a one-time New Membership Application Fee, in addition to dues and applicable assessments charges.

a. The sole exception to Item H.1 above shall be in the case of new membership through the purchase of a property owner's property or inheritance of a deceased property owner's property by

a Family Member as established by the LPOA Code of Regulations, Section 6 (father, mother, son(s), daughter(s), mother-in-law, father-in-law, son(s)-in-law, daughter(s)-in-law), in which casethe New Membership Application Fee shall be waived.

I. Members who have sold a property may request in writing a pro-rated refund of assessments ONLY, based on the month the property was closed. All membership passes and stickers must be returned prior toreceipt of refund

Submitted by: LPOA Manager and LPOA Board of Trustees

Date of Adoption: July 22, 2002
Motion #: 02-07-66
Revised Date:
Motion #:

SUBJECT: POLICY FOR REVIEW OF DEPARTMENT HEADS

Reason for Policy: To provide a standard for the employment reviews of all LPOA department heads.

Source of Authority: Code of Regulations and Corporate By-Laws of LPOA, Inc., Article XIII-b.

POLICY:

1. The review of the LPOA Manager will be conducted periodically as determined by employment contract and/or as directed by the LPOA Board of Trustees, and shall be the duty of the LPOA Board of Trustees. The review will be signed and presented to the LPOA Manager by the LPOA President and Vice-President. The signed copy of the review shall then be filed with the LPOA Board of Trustees Executive Minutes in the care of the LPOA Board Secretary.

2. The review of all other Department Heads (Office, Security and Maintenance) shall be conducted periodically in accordance with the Personnel Policy Manual and shall be the duty of the LPOA Manager. The LPOA President shall examine the written review prior to it being presented by the LPOA Manager to the Department Head. The completed review will then be signed by both the LPOA Manager and the LPOA Board President and be filed in the employee's personal information file in the LPOA Office.

Submitted By: The LPOA Board of Trustees and Policy Review Committee

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Date of Adoption: March 18, 2002
Motion #: 02-03-323
Revised Date:
Motion #:

SUBJECT: POLICY ON RELEASE, DISCLOSURE, RETENTION AND DESTRUCTION OF ASSOCIATION RECORDS AND DOCUMENTS

Reason for Policy:

1. Lakengren Property Owners Association, Inc., is a private member organization of property owners, all of whom are shareholders in the Association. Any member has the right to examine the records of the Association as they relate to the operation of the Association and its normal business activities, unless such records are deemed to be confidential. The L.P.O.A. Board of Trustees is authorized to examine all records of the Association at any time, including records of employees and property owners as maintained by the L.P.O.A. Office.

2. Under the Ohio Public Records Act, the records of the Association may be examined and parts or pages of records requested by the public. Lakengren, being a private organization, limits the accessibility of records to the shareholders, and to State and Federal governmental agencies and law enforcement personnel who have broad authority to also request and examine records of the Association.

3. Not all requests must be honored. Under the Public Records Act, a public entity is not required to produce records 1) When the information is not available and would entail the creation of records to respond to the request, or 2) When a systematic search of all records for specific information that is of interest to a requester is necessary to produce the requested documents.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article Xlll-b.

POLICY: It shall be the policy of the Lakengren Property Owners Association, Inc., that a request for records or copies of records must be:

a. Requested by a property owner in good standing as described in the Association's Code of Regulations and Corporate By-Laws, or a governmental agency or law enforcement officials as required by Federal and/or State law, or an attorney on behalf of the property owner.

b. Accompanied by a written request stating the purpose for which the records are requested.

c. Be reasonable in nature, and the requester must understand that the records may not be immediately available and must allow a reasonable amount of time to secure them for the requester.

d. The L.P.O.A. may charge a copy fee or administrative fee, if necessary, to offset the cost of researching and duplicating records.

Certain records are confidential and will not be released for review, viewing, or copying, except as

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provided below, as these records may contain information that may be damaging or embarrassing to other persons or property owners.

a. Employment records of current and past employees, unless requested by the current or former employee, an attorney for the employee, or government agency.

b. Individual property owners' records, unless the request is from a property owner who wants to see his/her own records, or his/her attorney, or a governmental agency.

c. Security reports, unless requested by an attorney for purposes of a lawsuit, governmental agency, or law enforcement agency.

Retention period for records shall be as follows:

a Federal and State Tax Records - 10 years from date of filing.

b. Accounts Receivable, Accounts Payable, Payroll Records, and Employment Records - 10 years from date of document or termination of employment.

c. Security Records - 7 years from date of the record.

d. Plat Maps, Deed Restrictions, By-Laws, Rules and Regulations, Building Codes - Archived copies of all will be retained indefinitely or as now available. Not all documents are now available due to a fire at the Lodge in 1987 that destroyed many of the historical records of the Association, and because some records were not previously retained.

Records will be destroyed after the expiration of the retention period by shredding.

Submitted By: recommendation by: John Bentley, L.P.O.A. General Manager
formatting and editing by: Policy Review Committee

Date of Adoption: December 10, 1993
Motion #: 93-12-121
Revised: date: December 11, 2006, 10/26/2015
Motion#: 06-12-113, 15-10-101

SUBJECT: L.P.O.A. BOARD POLICY CONCERNING BID PROCEDURES

Reason for Policy: It is recommended that the following policy be adopted by the L.P.O.A. Board of Trustees concerning the acquisition of equipment, supplies or repairs by the L.P.O.A..

POLICY: With regard to the purchase of any equipment, supplies, or repairs purchased by the L.P.O.A., the following procedures and/or restrictions will apply:

1. The L.P.O.A. Manager's discretionary spending is limited to $2,000.00 (Two Thousand Dollars) per item. All purchases over $2,000.00 must be approved by the Board, unless it is deemed to be an emergency, in which case it must be approved by the President or Vice President of the Board and the Treasurer or Assistant Treasurer.

2. For any item over $2,000.00 (Two Thousand Dollars), the Board must give due consideration to obtaining 3 competitive bids. (After due deliberation, the Board may decide not to require 3 bids.)

3. Competitive bids must be obtained for any item costing $ 5,000 or more and which has a term two years or longer, Generally at least three competitive bids must be sought, except in cases where there are not enough qualified vendors to meet this requirement. Six months prior to the expiration of any contract which is to be renewed and which is at least $ 5,000 in value and is for a term of two years or more, at least three competitive bids must be sought.

4. Requirements for a Performance Bond will be considered on a case by case basis and used only for major projects. Due consideration will be given to all projects expected to exceed $30,000.00 (Thirty Thousand Dollars).

5. All payments for such items by the L.P.O.A. must have a receipt or an invoice from the contractor or supplier specifically stating what is covered or being purchased by the payment. All items over $500.00 (Five Hundred Dollars) will be paid only upon receipt of an invoice from the contractor or supplier specifying what is being covered or purchased by the invoice.

NOTE: This policy pertains only to the purchase of equipment, supplies or repairs and does NOT pertain to such items as refunds of building or road cut deposits, or to service providers such as accountants, lawyers and consultants which have a contract with the L.P.O.A. and are paid on a regular basis agreed to in the contract. All incidental expenses for these service providers over and above the contract amount would, however, be covered by the provisions of this policy.

Submitted by: L.P.O.A. Board of Trustees
Re-Submitted by: L.P.O.A. Board of Trustees

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TITLE – 5

MEMBERSHIP RELATIONS

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CHAPTER 501-529

TYPES OF MEMBERSHIP

&

RULES AND REGULATIONS (POLICIES)

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Date of Adoption: March 10, 1999
Motion #99-03-177
Revised Date: 02/28/05 & 9/10/07 &1/09/12
12/1/17
Motion #: 05-02-27 & 07-09-84 & 12-01-05
17-12-161

SUBJECT: POLICY FOR ASSOCIATE MEMBERSHIPS

Reason for Policy: The General Membership, by majority vote, has adopted a third type of membership, called Associate Membership, added to the Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article II, Section I (December 1998). This policy provides the guidelines for application of membership privileges to Associate Members.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: An Associate Member is any individual residing within Lakengren with a Property Owner or Tenant Member who does not qualify for family membership in accordance with Article II, Section 6, Rules and Regulations of the Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc., which states that family members "include the following: Father, mother, son(s), daughter(s), mother-in-law, father-in-law, son(s)-in-law, daughter(s)-in-law." In accordance to Article II Section 2 Sub-paragraph b. of the Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc., a new Associate Member and his/her family members 18 years of age or older that will be residing at that residence for any length of time must be able to pass a Sex Offender Background Check **before** moving into Lakengren.

1. Property Owners or Tenant Members requesting Associate Membership cards must be residents of Lakengren in good standing (all dues and assessments paid to date).

a. Tenant members desiring to sponsor Associate Members must have written approval for an Associate Member to reside on the property from the property owner.

2. The cost for Associate Membership cards shall be an annual dues charge of $60 separate and distinct from the annual dues paid by the Property Owner or Tenant.

a. The Property Owner shall be invoiced and responsible for the payment of the Associate Member dues.

b. All provisions of Article II, Section 3 of the Code of Regulations relating to joint and severe obligations to pay dues will apply.

3. Proof of residency (i.e. a post-marked utilities billing envelope, driver's license, voter registration card, etc., showing the primary Associate Member's name and Lakengren address) must be shown at time of purchase.

4. Only after a Sex Offender Background Check for anyone 18 years of age or older that is going to live at that residence for any length of time, and it comes back with no convictions will the Associate Membership cards be issued for the Associate Member and his/her child(ren) or other dependent(s) residing at the same address.

5. Associate Membership cards grant those same privileges and responsibilities as are given to Family Members, including access to Lakengren and its recreational facilities. Property Owners/Tenants shall be held responsible for the actions of the Associate Members in the same sense that he/she is responsible for any Family Member.

6. Cards shall be used ONLY by the individual whose name is on the card. Misuse of cards will result in confiscation of the card by Security or the L.P.O.A. Management, with forfeiture of Associate Member privileges for the duration of the year of issue.

7. Associate Members with personally owned vehicles will be entitled to a vehicle sticker. Associate Members may NOT maintain personally owned watercraft at Lakengren.

8. Any change in residency by the Associate Member will cancel the card. The Property Owner/Tenant may not purchase cards for new Associate Members until the next fiscal year unless all previous cards have been returned to the L.P.O.A. Office.

9. A waiver of the $60 dues will be allowed for the following:

- **a.** The Associate Member is a foreign exchange student or foster child.
- **b.** The Associate Member is either providing, or receiving, live-in assistance for a mental or physical handicap.

10. Refusal to conform to the above policy items for a potential Associate Member will be acknowledged by the L.P.O.A. as designation of the status of "Guest" for such individual and the Property Owner/Tenant will be expected to adhere to all rules pertaining to temporary guests, including call-in at the gates, payment of guest fees at the pool, supervision by Member at all recreation facilities, etc.

11. Violations of this policy may result first with a warning, then a each subsequent offense will result **Category 1 Fine** (See Fines and Penalties Policy).

Submitted by: L.P.O.A. Board of Trustees and Policy Review Committee
Revised by: The Policy Review Committee

Date of Adoption: November 1983
Motion #83-11-147
Revised: 2/28/05; 5/14/07; 9/10/07; 12/12/11
3/12/12; 10/22/12; 12/18/17
Motion # 05-02-26; 07-05-23; 07-09-84; 11-12-14
12-03-47; 12-10-193; 17-12-161

SUBJECT: TENANT MEMBER POLICY

Reason for Policy: To clarify the responsibilities and privileges of Tenant Members as described in the Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article II Section 1-b.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b

POLICY:

1. For purposes of clarification, any occupant (either an individual or a family, as the case may be) who resides in one of the dwellings owned by a Property Owner located in the Lakengren Subdivision for which that Property Owner does not otherwise reside in or occupy as their primary residence, shall be deemed to be a Tenant Member. The foregoing shall apply regardless of whether a formal lease agreement or arrangement has been instituted between such Occupant and the Property Owner or regardless of whether actual rent or other consideration is paid

2. Only Renters, Lessees and/or Occupants of a habitable dwelling, located in the Lakengren Subdivision, shall be considered for Tenant Membership in the L.P.O.A. Renters, Lessees and/or Occupants shall be limited to no more than one family per habitable dwelling in Lakengren. A "family" shall be considered based on Article II, Section 6 of the Code of Rules and Regulations. Non-family members in a Tenant Member's household will be considered Associate Members and must comply with the rules set forth in the Policy for Associate Memberships, including payment of annual L.P.O.A. Dues of $60 per associate member.

3. Only Property Owners who are members in good standing shall have applications for Tenant Members considered for approval by the L.P.O.A. A Property Owner shall not have more than three (3) properties for rentals. Person(s) selling, renting, leasing property via land contract shall be subject to this policy, and all other applicable rules, regulations, and deed restrictions which pertain to lot owners, and shall count towards the limit of three rentals.

"In determining whether the three property limitation is applicable, the following shall apply:

A. All members of a family in which a Property Owner resides shall be deemed to be the Property Owner, such that there can only be one Property Owner in a family, even if more than one Property Owner reside together. The intent hereof is to prevent more than one Property Owner in a family from each owning rental properties in excess of three in aggregate. For example, this provision would prevent a husband and wife who may each be Property Owners from each owning three rental properties respectively in their separate names.

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B. The three property limitation shall apply to any partial or entire beneficial interest in a property owned by any Property Owner, regardless of whether such beneficial interest arises by means of a partial or entire beneficial interest in any entity, including but being not limited to a limited liability company, a corporation, a limited or general partnership, a trust or any other form of legal entity.

C. In the event of any controversy regarding the interpretation of applicability of this Tenant Member Policy, and this amendment thereto, the decision of the Board of Trustees shall be controlling.

4. Property Owners that have more than three (3) rental properties or land contracts as of the effective date of this item will be grandfathered, but once they sell a rental property they are not eligible to buy another one for a rental until they have fewer than three (3) rental properties.

5. While the L.P.O.A. does not require financial and criminal background checks we would advise the Property Owner to do so on their own. Sex Offender background checks will be done before the renter or Tenant Member moves into Lakengren. If found to be a Sex Offender, approval will be denied and not allowed to move into Lakengren.

6. The Property Owner of the rental property shall be responsible for any damage caused by the Tenant Member to Association owned property, any unpaid Association fines or charges, and any unpaid LWM bills. If a fine is levied, the Tenant Member will receive the fine notice and is responsible for paying the fine. A copy of this notice will be sent to the Property Owner for their records, and only in the event the fine is unpaid for longer than 6 months will the Property Owner be invoiced.

7. Tenant Members must be approved by the L.P.O.A. before the privileges of such membership are granted. Advance payments of Tenant Member fees submitted with applications will be returned to the Property Owner if Tenant Membership is denied by the L.P.O.A.

8. A copy of the rental or lease agreement shall be received by the L.P.O.A. along with the required L.P.O.A. membership form, and applicable payments. Each rental or lease agreement shall list all parties and applicable dates involved. If the Tenant/Renter passes the Sex Offender Background Check they must provide the L.P.O.A. office with the names of each person who is going to live in the home. Tenants, Renters and/or Occupants must come to the office before moving in and fill out the necessary forms for entrance cards and stickers **NO EXCEPTIONS.** Tenants, Renters and/or Occupants failure to get their cards and stickers before moving into the home will be denied entrance into Lakengren. Landlords will not be permitted to call in renters and Tenant Members before this is completed.

9. Tenant Members have no voting rights on issues brought before the L.P.O.A. membership, but do have all other privileges and responsibilities as members pertaining to complying with the rules and regulations of Lakengren Property Owners Association, Inc. The Property Owner shall be responsible for paying the dues and assessments for all rented properties that he/she owns. By doing this it ensures that the dues and assessments are paid and makes the Property Owner responsible for his/her rentals. The Property Owner of a rental property or any Property Owner intending to purchase a rental property, must come to the office and sign a statement indicating that he/she has read and understands this policy and any changes made hereto.

10. All Tenant Member dues, assessments and New Member fees shall be invoiced to the Property Owner. Provisions relating to non-refund of dues and New Member fees, and the ability for partial refunding of assessments, Article II, Section 3 of the Code of Regulations, shall be applicable.

11. Failure by the Property Owner to comply with paragraphs 3 and/or 4 will result in **Category 3 Fine for the first offense** (See Fines and Penalties Policy)**.** Any subsequent offense will result in a **Category 3a Fine** (See Fines and Penalties Policy), and legal action will be initiated to force compliance.

For all other items in this policy, violations of paragraphs 1 and 2, and paragraphs 5-10, will result in a **Category 2 Fine** for the first offense (See Fines and Penalties Policy). A subsequent violation will result in a **Category 2a Fine** (See Fines and Penalties Policy).

Submitted by: L.P.O.A. Board of Trustees and Policy Review Committee
Resubmitted by: L.P.O.A. Board of Trustees and Policy Review Committee

Date: **February 24, 2014**
Motion#: **14-02-21**
Revised Date: **12/18/17**
Motion#: **17-12-161**

MAINTENANCE OF UNSIGHTLY PROPERTY POLICY

Reason for Policy: This policy shall provide guidelines and processes by which all privately owned property within Lakengren Property Owners Association shall comply with Deed Restriction 5 to keep their property in "a tidy manner". This policy is intended to help protect property values and maintain the visual aesthetics of the community.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b, Article XIV & Deed Restriction #5.

POLICY: Noxious weeds, as determined by the State Director of Agriculture, pursuant to the authority granted him or her by R.C. § 907.10(B)(2), or other vegetation, including grasses, seven (7) inches in height on an **improved** lot must be mowed. **Unimproved** lots must be mowed once a month for a 6 month period from April thru September. Any weed or vegetation growth causing a hazardous condition to pedestrian or vehicular traffic, or which is likely to harbor rats, vermin, or other pests must be removed.

Property, such as building exteriors, which is maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or disrepair that the same will probably cause reduction in values of surrounding property or is materially detrimental to proximal properties and improvements may result in a citation. Maintenance of premises so out of harmony or conformance with maintenance standards of adjacent properties so as to cause probable and substantial reduction of the enjoyment, use or value of adjacent properties, including, but not limited to, the keeping, disposing or scattering over the premises of lumber, junk, trash, debris; abandoned, discarded, or unused objects or equipment such as automobiles, or parts thereof, furniture, stoves, refrigerators, freezers, cans or containers; or any device, decoration, design, fence, or structure which is unsightly by reason of condition or inappropriate location, are grounds for possible actions and/or possible citation:

A. The LPOA Manager and/or other agent(s) designated by the LPOA Board of Trustees may write citations, or two written complaints from two different property owners about one property received within a 7 day period will result in a letter of notice sent by the LPOA office to the offending property owner advising him/her of the situation and the need to correct the matter in a timely fashion.

B. Three (if at least one of the three is from the owner of an adjacent property) written complaints, or four or more written complaints (if none of the complainants owns an adjacent property)

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concerning the same unsightly issue of the same property, if received within a 14 day period, shall be grounds for a citation written against the property owner explaining the required actions to be taken within a period of time between 7 and 30 days, depending upon the circumstances.

C. The Building Committee or other agent(s) designated by the LPOA Board of Trustees for the purpose of determining the validity of any written complaints received shall advise LPOA Management of a suitable time frame for the correction of the issue(s) of the complaints and shall verify whether or not correction was accomplished.

D. If the required actions are not completed within the period of time established by the Building Committee or other agent(s) a **Category 3 Fine** (See Fines and Penalties Policy) shall be issued to the property owner. Any subsequent violation will result in a **Category 3a Fine** (See Fines and Penalties Policy). Fines may be appealed to the Judiciary Committee in accordance with Article XIV of the Code of Regulations.

E. Items such as scattered toys in a household with children, or building supplies left outside during construction, and other such general clutter as may be temporary in nature will not be considered a valid complaint, nor shall an individual's personal choice of trees, flowers, shrubbery (or the lack thereof) be considered a valid complaint. All complaints must be in writing and signed by a member in good standing. The name and address of any person making a written complaint about a property is to remain confidential with the LPOA Office and will not be released to the owner of the property under complaint.

Submitted by the L.P.O.A. Board of Trustees
Written by the Policy Review Committee

Date of Adoption: 8/10/84
Motion: #84-8-100; 84-8-103
Revised: Date: 4/14/99 03/10/08
Motion: #99-04-03 08/03/176

SUBJECT: JOINT USE OF DWELLINGS IN LAKENGREN

Reason for Policy: To set a policy on the joint use of dwellings located in Lakengren. Specifically, can the owner of a dwelling rent a portion of the dwelling to another party(ies) and what is the impact on membership privileges.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: **I**. The rental of a portion of the owner's personal dwelling at Lakengren is permitted under the Deed Restrictions and the L.P.O.A. Code of Regulations, with membership status and voting rights to be determined in accordance with the L.P.O.A. Code of Regulations, L.P.O.A. Tenant Member Policy, and any other applicable policy.

II. Only one rental agreement per dwelling will be approved. Rental agreements may be for an entire dwelling, or a portion of any dwelling owned by the Property Owner, including his personal residence.

III. All tenant members are equally subject to payment of applicable dues and assessments, and equally subject to all Lakengren regulations and policies as stated in the Tenant Member Policy, Lakengren Code of Regulations, Deed Restrictions, etc., whether they rent an entire dwelling, or a portion of a dwelling.

IV. References:

A. DEED RESTRICTION #2: "Not more than one single family dwelling house may be erected or constructed on any one lot, nor more than one building for garage or storage purposes…"

B. L.P.O.A. CODE OF REGULATIONS:

1. ARTICLE II, SEC. 1-A: "Full Voting Member. Those person(s) who own or are purchasing solely or jointly, a lot or lots in Lakengren Subdivision…and who have been approved by the Board of Trustees as hereinafter provided."

2. ARTICLE II, SEC. 1-B: "Tenant Members. Renters and lessees become Tenant Members if approved by the Board of Trustees. Tenant members have no voting rights…Renters or lessees shall be subject to no more than one family per habitable dwelling, in renting or leasing property at Lakengren."

V. Discussion:

A. Deed Restriction #2 was established only to describe the type of structures permitted, particularly to exclude the construction of duplexes, triplexes, row or townhouses. It was not meant to establish the living arrangements within the structure or proscribe the use of the property by the owner.

B. The L.P.O.A. Code of Regulations and BOT Tenant Member Policy recognizes the right of the property owner to rent or lease all or part of his property; setting a limit of no more than one family per habitable dwelling in renting or leasing a property in Lakengren, subjecting the lessee(s) to approval of membership by the BOT and requiring each separate family to pay L.P.O.A. dues and assessments.

Submitted By: L.P.O.A. Board of Trustees, Revised by L.P.O.A. Policy Review Committee 2007/2008

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Date of Adoption: May 14, 2007
Motion #: 07-05-22
Revised: 09/10/07 – 12/18/17
Motion: #07-09-84; 17/12/161

SUBJECT: GUEST ENTRY POLICY

Reason for Policy: To provide a fair and secure procedure for allowing the entry of individuals and groups who are not property owners but are visiting property owners or conducting business within Lakengren.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

1. L.P.O.A. members must either register all guests in person at the Guard House or telephone in their guests' name(s). L.P.O.A. members are required to give their names and lot numbers to the guard when registering a guest.

2. L.P.O.A. members are directly responsible for their guests' conduct. If Lakengren rules, regulations or policies are violated by a guest, a citation, fine or legal action may be taken by the L.P.O.A. against the guest, the responsible member, or both.

3. Unregistered guests may use the telephone outside the Guard House to contact the L.P.O.A. member whom they wish to visit. The guard must verify the L.P.O.A. member's authorization.

4. Upon an unregistered guest's arrival, if the property owner is not currently present in the community, and can not be contacted by telephone, the guest(s) will be refused entry at that time.

5. Unregistered guests arriving at the Guard House who intend to look at real estate must offer Security their name, and make, year, color and license number of their vehicle. Security will offer them a two hour pass.

6. Guest lists for L.P.O.A. members will not be maintained on a permanent basis. A seven (7) day maximum period for a guest list will be kept at the Guard House. Extensions of another seven (7) days may be requested by the L.P.O.A. member. Exceptions may be granted for individuals who house sit while the L.P.O.A. member(s) are away for an extended period.

7. When a member requests that all guests are allowed in, L.P.O.A. Security has, within its authority, the right to request verification of any such guest coming in. Verification can be made via telephone or by the member in person. If proper verification can not be obtained, the guest will be refused entry.

8. L.P.O.A. members not in good standing are denied the use of any of the L.P.O.A. facilities. The same applies to any of their guests who are allowed into the community. Authorized guests are to travel to and from the member's property via the most direct route available. Guests in violation of this rule will be requested to leave Lakengren by Security escort, and trespassing charges may be filed if such request is not carried out.

9. Violations of this policy will result in a warning, and any subsequent violation will result in a Category 1 Fine (See Fines and Penalties Policy).

Submitted by: L.P.O.A. Board of Trustees, revised by Lakengren Safety Committee

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Date of Adoption: 09/08/98
Motion #: 98-09-71
Revised: date: 11/10/08, 12/13/10
12/22/14, 3/23/15, 12/18/17
Motion#: 08-11-286; 10-12-180
14-12-113; 15-03-24; 17-12-161

SUBJECT: DOOR-TO-DOOR SOLICITATION AT LAKENGREN

Reason for Policy: Commercial door-to-door solicitation, being a form of commerce, is within the authority of the L.P.O.A. to regulate, as conveyed by the Deed Restrictions. It has been generally accepted that door-to-door solicitation at Lakengren is not desirable or acceptable, but prior to this policy, no formal written policy has been produced.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

I. Commercial door-to-door solicitation for the purpose of gaining financial profit through the sales of products or services within Lakengren is prohibited. Violations of this policy should be reported to Lakengren Security for initiation of the L.P.O.A. rules enforcement process which may result in Fines and Penalties.

II. Non-commercial door-to-door solicitation (i.e. solicitation of political, religious or legal charity organizations, and school fund-raising projects) which are expressions of American civil rights cannot be prohibited by the L.P.O.A.. When and if there is someone going door to door using the exceptions listed above in this paragraph, it is considered to be just like a guest of a Property Owner. They must be a Property Owner or Tenant Member themselves and/or the Property Owner or Tenant Member **MUST** accompany them door to door, this applies for children under 16 years of age as well. **NO EXCEPTIONS**.

If a property owner or Tenant Member has posted his/her property as No Trespassing and/or No Solicitation, any person doing Door to Door Solicitation, as defined in this Policy, must honor the posting and not enter the property so posted.

III. No person or group will distribute literature or any other material at **any** of the gates leading into Lakengren, without prior approval of the Board of Trustees. Approval can be obtained at any regular Board of Trustees meeting. Anyone doing so without approval shall be subject to fines and penalties.

Persons or groups that are approved must sign a liability waver before being allowed to continue. If the waver is not signed they will be subject to fines and penalties if they do distribute literature or other materials. No person under the age of eighteen (18) years may distribute literature or other materials unless under the direct supervision of an adult.

PENALTIES: Violations of this policy may result in a **Category 2 Fine** (See Fines and Penalties Policy). Any subsequent violation will result in a **Category 2a Fine** (See Fines and Penalties Policy)**,** and/or other civil and criminal prosecution that may be applicable to the violation.

Re-Submitted By: Policy Review Committee

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Date of Adoption: March 22, 2004
Motion: #04-03-197
Revised: 4/12/04; 09/12/07; 3/8/10: 4/26/16; 12/18/17; 05/26/20
Motion: #04-04-05; 07-09-84; 10-03-36; 16-04-037; 17-12-161; 20-05-043

SUBJECT: POLICY FOR DISPLAY OF FLAGS/BANNERS AND SIGNS IN LAKENGREN

Reason for Policy: To enhance the appearance of Lakengren, it is necessary to restrict the number, size and type of signs, flags, banners, placards and advertising displays to those absolutely necessary for legitimate purposes.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

FLAGS/BANNERS POLICY: Flags/Banners are permitted on L.P.O.A. property as long as they adhere to the following:

A. Cannot contain profanity, rude gestures, or inappropriate messages.
B. Must be securely anchored. Cannot cause obstruction resulting in traffic hazards.
C. Political flags/banners for POLITICAL candidates and issues:
    1. are to be only on property you own or lease.
    2. are not to be placed on property or structures owned or controlled by the L.P.O.A.
    3. may not be displayed earlier than 30 days before an election and must be removed no later than 2 days after the election.
    4. are not to result in a combination of flags/signs/banners in excess of three per lot.
    5. in no case will be posted in violation of local election laws.

SIGNS POLICY: The following signs are permitted on L.P.O.A. property. Any sign not classified below is in violation of policy.

A. Lakengren Property Owners Association Community Property, Buildings and Lots. The only signs permitted are those which give the names of the facility, hours of operation and admittance requirements. These signs will be of a standard design and tastefully executed to conform to the Lakengren motif. Other signs required for temporary use must be approved by the Manager or Board of Trustees on a case by case basis.

B. Road and Traffic Control Signs. These signs will conform to the Uniform Manual of Traffic Control Devices and will be posted in conformity with this code for the purpose of safety and control of traffic on Lakengren roadways.

C. Real Estate Signs/Home for Sale by Owner. One to show PROPERTY FOR SALE, either by owner or by realtor is permitted per lot, or group of contingent lots being sold as one unit. This sign must be well-constructed and securely anchored or set in the ground. When it becomes faded or illegible, it must be removed and replaced. Signs shall not exceed six square feet in size.

1. One additional sign may be permitted, at the discretion of the Manager or Board of Trustees, if needed to provide visibility when the property is a corner lot or waterfront lot (on the main lake only) with one sign for each roadway or waterfront exposure.

2. One temporary OPEN HOUSE sign is permitted on the property in addition to the For Sale sign. This sign is permitted one week in advance of the scheduled Open House and must be removed immediately following. It is recommended that directional maps to an Open House be provided to Security for distribution at the front gate entrance.

3. **Signs must be removed no later than 10 days after closing on the property.**

D. Contractor Signs. One sign to advertise work being done on a property (i.e. home construction or repairs, lawn service, roofing, windows, etc.) may be displayed by the contractor only for the duration of the actual work, and must be removed immediately upon completion of service. Signs advertising a home-based business on Lakengren residential property are ***not*** permitted. Signs shall not exceed four square feet in size.

E. Garage Sale Signs. L.P.O.A. authorized bi-annual Community GARAGE AND YARD SALE Signs are permitted for a period not to exceed three days. The individuals sponsoring the sale may post signs at the sale site and must remove all signs immediately upon completion of the sale. Signs shall not exceed four square feet in size.

F. Moving Sale Signs. Members must notify the Office and/or Manager of the date of the moving sale in writing, and may display Moving Sale signs for a period of no more than ONE week before the sale. All signs must be removed at the completion of the Moving Sale. Any extra dates must be approved by the L.P.O.A. Manager. Signs shall not exceed four square feet in size. Violators of this (such as members using a Moving sale for just a garage sale, etc.) will be fined $25.00 for the first violation and $50.00 for each consecutive violation. Fines for members that are moving will be deducted from any refunds that the member is due to receive from the L.P.O.A.

G. Political Signs. Members may display signs for POLITICAL candidates and issues only on property they own or lease. Signs may not be displayed earlier than 30 days before an election and must be removed no later than 2 days after the election. These signs may be of the size, shape and material provided by the candidates, not to exceed four square feet, and must be securely anchored or set in the ground and situated so as not to cause traffic hazards by obstruction of motorists' view of intersections, etc. Not more than three signs will be permitted per lot. Political signs will not be affixed to utility poles, structures or trees, nor placed on property or structures owned or controlled by the L.P.O.A.. In no case will any signs be posted in violation of local election laws.

H. Miscellaneous Signs.

1. Home and lot owners may post individual signs giving the name of the residence. Signs will be in good taste, well constructed and securely anchored or set in the ground and not to exceed four square feet in size.

2. Individuals sponsoring parties, picnics, etc. at their property may provide directional maps to Security for distribution to guests at the front gate entrance.

3. Signs for special events sponsored by an L.P.O.A. organization, such as craft shows, water shows, etc. are permitted on a case by case basis subject to approval by the Manager or L.P.O.A. Board of Trustees.

4. Signs for an outside establishment that is donating proceeds to a committee or charity inside of Lakengren can **only** display their signs inside the shadow boxes, and must be approved by the L.P.O.A. Manager on a case by case basis.

NOTE: No signs of any kind are permitted within Ditch Lines anywhere within Lakengren, nor may they block any other signs or be an obstruction to traffic within Lakengren.

I. Violations. Violators of this policy will receive one written warning. If the property owner does not comply with policy within 7 days of written warning, they will incur a Category 1 fine. Repeat violators will incur a Category 2 fine and will be banned from displaying signs of any kind.

Submitted by: L.P.O.A. Board of Trustees; L.P.O.A. Policy Review Committee

Date of Adoption: 05/14/2012
Motion #: 12-05-75
Revision Date: 12/18/17
Motion #: 17-12-161

L.P.O.A. STORAGE CONTAINERS POLICY

REASON FOR POLICY: To enhance the appearance of Lakengren, it is necessary to restrict the length of time that a temporary storage container may be used.

SOURCE OF BOARD AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

A) No wooden shipping containers or temporary storage container such as a "POD" will be allowed on any lot in Lakengren, except as follows.

B) The office must be notified prior to a storage container being brought into Lakengren and a free permit must be obtained.

C) A temporary storage container or "POD" will be allowed to be placed on a lot in Lakengren for up to thirty-two (32) days.

D) At the end of the initial thirty-two (32) days, the member or tenant member may get an extension of one month provided that a permit is obtained from the office and a fee of $5.00 is paid.

E) Two additional thirty day extensions, after the initial extension, may be obtained upon obtaining a new permit and paying $10.00 for the second extension and then $15.00 for the third extension.

F) After the extensions have been exhausted the storage container must be removed.

G) Violation of this policy will result in a **Category 3 Fine** (See Fines and Penalties Policy). Subsequent violations will result in a **Category 3a** (See Fines and Penalties Policy).

Submitted by: L.P.O.A. Policy Review Committee
Re-submitted; L.P.O.A. Policy Review Committee

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Date of Adoption: January 8, 2007
Motion #: 07-01-133
Revised: date:
Motion#:

SUBJECT: COMPLAINT HANDLING

Reason for Policy: In conducting the affairs of the L.P.O.A., there is a continuing need for the Manager and Board of Trustees to recognize concerns of the L.P.O.A. membership and to effectively deal with member complaints, misunderstandings and suggestions.

The membership needs to be encouraged to make their feelings known. The manner provided for dealing with concerns of the membership should assure that such concerns are reliably and properly addressed while not allowing exaggeration of problems beyond their true level of priority.

As a general rule, complaints should be handled at the lowest possible level, provided that the response given satisfies the originating member.

POLICY: The following procedures will be adhered to in dealing with complaints of the L.P.O.A. Membership:

1. Complaint/Suggestion forms will be available at the L.P.O.A. Office.

2. Members will be encouraged to put their complaints or suggestions in writing. Any complaint received in writing will be answered in writing, if desired by the originator.

3. The Manager will first acknowledge complaints and then will take whatever action he deems appropriate to resolve or deal with the issue. This includes forwarding the matter to the Board of Trustees for resolution when required. Resolution time will be expected to vary according to the issue of concern.

4. If the originator is not satisfied with the response of the Manager, he or she may appeal to the Board for reconsideration. The appeal may be in writing or in person, but must be made by the member having initially registered the complaint.

5. The Board will consider all appeals without bias. The finding of the Board will be considered final unless new information becomes available or conditions significantly change.

6. Individual complaints appealed to the Board will normally be heard in open session, however, either the concerned member or the Board may opt to discuss the matter in executive session.

7. Employees of the L.P.O.A. will use the same procedure for submitting complaints as provided for the Membership.

Submitted by: L.P.O.A. Policy Review Committee

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Date of Adoption: May 10, 2004
Date of Revision: May 24, 2004
Motion #: 04-05-28
Date of Revision: April 25, 2005
Motion #: 05-04-53

LODGE RENTAL POLICY

Reason for Policy: To provide fair and consistent rules for rental of Valhalla Lodge to Lakengren membership for private parties, meetings and other activities.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc., Article XIII-b.

POLICY: Members in good standing are eligible to lease Valhalla Lodge. Dates and times of lease must be approved by the L.P.O.A. Office so as not to conflict with any other rental or other L.P.O.A. sponsored activity. Members leasing the Lodge are required to complete the Lakengren Agreement Form for Renting Valhalla Lodge. This form is available at the L.P.O.A. Office. The Lodge may NOT be leased or subleased for a profit event.

The Lodge shall be available for rent between the hours of 5:00 PM and 2:00 AM Monday - Friday; and Noon - 2:00 AM on Saturday and Sunday, with a maximum of six hours. The cost of Lodge rental, as determined by the L.P.O.A. Board of Trustees, is stated on the Lakengren Agreement Form for Renting Valhalla Lodge.

There will be NO Lodge rentals on nights of scheduled Lakengren Board of Trustees meetings. Lodge rentals will not be accepted for dates when in conflict with previously scheduled sanctioned club activities.

No kitchen facilities are available as a part of the Lodge rental.

The L.P.O.A. member renting the Lodge must be with the event at all times. Groups occupying the Lodge are responsible to comply with all rules and regulations of the Lakengren Property Owners Association, Inc., including, but not limited to, all rules listed on the Lakengren Agreement Form for Renting Valhalla Lodge.

Immediately following any rental/event the facilities must be cleaned and left in original order. The L.P.O.A. reserves the right to charge a per hour clean-up fee if the rented facility is not left neat and clean.

L.P.O.A. Management and/or L.P.O.A. Security hold the right to stop any event, which does not comply with the rules and regulations set forth by the Lakengren Property Owners Association, Inc. Code of Rules and Regulations and Corporate By-Laws and the Lakengren Agreement Form for Renting Valhalla Lodge.

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Date of Adoption: October 13, 2008
Motion #: 08-10-266
Revised Date: 12/18/17
Motion: 17-12-161

SUBJECT: POLICY REGARDING ALCOHOL USE IN LAKENGREN

Reason for Policy: The purpose of this policy is to provide regulations for the use of alcohol in public areas of Lakengren and to provide fines and penalties for the violation of these regulations.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners' Association, Inc., Article IV Section 1.

POLICY:

1. Per Gasper Township law, the commercial sale of alcohol within Lakengren is strictly prohibited.

2. All Ohio State Laws governing the consumption of alcohol apply within Lakengren, including, but not limited to, under-age (less than 21 years of age) drinking.

3. All alcoholic beverages are prohibited from the beach and pool. NO glass containers of any kind are permitted at the beach and pool.

4. The Lakengren Property Owners Association and its employees shall not be responsible for any property damages or personal injuries incurred as a result of any person's (member or guest) intoxication in public areas of Lakengren.

5. Fines and Penalties. Violations of Item 3 of this policy and/or unruly/offensive behavior will result in a **Category 2 Fine** (See Fines and Penalties Policy). Violations of Ohio State drinking laws are subject to arrest and prosecution according to applicable law.

Submitted by: Lakengren Safety Committee, Policy Review Committee

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Date of Adoption: December 13, 1985
Motion #85-12-139
Revised: date: 10-10-05
Motion#: 05-10-189

SUBJECT: CONSTRUCTION ON COMMON AREA LAKE ACCESS LOTS

Reason for Policy: To eliminate the question of construction of privately owned docks or other structures on Common Area Lake Access.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

1. The Common Access Areas were established in the Master Deed to provide access to lakes for members who own specified lots. The applicable portion is quoted below:

Parcel No. 3

73	Common Access Area	for use of	Lots 71 & 72 ONLY
134	"	"	Lots 135 & 136 ONLY
1434	"	"	Lots 1433 & 1435 ONLY
1469	"	"	Lots 1467, 1468 & 1470 ONLY
1492	”	”	Lots 1482, 1487, 1488, 1489, 1490 & 1491 ONLY
1811	"	"	Lots 1805, 1806, 1807, 1808, 1809 & 1810 ONLY
2143	”	”	Lots 2139, 2141, 2142, 2144 ONLY

2. Construction of privately owned docks, seawalls, etc. on a Common Access Area conflicts with the purpose of the Common Access Area, which is to provide equal rights to use of the waterfront by all connected properties as listed above. It is apparent that there is not sufficient space on most of the Common Access Areas to allow for all surrounding property owners to build a privately owned dock or other structures on the Common Access Area, thus compromising the equal usage of the Common Access Area.

3. As of the approval date of this policy, no further privately owned structures may be built on Common Access Areas. Currently existing structures will be grandfathered, and shall remain the property of the owner who shall be responsible for maintenance of the structure, however, the L.P.O.A. shall reserve the right to remove any existing grandfathered structure which has not been properly maintained and which has become a hazard of danger to others. Once removed, structures may not be replaced.

4. In such cases where all surrounding properties are owned by one individual, the L.P.O.A. may, at the request of the owner, sell the Common Access Area lot to the owner at which time the owner may construct any desired dock, seawall, etc. in accordance with current L.P.O.A. Building Codes.

Submitted by: Policy Review Committee

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Date of Adoption: 6/14/85
Motion #: 85-6-35 & 85-6-36
Revised: date: 10/27/99 & 04/14/11
Motion: #99-10-81 & 11-03-38

SUBJECT: ACCESS TO PUBLIC HIGHWAYS THROUGH BUFFER STRIP

Reason for Policy: To provide a standard rule to deny all requests for direct access across the L.P.O.A. Owner Buffer Strip, or to use it for parking.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: 1. No access agreements are permitted allowing access across the Lakengren Buffer Strip for construction of driveways, roadways, or other forms of ingress/egress to any Property Owner's property from Paint Creek Road, Route 732, or any other area where a Buffer Strip is designated on the Lakengren map.

2. Portions of Lakengren bordering Longman Road have no buffer strip. Construction of driveways onto Longman Road from associated properties must not provide an unobstructed throughway onto Lakengren roadways. An obstructive devise such as a gate or cross chain must be provided which has been approved by the Building Committee and Building Inspector and which conforms to Building Code regulations.

Submitted by: L.P.O.A. BOT, 1985

Revised by Policy Review Committee 1999

Revised by Policy Review Committee 2011

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Date of Adoption: February 12, 2001
Motion #: 01-02-139
Revised: July 28, 2003
Motion # : 03-07-60

SUBJECT: LAKENGREN ROAD MORATORIUM

Reason for Policy: To preserve Lakengren's roadways by limiting traffic of heavy vehicles between December and April and any period of time thereafter when extreme weather or other circumstances may make roadways particularly susceptible to damage from excessive weight.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

1. A total road moratorium on construction materials delivery trucks shall be in effect between December 1 of each calendar year and April 1 of the next calendar year. Section 18.0 of the L.P.O.A. Building Codes shall only apply as noted below.

A. The General Manager shall notify material supply companies and builders of the moratorium policy no later than 90 days before the December 1 commencement date in order that they might have sufficient time to arrange for delivery of materials in advance.

B. Seawall construction during the months the lake has been lowered, shall be the only exception to this policy. Delivery of concrete for seawalls between December 1 of one year and April 1 of the following year shall be in compliance with the provisions of Section 18.0 of the L.P.O.A. Building Codes.

C. Violations of this policy shall forfeit the damage deposits and may face further legal at the discretion of the Board of Trustees.

2. After April 1, the Road Moratorium may be extended or temporarily reinstated by direction of the Board of Trustees and/or General Manager should weather or other circumstance make it advisable to limit impact on the roadways.

A. During an extension or reinstatement of the Road Moratorium, permission must be received from either the General Manager or Maintenance Supervisor prior to entering Lakengren with any heavy vehicle carrying building materials of any type.

B. Notice of extension, reinstatement or cancellation of the Road Moratorium shall be posted at all entrances to Lakengren.

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Date of Adoption: November 25, 2002
Motion #: 02-11-142
Revised: date:
Motion#:

Subject: LAKE LOWERING POLICY

Reason for Policy: To provide a standard date for lowering the water level of the main lake each fall.

Authority: Lakengren Property Owners Association, Inc. Code of Regulations and Corporate By-Laws Article XIII-b.

POLICY: The Main Lake will be lowered gradually over a 30-day period beginning November 15th of each year. Management and Maintenance have the option of adjusting the actual date to begin lake lowering to fail on the Monday nearest to the policy date to reduce any inconvenience caused by the policy date falling on a weekend or holiday. Notice shall be posted stating the lake lowering date 30 days prior to the date to provide sufficient time for boats to be removed from the lake. The valve will be closed to re-fill the lake each spring on or about February 15th, or such date as is deemed advisable due to weather conditions and rainfall for the particular year.

Submitted by: L.P.O.A. Board of Trustees

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Date of Adoption: 02/08/85
Motion #: 85-2-215 & 85-2-216
Revised Date: 4/26/04; 3/8/10; 4/11/11; 12/18/17;
Motion #: 04-04-16; 10-03-37; 11-04-53 17-12-161;

L.P.O.A. FIREARMS POLICY

REASON FOR THE POLICY: Lakengren is a residential community with a continuing increase in population density. The use of firearms within the community would present a very dangerous safety hazard.

SOURCE OF BOARD AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

A) No person shall discharge any B-B gun, Air gun, Rifle, Shotgun, Revolver, Pistol, Zip gun, handgun or other firearm within the boundaries of Lakengren.

B) This policy shall not apply to law enforcement officers authorized to carry firearms who may discharge such firearms while in the line of duty. Also this policy shall not apply to anyone that possesses a current valid CCW permit, provided that the discharge was in a situation that meets the guidelines for use of deadly force as outlined in the booklet for CCW permit holders issued by the Ohio Attorney General's Office.

C) It will be the policy of Lakengren that Security employees will not carry firearms while performing their assigned duties for the Association.

D) With the exception of law enforcement officers, and holders of a current valid CCW permit, no person shall knowingly possess, have under the person's control, convey, or attempt to convey a firearm or any other deadly weapon or dangerous ordinance in or onto the premises of the Lakengren Lodge, Marina or Swimming Pool and Bath House areas.

E) Violations of this policy will be turned over to the Preble County Sheriffs office for possible criminal prosecution**.**

F) Since this is a violation that presents immediate danger, which could result in bodily injury, death and/or property damage, it shall be subject to a L.P.OA. citation (with the exceptions of paragraph B). The action taken will depend upon the severity of the violation. Where a L.P.O.A. citation is issued the fine shall be **CATEGORY 5 FINE** (See Fines and Penalties Policy). for the first violation, and any subsequent violation will result in a **Category 5a Fine** (See Fines and Penalties Policy). **THERE SHALL BE NO WARNING ISSUED FOR FIRST VIOLATION DUE TO THE SEVERITY OF THIS ISSUE**. Such citations shall be kept on file, and will always remain on file. There is no statute of limitations on these offenses. In the event that the person was defending their home, a Sheriff's report will need to be filed stating such. If no report was filed then the fine will be issued.

Re-Submitted by: L.P.O.A. Board of Trustees, Policy Review Committee 2017

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Date of Adoption: September 27, 2004
Motion #: 04-09-115
Revised: 09/10/2007; 12/18/17
Motion #: 07-09-84; 17-12-161

SUBJECT: FIRE PIT POLICY

Reason for Policy: To provide uniform safety guidelines for the construction and use of recreational fire pits in Lakengren.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc., Article XIII-b.

POLICY: Fire pits are permitted at a residence in Lakengren when all of the following points are adhered to:

1 The fire must be in a recessed pit or ring constructed of fireproof material, or a commercially produced fire pit, and the total fuel area of the fire must be 3 cubic feet or less in diameter and two feet or less in height.

2. There is no more than a light to moderate breeze.

3. The fire does not create an excessive amount of smoke that may create a visibility hazard to traffic.

4. The fire pit is located sufficiently at the most remote location from buildings and other combustible materials.

5. The member has a water hose, fire extinguisher, or other extinguishing agent capable of putting out the fire readily available.

6. The fire is for recreational/cooking purposes only, and shall not be used for disposal of household waste materials.

Violations of this policy may result in a warning, citation, or **CATEGORY 1 FINE** (See Fines and Penalties Policy).

Submitted by: Lakengren Safety Committee
Re-submitted by Lakengren Policy Review Committee

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Date of Adoption: February 9, 2009
Motion #: 09-02-20
Revised Date:
Motion#:

SUBJECT: MAILBOX REPLACEMENT POLICY

Reason for Policy: L.P.O.A. Maintenance crews occasionally inadvertently damage or knock down property owners' mailboxes while snow plowing or other road maintenance work. Although not required by law, the L.P.O.A. Board of Trustees has determined a reasonable effort to rectify such damage is in the best interest of both the L.P.O.A. and the property owner.

Policy: At the request of the property owner, and in the event that the L.P.O.A. Manager determines that a Lakengren property owner's mailbox is damaged or destroyed by L.P.O.A. Maintenance crews while in the action of snow plowing or other road maintenance work, that mailbox will be replaced with a standard metal mailbox and wooden mailbox post or the monetary equivalent thereof. Replacement will be done by L.P.O.A. Maintenance.

Note: Only standard metal mailboxes and wooden mailbox posts will be used for replacement done by the L.P.O.A.. Installation of other types of mailboxes will be at the discretion of the L.P.O.A. Manager. Other types of mailboxes must be provided by the property owner at their own expense, less the reimbursement of an amount not to exceed the price of a standard mailbox and post, and may include labor as determined by the L.P.O.A. Manager.

Submitted by: L.P.O.A. Board of Trustees

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L.P.O.A. VEHICLE OPERATING RULES AND REGULATIONS

Reason for Policy: To provide a uniform standard for Property Owners, Tenant Members and Security regarding the operation of vehicles in Lakengren.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:
Violations of this policy are subject to fines and penalties per Item IV.g of this document and Article XIV of the Code of Regulations of the Lakengren Property Owners Association, Inc.

I. DEFINITIONS:

For purposes of this document entitled "L.P.O.A. VEHICLE OPERATING RULES AND REGULATIONS", the following definitions apply:

A. "Vehicle" – every device, including a motorized bicycle, in, upon, or by which any person or property may be transported or drawn upon a highway, except motorized wheelchairs, and devices other than bicycles moved by human power.

B. "Motor Vehicle" – means every vehicle propelled by power other than muscular power or power from overhead electric trolley wires, except motorized bicycles, and agricultural tractors and machinery.

C. "Motorized Bicycle" – any vehicle having either two tandem wheels or one front and two Rear wheels, which is capable of being pedaled and is also equipped with a helper motor. Further, The helper motor must meet all of the following specifications:

1. It must have a piston displacement of no more than 50 cubic centimeters;
2. It must produce no more than one brake horsepower; and
3. It must propel the vehicle a maximum speed no greater than 20 mph on a level surface.

"Any motor-driven or motor-assisted cycle which exceeds any of the above specifications shall be deemed to be included in the definition of the term "Motorcycle" as that term is defined herein below.

D. "Motorcycle" – every motor vehicle, other than a tractor, having a saddle for the use of the operator and designed to travel on not more than three wheels in contact with the ground, including, but not limited to, motor vehicles known as "motor-driven cycle", "motor scooter" or "motorcycle" without regard to weight or brake horsepower.

E. "All-Purpose Vehicle (APV)" – any self-propelled vehicle steered by wheels or caterpillar treads, or a combination of both, designed primarily for cross-country travel on land and water or on more than one type of terrain. This definition specifically includes, but is not limited to, vehicles known as all-terrain vehicles (ATV's), all-season vehicles, snowmobiles, mini-bikes, trail bikes and vehicles that operate on a cushion of air. This definition does not include vehicles not principally used for personal transportation, any motor vehicle designed for and primarily used in playing the game of golf, and any vehicle excepted from the definition of the term "Motor Vehicle" set forth hereinabove. **NOTE:** ***ATV's were banned from Lakengren roadways on April 12, 2004. ATV's are not permitted to be operated in Lakengren except on the individual property owner's property.***

F. "Primary Transportation Vehicle" – means any motorized vehicle that must be titled, registered and issued license plates by a state or federal government agency as a condition of its lawful operation upon any highway, public property or private property used by the public for the purposes of vehicular traffic or parking.

G. "Recreation Vehicle" – means any motorized or motor-assisted vehicle, fueled by any source other than human power, that is prohibited from use upon public streets and highways. This definition includes, but is not limited to, the following: mopeds, motorized bicycles, golf carts, "MULE", RUV, or Similar Utility Vehicles, go-carts, mini bikes, pocket bikes, rail cars, dune buggies, all-terrain vehicles (ATV's), all-purpose vehicles (APV's), snowmobiles, dirt bikes, and trail bikes.

II. REGISTRATION

A. All motor vehicles, except for lawn tractors, riding mowers and other vehicles generally Considered for agricultural usage, operating upon the roadways of Lakengren must:

1. If required by law, be currently registered with a state or federal government, and a copy of the registration, title, or in the case of a new purchase, a bill of sale or receipt, must be carried in the vehicle for inspection by Lakengren Security and law enforcement personnel at all times.

2. Be registered annually with the Lakengren Property Owners Association, Inc. Association registration is in addition to state and federal registration requirements.

3. Vehicles with a Salvage Title must have the Vehicle inspected by the DMV to obtain a registration. To obtain a LPOA Vehicle Sticker for a Vehicle with a Salvage Title, Property Owners/Tenant Members, resident family members of Property Owners/Tenant Members must have the Vehicle inspected by an Agent of Lakengren or by the General Manager, and must have a current registration for that Vehicle.

B. Only property owners, resident family members of property owners and tenant members may register primary transportation vehicles with the Association. The Lakengren Property Owners Association, Inc. Board of Trustees reserves the right to waive this requirement and grant primary vehicle registration to other persons on an as required or needed basis.

C. Only property owners and tenant members may register recreational vehicles. Guests, children, other family members of property owners and tenant members, may not register recreational vehicles with the Association.

D. Association registration stickers will be issued annually after April 1, and are valid until March 31 of the following year. In accordance with Section II. B of these Vehicle Rules, only Property Owners/Tenant Members, resident family members of Property Owners/Tenant Members may apply for Vehicle Stickers that are titled in their name. Stickers must be displayed on the motorized vehicle at all times in accordance with L.P.O.A. Security recommendations.

Stickers on a vehicle that it was not issued to will result in a **Category 4 Fine** (See Fines and Penalties Policy) until the sticker is either removed or put on the correct vehicle.

Property Owners/Tenant Members can apply for no more than 6 Vehicle Stickers. For all other vehicles the Property Owner/Tenant Member have, they will need to use their L.P.O.A. Member Card to gain entry into Lakengren.

Temporary Tags will not be accepted when applying for Vehicle Stickers. Members who buy a new or used vehicle and have temporary tags on such vehicles will not receive a L.P.O.A. Vehicle Sticker until they get their new plates and registration. Members will still be able to enter Lakengren by using their L.P.O.A. Member Cards until they get their stickers.

E. Primary transportation vehicles are considered a necessary means of transportation and as such are exempt from some of the rules pertaining to recreational vehicles. To register a primary transportation vehicle, those persons, meeting the description in II-B above, must:

1. Present a copy of the vehicle title or annual state registration bearing his/her name as the owner of the vehicle to the L.P.O.A. Office.

2. Sign a statement attesting to having in his/her possession an insurance policy as required by state law covering Public Liability and Property Damage.

3. Be a member in good standing in accordance with Article II Section1.D. of the code of Regulations. This section states that a member is in good standing "when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the L.P.O.A. Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc."

F. The operation of recreational vehicles within Lakengren is a privilege, revocable by the Association at any time. **.** ***No recreational vehicle without a valid LPOA Sticker or state issued registration may be operated in Lakengren except on the individual property owner's property. ONLY, mopeds, motorized bicycles, golf carts, "MULE", RUV, or Similar Utility Vehicles, rail cars, and dune buggies are eligible for a LPOA sticker. Rail cars and dune buggies must have valid state registration and plates to operate on Lakengren roads.***

To register a recreational vehicle, property owners and tenant members must:

1. Have the vehicle inspected by Security annually. The inspection report will establish that the vehicle is street equipped with a minimum of headlights, tail lights, brake lights, rearview mirrors, and a horn.

2. Present a copy of the vehicle's title or annual state registration with the required inspection as provided for in F-1. to the L.P.O.A. Office.

3. Present proof of insurance in the amount of at least $100,000.00 coverage per incident for Public Liability and Property Damage.

4. NOTE: ATV's are banned in Lakengren, except for operation on an individual's personal property. This section no longer applies to ATV's.

5. Read and sign a statement of responsibility wherein the property owner or tenant member agrees to accept responsibility for all damages caused by any operator of the recreational vehicle. The statement will also include a clause wherein the property owner or tenant member agrees that any violation of the L.P.O.A. Vehicle Operating Rules and Regulations shall be grounds for immediate revocation of the privilege to operate the Recreational vehicle in Lakengren, and further that the property owner or tenant member will Advise all persons who operate the recreational vehicle of the L.P.O.A. Vehicle Operating Rules and Regulations prior to the actual operation of the vehicle.

6. Be a member in good standing in accordance with Article II Section 1, D. of the Code of Regulations. This section states that a member in good standing "when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the L.P.O.A. Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc."

III. L.P.O.A. OPERATING REGULATIONS:

A. All persons operating any vehicle on L.P.O.A. roadways must comply with the State of Ohio Operator's License and insurance requirements, and with all applicable provisions of this Document entitled, "L.P.O.A. Vehicle Operating Rules and Regulations," together with any amendments thereto, and shall be subject to fines and penalties per Item IV.g of this document.

1. Operators of primary transportation and recreational vehicles, except for moped operators and as provided for in Section IV, D-3, must be at least 16 years old and hold a valid operating permit for the type of vehicle being operated.

2. Motorized bicycle (moped) operators must be at least 14 years old and hold a valid Motorized Bicycle Operator's License as issued by the State of Ohio. (ORC 4511.01). Moped operators 16 years old or older need not have a Motorized Bicycle Operator's License, but must have some other type of a valid Ohio driver's license.

a. A Motorized Bicycle Operator's License is restricted to the operation of a motorized bicycle (moped) only. It does not allow the operator to operate any other form of motorized vehicle.

B. Operation of all motorized vehicles, except golf carts and mules, is restricted to the hard-surfaced roadways of Lakengren and graveled drives of the recreational areas.

1. All vehicles, except for those vehicles designated for Maintenance by L.P.O.A. Management, and the vehicles of the various utility companies providing services to Lakengren, are prohibited specifically from the following areas:

a. Beach

b. The slopes of any dam or spillway.

c. All L.P.O.A. common areas, except for paved or graveled areas within.

d. On private property, except for the vehicle owner's property.

e. On other L.P.O.A. property not officially designated for such use.

C. There shall be no parking on the sides of L.P.O.A. roadways and cul-de-sacs.

D. There shall be no overnight parking on L.P.O.A. common areas, except as authorized by the L.P.O.A. Management or Security.

E. Motorized vehicles are prohibited from parking on the grassed areas of L.P.O.A. property, except when authorized by L.P.O.A. management. Golf carts and mules are permitted to park on the grassed areas of L.P.O.A. property except when L.P.O.A. signs are posted at the area prohibiting parking in the area. The L.P.O.A. manager, or designee, shall determine when conditions are not acceptable for parking and shall authorize the posting of the signs.

F. Any person who violates this policy will receive a written warning for the first offense. The second offense will result in a category one fine. The third and each subsequent violation will be subject to a category two fine. Third or greater violations may result in the loss of golf cart privileges for 30 days.

IV. REQUIRED VEHICLE EQUIPMENT AND SPECIFIC OPERATOR REQUIREMENTS

A. Motorized Bicycles (Mopeds)

The following rules apply to the use of motorized bicycles on L.P.O.A. premises:

1. No person under the age of 14 shall operate Motorized Bicycles.

2. All operators who are 14 years old or older must obtain an Ohio Motorized Bicycle Operators License to operate such a vehicle, unless the operator has any other valid Ohio Operators License.

3. All operators of motorized bicycles under 18 years of age must wear a protective helmet, approved by the U.S. Department of Transportation (O.D.O.T.), eye protection and shoes.

4. Passengers are prohibited on motorized bicycles.

5. Motorized bicycles must be operated within three feet of the right hand side of the roadway when practical.

6. Motorized bicycles must be registered annually and display the special license plate issued by the Registrar of Motor Vehicles. Only those vehicles approved by the Director of Ohio Department of Public Safety can be registered.

7. Equipment Regulations:

At a minimum, any motorized bicycle used on the premises of L.P.O.A. must have:

a. A working muffler and exhaust system, with no cutouts or bypasses.

b. A firmly attached seat for the operator. The top of the seat must be at least 25 inches above the ground.

c. At least one and no more than two headlights.

d. A taillight with a reflective lens.

e. A brake light.

f. A set of handlebars that are equipped with safety grips and are positioned no higher than 15 inches above the seat.

g. A horn or other audible signaling device that can be heard at least 100 feet away. Sirens and whistles are not permitted.

B. Motorcycles

Persons operating motorcycles on the premises of L.P.O.A. shall conduct themselves in Accordance with applicable Ohio law pertaining to the operation of motorcycles upon Public property and private property used by the public for parking. At a minimum, such operation shall conform to the following:

1. Riding Abreast: Motorcycles or bicycles shall not be operated upon a roadway so as to ride more than two abreast (two at a time) in a single lane; except on paths or parts of a roadway set aside for the exclusive use of motorcycles or bicycles.

2. Helmets and Eye Protection: All motorcycle operators and passengers shall wear safety glasses or other approved protective eye devices at all times when riding on the street. The law also requires that the following persons wear and approved safety helmet which meets Federal Department of Transportation (U.S.D.O.T.) standards at all times when riding on the street:

a. All motorcycle operators and passengers under 18 years of age;

b. All "novice" operators regardless of age. A "novice" is defined as anyone who has had less than one year of experience as a licensed motorcycle operator.

c. All motorcycle passengers, regardless of age, when they are riding with a driver who is legally required to wear a helmet.

3. Equipment Regulations: Every motorcycle operated on L.P.O.A. premises must be equipped with the following:

a. One and no more than two headlights.

b. At least one taillight and brake light.

c. A white license plate light.

d. A horn, which can be heard for at least 200 feet.

e. At least one rearview mirror positioned so that the rider has a clear view of the roadway behind the vehicle.

f. Handlebars and grips that are mounted so that they are no more than 15 inches above the seat.

g. No motorcycle shall be equipped with an exhaust system, which would produce any excessive or unusual noise. All motorcycles must be equipped with mufflers having baffle plates as required by law.

Bucket or bench seats for passengers are prohibited. Riders must be seated astride the cycle, with one leg on either side. Passengers may only be carried on a firmly attached regular seat.

C. Snowmobiles

1. Operation of snowmobiles upon any L.P.O.A. area is AT YOUR OWN RISK. Ice conditions on the lakes WILL NOT be monitored by the L.P.O.A. and remains the responsibility of the operator. Caution signs will be posted in strategic locations at all lakes.

2. Operation of snowmobiles upon L.P.O.A. roadways is strictly prohibited except during extreme emergency snow conditions wherein normal transportation is impossible. Any snowmobiles on L.P.O.A. roadways during such conditions must adhere to all Ohio state traffic laws and posted traffic signs.

3. Child Operators – Any person less than 16 years of age, but 12 years of age or older, must be accompanied by a parent or guardian who is a licensed driver 18 years of age or older. Child operators under 12 years of age are prohibited without exception.

4. Depth of snow must be a minimum of 3 inches before operating any snowmobile upon L.P.O.A. property.

5. Operating hours for snowmobiles upon L.P.O.A. property will be from dawn to dusk. The only exception will be for emergency travel under emergency conditions.

6. Areas of operation shall be limited to:

a. Within the confines of the property owner's or tenant member's real property.

b. L.P.O.A. common access, recreation areas and lakes. The Beach and Marina can be used for starting points for lake travel.

c. Cross country travel upon private lots without written permission of the lot owner(s) is prohibited, and could result in trespassing charges against the operator.

7. Required Equipment:

a. All snowmobile riders must wear protective helmets with fastened chin straps.

b. All snowmobile riders must wear protective eye goggles or face shields.

c. At least one headlight.

d. At least one red taillight.

e. Adequate brakes.

f. All snowmobiles must have an effective muffler system, as prescribed by Ohio state laws.

D. All other motorized vehicles.

All motorized vehicles which do not meet the definition of a motorized bicycle (moped), motorcycle, and snowmobile, except for lawn tractors, riding mowers and other vehicles generally considered for agricultural usage, are required to have the following equipment and meet the following licensing requirements:

1. Two headlights in working order.

2. At least one taillight, emitting a red light visible 500 feet to the rear.

3. A white license illuminating light in working order placed to illuminate the rear registration plate.

4. Every motor vehicle other than a commercial tractor, to which a trailer or semi-trailer is attached, shall carry at the rear, either as a part of the taillights or separately, two red reflectors.

5. All motor vehicles manufactured after January 1, 1954, must be equipped with turn signal lights in working order visible from both front and rear. Turn signal lights must be visible at a distance of not less than 300 feet in normal sunlight.

6. Every motor vehicle shall at all times be equipped with an exhaust system which is in good working order and in constant operation. No vehicle shall be equipped with a muffler cutout, bypass or similar device which would produce excessive smoke or gas, or permit any chemical to flow into or upon the exhaust pipe or muffler, or be equipped in any other way to produce or emit smoke or dangerous or annoying gases, other than ordinary gases emitted by the exhaust of an internal combustion engine under normal operation. No motor vehicle, including motorcycles, shall be equipped with an exhaust system which would produce any excessive or unusual noise.

7. Every motor vehicle shall be equipped with a mirror located to reflect to the operator a clear, unobstructed view of the highway to the rear.

8. Every motor vehicle shall be equipped with a horn, which is in good working order, capable of emitting sound and audible under normal conditions, from a distance of not less than 200 feet. No motor vehicle, except a public safety or emergency vehicle, shall be equipped with any siren, whistle or bell.

9. No vehicle shall be equipped with a light of any color other than white or amber mounted on the front except those operating under special permits, public safety vehicles, emergency vehicles, disabled vehicles, funeral escort vehicles, and road repair equipment.

10. All vehicles manufactured since January 1, 1962, must be equipped with anchorage units for at least two safety belts to the front seats. It is required that the operator and front seat passenger wear safety belts when the vehicle is being operated on the roadways. The exceptions to the regulation are: all 1962 model year and older vehicles not equipped with safety belts, motorcycles and mopeds.

E. Licensing

1. No person shall operate a primary transportation vehicle, as defined in Section 1 paragraph F, on the premises of Lakengren Property Owners Association and the roadways thereof unless the operator has passed the required tests and obtained a license for the type of vehicle being operated from the Registrar of Motor Vehicles.

2. All operators of recreational vehicles on Lakengren Property Owners Association roadways must have the required Ohio State License for the type of vehicle being operated.

3. Where no specific state license is required, recreational vehicle operators, including operators of golf carts and "MULE", RUV, or Similar Utility Vehicles on Lakengren property and/or roadways must have a valid Ohio Class D Operator Permit.

F. Specific Lakengren Regulations in Addition to State Regulations

1. All motorized vehicles, including golf carts, "MULE", RUV, or Similar Utility Vehicles, lawn tractors, riding mowers and mopeds, that are able to obtain a speed of 25 miles per hour must display a "slow-moving-vehicle" emblem and an orange bicycle flag on a pole at least 6 feet in height, mounted on the rear of such vehicle. If the vehicle is being operated on Lakengren roadways.

2. Operators of lawn tractors, riding mowers and vehicles generally considered for agricultural usage must be at least 14 years of age, if traveling on Lakengren roadways.

3. Slow moving vehicles must pull over to the side of the road to allow regular traffic to pass when reasonable and safe to do so.

4. Semi tractor-trailer combinations owned by property owners are prohibited on Lakengren roadways, due to the narrowness and multiple curves of the roadways.

5. Only privately owned semi tractor-trailer cabs bearing a Lakengren vehicle registration sticker are permitted to travel on Lakengren roadways and be parked at the member's residence.

6. Generally, the provisions above do not apply to semi tractor-trailer combinations making deliveries to lots, or to household moving vans picking up or delivering household items.

G. Violations

Any person while operating any recreational vehicle on L.P.O.A. roadways who violates the above L.P.O.A. Vehicle Operating Rules and Regulations, or who shall operate a motor vehicle in such a manner as to cause concern for his or her safety or the safety of others, or to the property of another, will be issued a citation by L.P.O.A. Security. In addition, certain violations, injuries, etc., will be referred investigation to the appropriate law enforcement agency. Security will record all citations and observations of violations.

Operation of recreational vehicles within Lakengren is a privilege granted by the Association, and as such may be revoked at any time.

Property owners, tenant and associate members shall be directly responsible to ensure all Operators of their recreational vehicles are in compliance with the L.P.O.A. Vehicle Operating Rules and Regulations. Violations of these regulations by an operator of a recreational vehicle may subject the property owner, tenant or associate member to immediate revocation of privileges by the L.P.O.A. Board of Trustees and additionally may result in a **Category 2 Fine** (See Fines and Penalties Policy). Any subsequent violation will result in a **Category 2a Fine** (See Fines and Penalties Policy).

Violations include, but are not limited to: operation in a reckless manner; exceeding the posted speed limits; operation on areas other than authorized areas, roadways, and gravel driveways of recreational areas; operating at night without lights; operating without the required safety equipment as specified by Ohio State Law and within these regulations; operating, or permitting the operation of a recreational vehicle as defined in Section 1, paragraph G of these regulations, without an Ohio Class D Operator's Permit.

Violations involving the operation of primary transportation vehicles by any person or persons on L.P.O.A. property and roadways shall be subject to a **Category 2 Fine** (See Fines and Penalties Policy) for a first violation. For any subsequent violation will result in a **Category 2a Fine** (See Fines and Penalties Policy) being issued by the L.P.O.A. when not directly in conflict with other State and local laws enforceable by the Preble County Sheriff.

The L.P.O.A. Board of Trustees shall at their discretion have the right to file a formal complaint with The Preble County Sheriff or to the Preble County Court of Common Pleas against those persons When deemed appropriate by the L.P.O.A. Board of Trustees.

Submitted by and/or Revision by:

L.P.O.A. Safety Committee (July 1995) Motion #95-8-67
L.P.O.A. Policy Review Committee and L.P.O.A. Safety Committee (August 1999)
L.P.O.A. Safety Committee (October 2001)
L.P.O.A. Board of Trustees (September 9, 2002)
L.P.O.A. Board of Trustees (November 11, 2002) November 11, 2002 Motion #02-11-127 Amended April 12, 2004 Motion #04-04-04
L.P.O.A. Policy Review Committee and L.P.O.A. Safety Committee July 14, 2008 **Motion #08-07-228:** Licensing- Fines and Penalties.

L.P.O.A. Policy Review Committee (March 9, 2009) Mule Addition
L.P.O.A. Policy Review Committee (April 13, 2009) Fines & Penalties
L.P.O.A. Policy Review Committee June 12, 2012 Motion #12-06-85
L.P.O.A. Board of Trustees June 10, 2013 Motion #13-06-83 Removal of Section G "Mules" . Made "Mules" same as golf carts
L.P.O.A. Board of Trustees June 22, 2015 Motion #15-06-52. Section II A, Sub-paragraph 3, & Section II, Paragraph D. No temp tags for Vehicle Stickers, and can only apply for a max of 6 Vehicle Stickers per year.
L.P.O.A. Board of Trustees December 18, 2017 Motion #17-12-161. Section 1 Definitions Paragraph G, added mini bikes and pocket bikes. Section 2 Registration paragraph D. removed fine and added fine category. Section 2 Registration paragraph F. added wording after "revocable by the Association at any time". Section 2 Registration paragraph G. removed fine and added fine category.
L.P.O.A. Policy Review Committee (May 26, 2020) Revision of Section III. L.P.O.A. Operating Regulations items B., B. 1. a. and c, E. and added item F.

Date of Adoption: October 13, 2008
Motion #: 08-10-267
Revised Date: 05/26/2015; 12/18/2017
Motion#:15-05-45; 17-12-161

SUBJECT: LPOA JUNK MOTOR VEHICLE POLICY

Reason for Policy: As provided for in LPOA Deed Restriction 5, no trade or activity shall be done on any lot that may be, or become, an annoyance or nuisance to the neighborhood; and all lots must be kept in a tidy manner. The open storage and display of junk motor vehicles is a violation of this Deed Restriction in that their presence detracts from the natural beauty of the community and directly affects property values of neighbors and the community as a whole. In accordance with Section 505.173 of the Ohio Revised Code, the following definitions and regulations have been adopted to govern the storage of Junk Motor Vehicles on public and private property and Unlicensed Collector's Vehicles stored in the open on private property within Lakengren.

POLICY:

Section 1. Definitions: All words used in these regulations shall have their customary meaning, except those specifically defined in this Section.

A. **Junk Motor Vehicles:** Shall be defined as in Section 505.173(E) of the Ohio Revised Code to mean any Motor Vehicle, including a Collector's Vehicle, whether it is licensed or unlicensed, that meets all of the following criteria:

1. Three model years old, or older;
2. Apparently inoperable;
3. Extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine or transmission.

An example of a Junk Motor Vehicle includes, but is not limited to, a vehicle that is going to be, or has recently been used in a demolition derby competition.

B. **Collector's Vehicle:** Shall be defined as in Section 4501.01(F) of the Ohio Revised Code, except that a motor vehicle which would otherwise be a Collector's Vehicle shall be a Junk Motor Vehicle if it meets all the criteria contained in Item A of this section.

C. **Private Property:** Shall mean any real property within Lakengren which is privately owned and not LPOA property.

D. **LPOA Property:** Shall mean any street, or public right-of-way, and any other publicly owned property or facility.

E. **Nuisance:** Shall mean the maintaining of a Junk Motor Vehicle or unlicensed Collector's Vehicle in violation of any of the provisions of these regulations.

Section 2. Exceptions: These regulations shall not apply to a Licensed Collector's Vehicle that displays current, valid license tags issued under the Ohio Revised Code section 4503.45 and does not meet the criteria for Junk Motor Vehicle as outlined in section 1.A of these regulations and the Ohio Revised Code 505.73(E).

Section 3. Regulations for Junk Motor Vehicles:

A. Storage of Junk Motor Vehicles on Public Property: No Junk Motor Vehicle shall be maintained on public property for more than forty-eight (48) hours.

B. Storage of Junk Motor Vehicles on Private Property: All motor vehicles that can be identified as being Junk Motor Vehicles must be stored inside the Property Owner's garage or other structure so as to be not visible from either the street or neighboring properties, or removed from Lakengren at the owner's expense. No open storage, nor storage beneath temporary covers such as tarps shall be permitted.

C. Documentation of Information: The LPOA Board of Trustees, or the Sheriff's Office at the request of the LPOA Board of Trustees, shall photograph the Junk Motor Vehicle which is in violation of these regulations and shall record the make, model, serial number (when available), and shall list the damage to the Motor Vehicle.

Section 4. Notice of Violation: Whenever the LPOA Board of Trustees determines there is a violation of these regulations, the violation will be addressed by a letter of warning to the Property Owner of the property on which the Junk Motor Vehicle is maintained. The letter of warning shall include:

A. Description of the location of the Junk Motor Vehicle.

B. Identify the type of vehicle (by make, model, and identification number if available)

C. Specify the Property Owner has 10 days from the date of postmark of the letter to remove the Junk Motor Vehicle at his own expense.

D. Notify the Property Owner that failure to comply will result in a citation and fine of **$200.00 (Two Hundred Dollars)** as provided for by LPOA Code of Regulations, Article IV and Article XIV.

Section 5. Remedies: When a Property Owner fails to comply with the provisions of these regulations, the LPOA Board of Trustees may, in addition to any other remedies provided by law:

A. Issue a notice to the Property Owner including a **Category 3 Fine**. Any subsequent violation will result in a **Category 3a Fine**.

B. Provide a date of hearing with the LPOA Judiciary Committee to allow for the Property Owner to dispute the citation and fine. A decision by the Judiciary Committee to waive a citation and/or fine shall not release the Property Owner from the requirement to remove the Junk Motor Vehicle where all of the criteria for determining a Junk Motor Vehicle is shown to be in accordance with this Policy.

C. The LPOA shall hold the Property Owner responsible for the physical removal of a Junk Motor Vehicle, and any expenses incurred in that removal. Should the Property Owner still not comply, the matter shall be turned over to the Gasper Township Trustees for removal in accordance with ORC 505.173 and Gasper Township Trustees Resolution No. 7.

D. Unpaid fines shall be applied to the Property Owner's account and are subject to collection through the appropriate agency. The Property Owner with an unpaid fine shall be in default and membership privileges shall be suspended in accordance with LPOA Code of Regulations Section 5.

Section 6. Liability: No agent, employee, or LPOA Trustee shall be personally liable for any damages that may occur to persons or property as a result of any act required or permitted under these regulations or applicable Ohio Revised Code Section.

Submitted by: LPOA Policy Review Committee, LPOA Board of Trustees

Date of Adoption: May 10, 2010
Motion#: 10-04-70
Revised: 04/22/2013; 12/18/17; 09/23/19; 10/12/19; 07/22/24 Motion#: 13-04-59; 17-12-161; 19-09-099; 19-10-107; 24-07-065

SUBJECT: LAKENGREN EXIT GATE USE POLICY

Reason for Policy: To clarify proper usage of Lakengren gate/lane exits and to establish fines and penalties for violators of the policy.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

1. Exit gates/lanes from Lakengren are for exiting only. Using these lanes as an entrance is strictly prohibited. Members letting anyone in at the exit gates will be fined in accordance with item 4 of this policy, and will be considered a Member Not in Good Standing with LPOA until all fines are paid.

   A Member in Good Standing is in accordance with Article II 1.D. of the Code of Regulations. This section states that a member is in good standing "when all dues, assessments, fines, or otherfinancial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, inaddition, there are no outstanding citations, penalties or suspensions for violations of the LPOA Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc."

2. Lakengren Members who violate this policy will be fined as provided for by Lakengren Code of Regulations and Corporate By-Laws, Article XIV, Fines & Penalties.

3. Non-members in violation of this policy will be requested to leave Lakengren by Security escort and trespassing charges may be filed.

4. There are no verbal or written warnings for violations of this policy. For the first offense, a **Category 3 Fine** (See Fines and Penalties Policy) will apply, and all Bar Codes associated with that Property Owner's/Tenant Member's lot/address will be deactivated for (90) ninety days. For the second violation, a **Category 5 Fine** will apply (See Fines and Penalties Policy), and all Bar Codes associated with that Property Owner's/Tenant Member's lot/address will be deactivated for a period of (1) one- year. Once the fine is paid and suspension served, a reactivation/replacement fee (see Schedule of Fees, Charges, and Rates) will apply per Bar Code/per incident to reactivate/replace Bar Codes.

In the event there is a subsequent violation, a **Category 5a Fine** (See Fines and Penalties Policy) will apply and all Bar Codes associated with that Property Owner's/Tenant Member's lot/address will be deactivated INDEFINITELY. The property owner may apply for reactivation of all associated bar codes two (2) years after the suspension begins for this violation.

Bar Code suspension periods will begin (15) fifteen days after the date of the violation. In cases where an appeal hearing is requested, Bar Code suspension periods will begin seven (7) days after written notification of the Judiciary Committee's appeal decision. If there is an appeal to the LPOA Board of Trustees any suspension will occur ~~and~~ seven (7) days after written notification of the LPOA Board of Trustees' appeal decision, when applicable.

Submitted by the Safety and Security Committee
Re-Submitted by Policy Review Committee
Revised by the LPOA Board of Trustees

Date Adopted: April 22, 2013
Motion#: 13-04-61
Revised Date: 09/26/16;
12/18/17; 9/23/19; 10/12/19;
07-22-24 Motion#: 16-09-
104; 17/12/161; 19-09-099;
19-10-106; 24-07-065

SUBJECT: LAKENGREN BAR CODE ENTRANCE GATE POLICY

Reason for Policy: To eliminate unauthorized use of the entrance gates.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association,Inc. Article XIII-b.

POLICY: Any LPOA Property Owner/Tenant Member desiring to rent a bar code must be a Member in Good Standing in accordance with Article II 1.D. of the Code of Regulations. This section states that a member is in good standing "when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the LPOA Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc." All Bar Codes remain the property of the LPOA and may be deactivated at any time for misuse. If a Property Owner/Tenant Member wishes to use the Bar Codeentry gates they must first apply for one at the office then, if approved, LPOA personnel must place the Bar Code(s) on each vehicle, they wish to use to gain entry through the Bar Code gates. Additionally, the following charges and terms of rental will apply:

A one-time per household enrollment fee (see Schedule of Fees, Charges, and Rates) applies.

1. An annual per bar code rental fee (see Schedule of Fees, Charges, & Rates) for Property Owners/Tenant Members, an annual per bar code rental fee (see Schedule of Fees, Charges, & Rates) for Family Members will be paid upon initial issue and during the month of August each year. This charge will not be pro-rated and is non-refundable. As with the limit on LPOA Vehicle Stickers, there is a limit of **six (6)** bar codes per Property Owner/Tenant Member.

2. Property Owners will be invoiced on or around August 1st of each year for the annual rent for Bar Codes. Failure topay the annual rental fee within 30 days of the invoice date will result in the bar code(s) being deleted from the system. There will be an additional reactivation fee (see Schedule of Fees, Charges, and Rates) charged per incident to reactivate bar codes.

3. Any entry gate Bar Code rented by a Property Owner/Tenant Member must be affixed to the assigned vehicle by
LPOA Personnel **NO EXCEPTIONS**.

4. All bar codes remain the property of the LPOA and may be deactivated at any time for

misuse.

5. All property owners, tenant members and/or family members must notify the Lakengren Office upon ownership transfer of any Bar-Coded vehicle to initiate deactivation. In the event a new/replacement vehicle is obtained, proof ofownership is required, and a new Bar Code must be placed on the vehicle(s) by authorized Lakengren personnel. Bar Codes must not be removed and placed on new/replacement vehicles.

Any member who will be in default of the Annual Dues or Assessment Charges, any additional personal service charges, or who should violate any rules and regulations of this Association will result in all Bar Codes associated with that Property Owner(s)/Tenant Member(s) lot/address being deactivated from the system. A $10.00 reactivation fee will apply per Bar Code/ per incident to reactivate Bar Codes once membership status has returned to good standing.

Unauthorized use of Bar Codes will constitute a breach of this Policy. Violations of this section will include but are not limited to: Bar Codes not affixed directly to the vehicle registered to the Lakengren member's account oraltered or defaced in any way, by removing the Bar Code from the vehicle and holding it up to the Bar Code reader, using it for a vehicle not assigned to that Bar Code, or lending it out to someone else to use to gain entry into Lakengren.

There are no verbal or written warnings for violations of this policy. For the first offense, a Category 3 Fine (See Fines and Penalties Policy) will apply, and all Bar Codes associated with that Property Owner's/Tenant Member's lot/address will be deactivated for (90) ninety days. For the second violation, a Category 5 Fine will apply (See Fines and Penalties Policy), and all Bar Codes associated with that Property Owner's/Tenant Member's lot/address be deactivated for a period of (1) one-year. Once the fine is paid and suspension served, a reactivation/replacement fee (see Schedule of Fees, Charges, and Rates) will apply per Bar Code/ per incident to reactivate/replace Bar Codes.

> **In the event there is a subsequent violation, a Category 5a Fine (See Fines and Penalties Policy) will apply and all Bar Codes associated with that Property Owner's/Tenant Member's lot/address will be deactivated <u>INDEFINITELY</u>.** The property owner may apply for reactivation of all associated bar codes two (2) years after the suspension begins for this violation.

Bar Code suspension periods will begin (15) fifteen days after the date of the violation. In cases where an appeal hearing is requested, Bar Code suspension periods will begin seven (7) days after written notification of the JudiciaryCommittee's appeal decision. If there is an appeal to the LPOA Board of Trustees any suspension will occur **seven (7) days after written notification of the LPOA Board of Trustees' appeal decision, when applicable.**

Date Adopted: April 22, 2013
Motion#: 13-04-58
Revised Date: 6/10/13; 12/18/17;
9/23/19; 7/22/24 Motion#: 13-06-79;
17/12/161; 19-09-098; 24-07-065

SOUTH GATE DOUBLE GATE ACCESS POLICY FOR TRAILERS, BOAT TRAILERS, CAMPER TRAILERS & MOTORHOMES

Reason for Policy: The following Policies are for Property Owners and/or Tenant Members who wish to bring their boat trailers or other trailers, camper trailers, or motorhomes through the South gate. They are intended to clarify who is eligible and under what conditions the South Gate Double Gate Access Card may be used.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICIES:

The South Gate Double Gate Access Card is for Property Owners and/or Tenant Members who tow a boat trailer or other trailers, camper trailer, or motorhome. The use of such a Double Gate Access Card is a privilege and may be revoked by the Board of the Lakengren Property Owners Association at any time. This Double Gate Access Card will only be operational at the **South Gates**. It will not operate the Front Gate or East Gate.

To qualify for a South Gate Double Gate Access Card, the Property Owner and/or Tenant Member must meetthe following qualifications:

1. The Property Owner and/or Tenant Member must be a member in good standing as defined in Article II, Section1, D. This section states that a member is in good standing "… when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the LPOA Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc."

2. The Property Owner and/or Tenant Member must demonstrate a need for the Double Gate Access Card by providing the Lakengren Office with a title, registration, or notarized affidavit of ownership for the trailer, boattrailer, camper trailer, or motorhome that will be entering the South Gate.

3. The automobile towing the boat and trailer, or any other trailer must have an active Bar Code on the vehicle and aSouth Gate Double Gate Access Card for the trailer they are towing. The automobile towing the boat and trailer must have a current Lakengren sticker. The boat must have a current Lakengren sticker.

4. There is an enrollment fee for the Property Owner and Tenant Member South Gate Double Gate Access Card (see Schedule Fees, Charges, and Rates). There is an annual enrollment fee (see Schedule of Fees, Charges, and Rates) in subsequent years. The Property Owner and/or Tenant Member MUST apply for each towing vehicle used to pull a boat trailer, camper, and other trailers, or motorhome and pay the fee for a Double Gate Access Card for each separate tow vehicle or motorhome they intend on bringing through the South Gate. **The Double Gate Access Card will only be good for those items listed and paid for.**

5. Upon entering the South Gate, the Property Owners and/or Tenant Member must pull through only enough toallow the first gate to close before exiting the gate area. The Property Owner and/or Tenant Member are responsible for making sure that no other car can enter the gate while using the South Gate Double Gate Access Card.

6. Upon purchasing a new towing vehicle or trailer, boat trailer, camper trailer or motorhome, the Property Owner and/or Tenant Member must notify the LPOA Office before using the Double Gate Access Card, so as not to be deactivated for unauthorized use. Unauthorized use of the South Gate Double Gate Access Card includes, but is not limited to, the following: a) lending it out to someone else to use to get entry into Lakengren; b) using it to allow others into Lakengren; c) bringing in a boat or trailer(s), camper trailer or motorhome other than their own; d) not having current stickers on the car and boat or motorhome; e) using it for a vehicle not assigned to that Double Gate Access Card.; and, f) gain entry and not pulling a boat or trailer, camper trailers, or motorhome. **There are no verbal or written warnings for unauthorized use of this South Gate Double GateAccess Card. Unauthorized use of the Double Gate Access Cards will constitute a breach of this agreement and will immediately cause this agreement to be void. The Lakengren member's account signing this agreement will be issued a Category 3 Fine (See Fines and Penalties Policy) and <u>permanent</u> suspension of the South Gate Double Gate Access Card, along with the suspension of regular Gate Bar Codes for all the PropertyOwners and Tenant Members vehicles, including <u>all</u> family bar codes as well. The suspension of barcodes for a first offense will be for a period of ninety (90) days. The suspension for a second offense will be for a period of one year. The suspension for a third offense will be indefinite. Following the third offense suspension, the property owner may apply for reinstatement of family members' bar codes after two years from the effective date of the suspension. Once this occurs, the Property Owner and/or Tenant Member (and family members) must access Lakengren through the main, non-bar code lane.**

Reminder: This Double Gate Access Card is only good to use at the South Gate.

Submitted By: LPOA Board of Trustees
Reviewed by the Policy Review Committee,
and Safety Committee.Revised by the
Policy Review Committee

We have read and understand that unauthorized use of this Double Gate Access Card will result in the loss of not only this card but also Bar Codes and family Bar Codes as well indefinitely. Tenant Member NEEDS Property Owner's signature also.

_____ _____

Property Owner Date

_____ _____

Tenant Member Date

_____ _____

Office Personnel Date

Towing/Motorhome Vehicle Description: _____

Plate # _____

Description of Item Towed: _____

_____

Date: February 24, 2014
Motion#: 14-02-19
Revised Date: 12/18/17;
06/25/18; 07/22/24
Motion# 17-12-161; 18-06-078;
24-07-065

Replacement Vehicle and Watercraft Stickers andMember or Family Member Cards Policy

Reason for Policy: An increase in the number of Members wanting replacement cards and stickers, and the increase in the amount of counterfeit Member Cards that are produced each year indicate that a method to reduce these numbers must be implemented. Also, a method to control the continued use of the stickers that are not turned in or taken off Vehicles when they are no longer active must be implemented. **This is for Membership Cards and Vehicle and Watercraft Stickers Only, not Bar Codes.**

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren PropertyOwners Association, Inc. Article XIII-b

Definitions:

A. Membership and Family Cards are the identification cards issued by the LPOA annually when a Property Owner or Tenant Member has paid all annual dues and assessments and other requirements of Article I, Section 1D of the Code of Regulations are met or when payments are current on a payment plan. The Lakengren Property Owners Association reserves the right to ask for additional proof and ID when issuing Membership and Family Cards and when re-issuing cards as well.

B. Vehicle Stickers are the numbered stickers issued annually after annual dues and assessments andother requirements of Article I, Section 1D of the Code of Regulations are met or when payments are current on a payment plan. The word **VEHICLE** applies to all land operated motor vehicles, including automobiles, trucks, golf carts, motorcycles, motor scooters and other motorized utility vehicles. Lawn mowing vehicles are exempt from this policy.

C. Watercraft Stickers are the numbered stickers a watercraft owner purchases annually in order to operate a watercraft upon the lakes of the Lakengren Property Owners Association. The definitionof a watercraft is any vessel designed to be operated on water with or without the assistance of anengine, including all boats, jet skis, pontoons, canoes, paddle boats and other similar types of vessels capable of carrying passengers and/or operators over the water.

POLICY:

Members who violate this Policy are subject to the fines and penalties of this Policy and Article XVI of the Code of Regulations of Lakengren Property Owners Association, Inc.

1. Replacement Membership and Family Cards

If for any reason a Property Owner or Tenant Member should need a replacement card

the member(s) will be able to apply for one (1) free replacement card and such will be noted in their file. The Member(s) will not be able to apply for another replacement card for two (2) years. If the Property Owner/Tenant Member(s) should need more than one (1) replacement membership card there will be a charge (see Schedule of Fees, Charges, and Rates) for each additional replacement card re-issued and the Property Owner/Tenant Member will not be eligible to receive additional replacement cards for two (2) years.

If a card is used by anyone other than the member listed on the card, or if Security finds any counterfeit reproductions of a Property Owner/Tenant Member's real card, be it Member or Family cards, the Property Owner/Tenant Member listed on the card, or the Property Owner/Tenant Member under whose name the card is issued, will be subject to a Category 3 fine (See Fines & Penalties Policy) for each occurrence.

2. Replacement Vehicle Sticker

If for some reason a Property Owner/Tenant Member would need a replacement Vehicle Sticker they can apply for one (1) with a fee (see Schedule of Fees, Charges, and Rates) and once this occurs it will be noted in their file, and the Property Owner/Tenant Member will not be eligible to apply for a replacement for two (2)years for any of their vehicles on file with the LPOA Office.

The fee will not apply when a member has purchased a new vehicle. When the member purchases a new or additional vehicle, a Vehicle Sticker for the new vehicle will be furnished without charge. If the new vehicle replaces a vehicle with a current Vehicle Sticker, the Property Owner/Tenant Membermust remove the current sticker from the old vehicle and bring the old sticker to the LPOA Office with the new vehicle registration information or bill of sale before a new Vehicle Sticker will be issued.

Vehicle Stickers are LPOA property and will expire on June 1st of each year. Security will collect the old stickers from Property Owner/Tenant Members during the first week of June. Once this occurs, anyone entering through the front gate with an expired Vehicle Sticker will be stopped each and every time by Security and must show a Driver's License ID and their current Membership Cardbefore entering. In addition, if after the first week of July the old sticker is not removed a Category 1fine (See Fines and Penalties Policy) for each occurrence will be levied against the Property Owner/Tenant Member to whom the Vehicle Sticker was issued until the sticker is removed.

3. Replacement Watercraft Sticker

A Property Owner/Tenant Member may apply for a replacement Watercraft Sticker one (1) time by paying a replacement fee (see Schedule of Fees, Charges, and Rates). When the Property Owner/ Tenant Member purchases a new or replacement watercraft, a Watercraft Sticker for the new or replacement watercraft will be furnished without charge. PROVIDING, the Property Owner/Tenant Member removes the Watercraft Sticker from the old watercraft and brings the old sticker to the LPOA Office along with the new watercraft registration information or bill of sale when applying for a new Watercraft Sticker.

A request for a Watercraft Sticker for a new or replacement watercraft without returning a previously issued Watercraft Sticker will be considered a new application to register a Watercraft with the LPOA and will require the Property Owner/Tenant Member to pay the normal registration fee.

Submitted by the LPOA Office & Policy Review Committee

LAKENGREN PROPERTY OWNER'S ASSOCIATION INC.

Date of Adoption: March 12, 2001
Motion # 01-03-155

WATERCRAFT RULES

INTRODUCTION The operation of any watercraft on Lakengren Lakes must comply with all safety and operating rules as outlined in Ohio State Watercraft Operating Regulations whether those rules are specifically stated in this regulation.

A. REGISTRATION OF WATERCRAFT

1. Only watercraft titled in the property owner's name**,** or renter's name, will be registered and eligible for registration stickers. When registering a powered watercraft or a sailboat with the LPOA it will be necessary to present proof of ownership in the form of: 1) a copy of the title; or, 2) a copy of a state registration; or, 3) a bill of sale from a watercraft dealer. In order to establish proof of ownership for a non-powered watercraft it will be necessary to present any of the following: 1) a copy of the title; or, 2) a copy of a state registration; or, 3) a bill of sale from a watercraft dealer, or 4) an affidavit of ownership. Registration is mandatory for all watercraft being used on any LPOA lakes. This includes PWCs, pontoons, canoes, john-boats, paddle boats, etc. No watercraft over twenty feet in length, excluding pontoons and sailboats, will be registered. Registration fees are: $10.00 for all gas-powered watercraft and $5.00 for all non-gas powered watercraft. No watercraft including PWC's will be operated on nor placed upon any Lakengren lake, including, but not limited to those watercraft secured to a LPOA owned dock or privately owned dock, unless a current Lakengren watercraft sticker is displayed in accordance with instruction provided at the time the stickers are given to the owner. No watercraft stickers will be issued unless the property owner or Tenant Member 1.) is a Member in Good Standing in accordance with Article II. I. D. of the Code of Regulations, 2.) has received, signed, and returned to the office a copy of the current Watercraft Owner's Statement of Responsibility, and 3.) had, if required, an annual inspection of the watercraft.

2. Only LPOA Members in Good Standing are entitled to launch watercraft on any of the LPOA lakes. Article II.I.D states that a Member is in good standing "when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the LPOA Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association.

3. Proof of ownership will be requested from each Member upon inspection of every watercraft or violation of the watercraft rules.

B. REQUIRED EQUIPMENT

1. Each watercraft must comply with the safety equipment required by the Ohio State Division of Watercraft and the Ohio Revised Code.

a. LIFE JACKETS – One U.S. Coast Guard approved jacket per person on board and an approved throwable device on every watercraft.

b. FIRE EXTINGUISHER - U.S. Coast Guard approved - required on all powered watercraft.

c. PROPERLY VENTED FUEL TANKS

d. HORN OR WHISTLE - On all watercraft over 12' in length.

e. ANCHOR & LINE - All watercraft - except sailboats less than 16', jet skis, paddle boats, canoes, and kayaks.

f. DISTRESS FLAG - All watercraft

OPTIONAL EQUIPMENT

a) Paddles and/or oars.
b) Ignition kill switch.
c) First aid kit.

2. All powered watercraft on the lakes after sunset must display red and green bow lights and a white stern light. All non-powered watercraft will carry a white light to display to avoid a collision. Ohio State law, ORC 1547.41 (3), states: "No person will operate a PWC at any time between sunset and sunrise." Therefore, the use of PWCs between sunset and sunrise will be prohibited on Lakengren Lake.

C. OPERATION

Special Note: Ohio State law, ORC 1547.05 states: ***"No person born on or after January 1, 1982, operate a powercraft powered by more than 10 horsepower unless the operator has received a certificate for successful completion of the following:- A boating course approved by the National Association of State Boating Law Administrators (NASBLA);- A proficiency examination approved by the Ohio Division of Watercraft."***

1. The operator of any watercraft will be responsible for operating their craft in a safe and prudent manner, at reasonable speeds for the immediate circumstances and conditions of the lake.

2. ***"No person under 16 years of age shall operate personal watercraft (PWC) on the waters of this state. A person who is between the ages of 12 and 15 years of age may operate a PWC if a supervising person 18 years or older is aboard the PWC. In the case of a supervising person born on or after January 1, 1982, the supervising person must hold a certificate meeting the requirements of ORC 1547.05."*** **(Ohio State law - ORC 1547.06)**

3. ***"No person under 12 years of age shall operate powercraft powered by more than 10 horsepower unless under the direct visual and audible supervision of a person 18 years of age or older who is aboard the powercraft (excludes PWC operation). In the case of a supervising person born on or after January 1, 1982, the supervising person must hold a certificate meeting the requirements of ORC 1547.05."*** **(Ohio State law - ORC 1547.06)**

4. ***"No supervising person shall allow any person they are supervising to violate any watercraft law."*** (Ohio State law - ORC 1547.06*)* ***"No person shall permit operation of a vessel in violation of these sections."*** (Ohio State law - ORC 1547.08) ***"No person who owns or has charge over a***

personal watercraft shall permit operation in violation of the laws." (Ohio State law - ORC 1547.41) All property owners who register their watercraft with the LPOA must abide by the Ohio State laws. Property owners who permit their watercraft to be operated by guests or other family Members will be held responsible and liable for all damages arising from the actions of, or violations of Ohio State law, by their guests or other family members.

5. Children under 10 years of age are required to wear U.S. Coast Guard approved life jackets.

6. All watercraft operators must obey buoy markings.

7. Watercraft exceeding "NO WAKE" speed must travel in a counterclockwise direction and maintain a 100-foot minimum distance from all shorelines, "NO WAKE" buoys, and slow-moving or anchored craft. Skiers will also maintain the same 100-foot distance.

8. Non-powered watercraft have the right-of-way at all times.

9. All watercraft-towing skiers and tubers must have two people in the watercraft, with one person acting as an observer. The observer must be at least 10 years old.

10. Not more than two skiers, tubers, or a combination are permitted to be towed behind a watercraft.

11. All skiers and tubers must wear a U.S. Coast Guard approved life jacket. Barefoot skiers may wear an approved wet suit designed specifically for barefoot skiing. When down, skiers should hold one ski in a vertical position to attract the attention of other boaters. Tubers and barefoot skiers should wave both hands over their heads to attract the attention of other boaters.

12. Turn LEFT when picking up a downed skier.

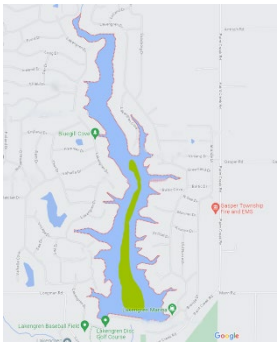
13. Operators of watercraft must maintain an adequate lookout at all times to avoid collisions and must be cognizant of their position in relation to other watercraft.

GENERAL PROVISIONS FOR OPERATION

1. The entire main lake is under a NO WAKE restriction from thirty (30) minutes before sunset until sunrise the next day. Illumination of red revolving strobe lights and the sounding of the siren on the lake patrol boat 30 minutes before sunset will signal all watercraft operators to reduce their maximum speed to NO WAKE until sunrise of the next day. The lights are located on the roof of the marina shelter house and on a pole near the point of land at the Valhalla Lodge area. The strobe lights and siren are aides to assist in making boaters aware of the no wake time. Failure of the lights to illuminate or failure of the siren to sound does not remove boaters' responsibility to observe the no-wake restriction from thirty (30) minutes before sunset until sunrise the next day. If the red revolving strobe lights are illuminated and/or the siren is sounded at any other time than during the daily No Wake period, all operators of watercraft are to follow the same No Wake procedures. A simple violation of this section will be treated as in Section E, Paragraph 2 of these Watercraft rules. A violation of this section that presents an immediate danger, which could result in bodily injury, death and/or property damage, will be treated as in Section E, Paragraph 3 of these Watercraft rules.

Anchoring or idling outside of the no-wake zones may pose safety concerns and is subject to a warning or citation at the discretion of lake patrol.

Enhanced wakes, at any time, created by wakeboats or wakeboat-like activity will be restricted to the area of the lake shown on the map below and by a sign by the north end of the lodge and a red buoy. Failure to comply with this designated area will result, depending on the severity, in a warning or a citation and a Category 5 or 5a Fine. A larger map is available in the Appendix.



2. Houseboats or those having sleeping and living accommodations onboard are not permitted on the lake. Watercraft cannot be used for sleeping or camping overnight.

3. Gasoline engines are prohibited on the six small lakes. Electric trolling motors are permitted.

4. Except for pontoons and sailboats, watercraft over 20 feet of actual length is prohibited. Watercraft will be measured in accordance with U.S. Coast Guard regulations, which provide, that the length is measured from end to end over the deck excluding sheer. This means a straight line measurement of the overall length from the foremost part of the vessel to the aftermost part of the vessel, measured parallel to the centerline. Bow sprits, bumpkins, rudders, outboard motor brackets, and similar fittings are not to be included in the measurement. Nor does it include rudders, outdrives, diving platforms or other attachments. The length is measured in feet and inches.

5. A two-hour pass can be issued at the Guardhouse, to any Member in Good Standing, for the purpose of test-driving a watercraft upon Lakengren waters. The pass will be issued only after an inspection by the Security Officer on duty to determine if the watercraft meets LPOA requirements and includes the necessary safety equipment. A two-hour pass for test driving a watercraft will only be issued after 4:00 PM on weekdays and after 1:00 PM on weekends. While test-driving a watercraft may include pulling skiers or tubers, this activity should not be done the entire period. The two-hour limit will be strictly enforced. A deposit of $75.00 will be required. Deposit will be returned when the two-hour pass is returned to the Security Guard. Deposit will be automatically forfeited if the pass is not returned on time, or if caught breaking any of the watercraft rules or using this pass for anything other than Test-Driving the watercraft. Violation of this rule will result in the Member being denied the two-hour pass in the future.

6. Ski belts are not permitted.

7. Littering - Litter deposited upon any Lakengren waters or banks will result in a citation and possibly suspension of privileges.

8. Swimming in the high-speed areas of Lakengren Lake is prohibited.

9. Capacity Plates - All watercraft operators must comply with the limitations prescribed by the manufacturer on the capacity plate affixed to the watercraft. In the event, a watercraft does not have a capacity plate, the total weight of all occupants, gear, fuel, and engine should not exceed a weight factor determined by multiplying the length of the vessel by the width of the vessel; dividing that result by 15, and then multiplying that answer by 150.

10. Glider kites towed behind watercraft are prohibited.

11. All airboats, hover craft, and ski free mechanisms are always banned.

12. Operating Under the Influence - Ohio State laws - ORC 1547.11 & ORC 1547.111, provide for stiff penalties when persons operate watercraft while under the influence of either prescription or illegal drugs, and/or alcohol. A person is in violation with a concentration of 0.08 or more Blood Alcohol Content (BAC). The legal limit for persons under 21 years of age is 0.02 Blood Alcohol Content (BAC). The laws automatically revoke the operating privileges of boaters who refuse to submit to chemical tests when they are suspected of being under the influence of drugs or alcohol. They also revoke for one year the boat's registration if the person operating the watercraft is the owner. The laws also carry a mandatory three (3) day jail sentence. Enforcement and jurisdiction include all waterways in the State of Ohio, including Lakengren's lakes. The laws may be enforced by any law enforcement officer. In addition, Ohio State law - ORC 1547.12, provides that no person will operate any vessel if they are unable physically or mentally to operate in a safe and competent manner, and further states no person will permit operation of a vessel in violation of this law.

D. PUBLIC DOCKS –

LPOA owned slips will be rented on an annual basis in accordance with the following guidelines (see also *523.03 Policy on Slip Rental of LPOA Owned Docks*) :

1. Specific slips may be reserved on an annual basis for a fee that is set by the LPOA Board of Trustees. You must have a registered Watercraft to rent a slip, or if you are in the midst of buying a watercraft, you must register a watercraft within 20 days of renting, or the slip will be rented to someone else.

2. Each watercraft can use only one slip space.

3. Leaving slack in mooring lines will prevent damage to watercraft and docks.

4. Do not attach material of any kind to the public docks. The use of bumpers tied to the outside of watercraft is permitted.

5. Slips at the Lodge and the Marina are for temporary daytime use only. Overnight mooring at these locations is prohibited, except as authorized by the Lakengren management or Chief of Security.

6. It is prohibited to use, for any period, a reserved slip you have not rented. The only exception to this is when a Slip Renter loans his slip to another Resident for a period not to exceed three (3) days. Renters of LPOA owned Slips may loan their slip out no more than three times per calendar year. The Loanee MUST be a Member in Good Standing of the LPOA as described in item 5 of

this Policy, and the Loanee's watercraft MUST have the required watercraft stickers for Lakengren. The Slip Renter must inform Security that they intend to lend their slip and fill out a form for this beforehand otherwise a fine will be issued. If a Slip Renter lends his slip to someone, he must not receive any payment for that.

7. Transfer of LPOA owned slips by a Renter is Prohibited.

8. Sub-leasing of LPOA. owned Slip is strictly prohibited, and offenders will be subject to a Category 3a fine and a Category 3a fine for additional offenses. (See 532 Fines and Penalties Policy)

9. Violations for items 1-7 of this section will be subject to a Category 2 fine, and a Category 2a fine for additional offenses (See 532.0 Fines and Penalties Policy).

E. VIOLATIONS

Violations of any watercraft rule relating to LPOA specific rules and general safety and operational rules may result in warnings and/or citations to be issued to the watercraft owner. Property owners and renters must accept the responsibility for the safe operation of their watercraft by all persons using said watercraft. Some, but not all, unsafe operations of watercraft are listed in the Watercraft Owner's Statement of Responsibility issued when annual registration is completed, and stickers are issued.

1. Where violations do not present an immediate danger to life and property, a warning may be sufficient. If such a warning is ignored, a citation will be issued to the watercraft owner. Such citations will carry a **Category 2 Fine** (See 532.0 Fines and Penalties Policy) for the first violation; any subsequent violation will result in a **Category 2a Fine** (See 532.0 Fines and Penalties Policy). Citations will be kept on file for one year and expunged at the end of each calendar year.

2. Operation of a boat or any action on the waters of Lakengren that results in unsafe conditions or that presents an immediate danger, which could result in bodily injury, death and/or property damages are prohibited, and will be subject to an LPOA citation and/or a complaint filed with the Preble County Sheriff or the ODNR Watercraft Enforcement Division. The action taken will depend upon the severity of the violation. Violations of this section will result in a **Category 5 Fine** (See 532.0 Fines and Penalties Policy) for the first offense, and any subsequent violation will result in a **Category 5a Fine** (See 532.0 Fines and Penalties Policy). Violation of this section may also result in the loss of lake privileges up to and including the remainder of the boating season. Loss of lake privileges for a period longer than 10 days will result in the boat sticker being removed from the boat. Such citations will be kept on file and accumulate for a period of three years, after which the oldest year will drop off each year thereafter.

3. Where operation of a watercraft, or action on the waters of Lakengren create unsafe conditions that result in bodily injury, death, and/or serious property damages will result in a **Category 6 Fine**. Use of lake privileges may be indefinitely suspended for all of their watercraft.

4. The owner of any watercraft, i.e. boats, PWCs, pontoons, canoes, johnboats, paddle boats, etc., found Policy). Any subsequent violation will result in a **Category 3a Fine** (See 532.0 Fines and Penalties Policy). The owner may be subject to additional citations and fines.

It will be a violation of these Watercraft Rules for any Member to attach or cause a watercraft sticker to be attached to ANY watercraft not belonging to the Member to whom the sticker was issued. Any Member violating this section will be cited without warning with a **Category 5 Fine** (See 532.0 Fines and Penalties Policy), and will lose the privilege of using the watercraft for which the stickers were issued on any of the Lakengren lakes for the remainder of the year as well. If they have paid the fine, they may purchase a new watercraft sticker the next year. This citation will remain in the Member's records for 3 years and discarded if no further citations of this kind have been issued.

Should the Member again violate the Watercraft Rules by repeating this offense within the three years, such Member's watercraft privileges for all of their watercraft will be revoked indefinitely and the Member will be issued a **Category 5 Fine** (See 562 Fines and Penalties Policy) and will double each time thereafter should they continue to use the watercraft. Members may petition the LPOA Board of Trustees at an open meeting of the LPOA Board of Trustees no sooner than one calendar year after their most recent violation to reinstate their stickers if they have not repeated this violation in that time. (Note: It is not a given that stickers will be reinstated even if there is no repeated violation).

Both of these citations and fines will result in the Member being deemed a "Member Not in Good Standing" until all fines are paid as stated in the LPOA Code of Regulations, Article II, Section 1. D. Any "Member Not in Good Standing", or any of their Family Members, found using the lakes in any manner while their lake privileges have been suspended will be issued a **Category 5 Fine** (See 532 Fines and Penalties Policy) for each occurrence thereafter and will be considered to be trespassing and possibly subject to arrest by the Preble County Sheriff.

F. ENFORCEMENT

Lakengren Security/Lake Patrol has the authority to enforce all watercraft rules except as noted below, issue citations and warnings and escort from the lakes anyone who does not comply with these watercraft rules. Non-compliance with Lakengren Security/Lake Patrol directions will result in a citation being issued to the owner of the watercraft.

Any LPOA Member in Good Standing will have the right to file a written complaint against any watercraft the Member observes to be in violation and/or being operated in a manner that is hazardous to other watercraft or persons on the lake. The complaint will be investigated by Security, and the LPOA Manager, and appropriate action will be taken by the LPOA Manager after confirming the incident did in fact take place or after observing the same watercraft being operated in violation of these watercraft rules. When ODNR Watercraft Officers, or Preble County Sheriff Deputies are patrolling the lake, enforcement of all Ohio State Watercraft Rules will be under their jurisdiction. LPOA jurisdiction will be secondary to State and County jurisdiction.

LPOA Security/Lake Patrol will not enforce state laws pertaining to Ohio state registration and titling of watercraft.

LPOA Security/Lake Patrol will not issue a citation for "operating under the influence" but will immediately seek to escort the watercraft to shore and notify the Preble County Sheriff for assistance and enforcement.

G. Watercraft Owners Please Read.....

The acceptance of a LPOA registration sticker on your watercraft officially signifies you as a Member in Good Standing, and that you have accepted the responsibility of complying with the above rules and agree to follow the directives of LPOA Security/Lake Patrol when in violation.

There are many different activities occurring simultaneously on our Lake – skiing, fishing, sail boating, etc. – through a spirit of cooperation and good common sense, we can all enjoy our interests and have safe boating seasons.

Thank you.
Lakengren Board of Trustees

Adopted: March 12, 2001 Regular BOT Meeting-Motion 01-03-155 (Major Re-write)
No Record of original Adoption
Revised: May 14, 1993
Revised: Regular BOT Meeting-Motion 95-6-34 & 35
Revised: Regular BOT Meeting-Motion 96-1-147
Revised: May 30, 1996
Revised: June 14, 1996 Regular BOT Meeting-Motion 96-6-42
Revised: February 26, 1997
Revised: November 20, 1998 Regular BOT Meeting - Motion 98-01-173 (BOAT LENGTH)
Revised: September 9, 2002 Regular BOT Meeting – Motion 02-09-85
Revised: September 24, 2007 Regular BOT Meeting – Motion 07-09-95
Revised: October 12, 2009 Regular BOT Meeting – Motions 09-10-158 & 159 & 160
Revised: February 8, 2010 Regular BOT Meeting – Motion 10-02-19
Revised: May 24, 2010 Regular BOT Meeting – Motion #10-05-87
Revised: February 13, 2012 Regular BOT Meeting – Motion #12-02-21 (Boat stickers & Alcohol level)
Revised: April 9, 2012 Regular BOT Meeting – Motion # 12-04-58 (2 hour passes & Violations)
Revised: June 11, 2012 Regular BOT Meeting – Motion# 12-06-84 (Registration)
Revised: July 10, 2012 Regular BOT Meeting – Motion # 12-07-95 (No Wake)
Revised: July 10, 2012 Regular BOT Meeting – Motion # 12-07-100 (Boat Sticker Violations)
Revised: March 11, 2013 Regular BOT Meeting – Motion # 13-03-40 (Violations: Boat Sticker)
Revised: September 22, 2014 Regular BOT Meeting – Motion # 14-09-79 (Violations Boat Stickers)
Revised: April 24, 2017 Regular BOT Meeting – Motion# 17-04-052 (Boat Dock Fee Set by BOT)
Revised: December 18, 2017 Regular BOT Meeting – Motion# 17-12-161 (Added Fine Categories)
Revised: June 25, 2018 Regular BOT Meeting – Motion#18-06-076 (Boat Dock Rules & Fines)
Revised: September 27, 2021 BOT Meeting – Motion #21-09-070 (D. Public Docks)
Revised: February 26, 2024 BOT Meeting – Motion #24-02-017

Date of Adoption: February 14th, 1989 Motion # 89-2-202
Revised: date: 7/12/1989, 02/25/2008, 02/08/10, 06/27/16
04/24/17, 06/25/18 Motion #: 89-7-44, 89-7-45, 08-02-173,
10-02-19, 16-06-06, 17-04-051, 18-06-077 & 21-09-070

Subject: Policy On Slip Rental of LPOA Owned Docks

Reason for Policy: To provide income to support the upkeep of docks and other lake-related items, the following policy has been adopted.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

1. Specific slips may be reserved on an annual basis for a fee that is set by the LPOA Board ofTrustees. Each watercraft may use only one ~~k~~ slip space. **You must have a registered Watercraft to rent a slip, or if you are in the midst of buying a watercraft, you must register a watercraft within 20 days of renting, or the slip will be rented to someone else.**

2. Only those watercrafts displaying a proper sticker, as required by Lakengren Watercraft Rule A.Registration of Watercraft may use the reserved slips.

   It is prohibited to use, for any period of time, a reserved slip you have not rented. The only exception to this is when a Slip-Renter loans his slip to another Resident for a period **not to exceed three (3) days.** Renters of LPOA owned Slips may loan their slip out no more than**3** times per calendar year. The Loanee **MUST** be a **Member In Good Standing** of the LPOA as described in item **5** of this Policy, and the Loanee's watercraft **MUST** have the required watercraft stickers for Lakengren. The **Slip Renter** must inform Security that they intend to lend out their slip and fill out a form for this beforehand otherwise a fine will be issued.

3. Slips at the Marina and the Lodge will all be used as open/public spaces for daytime use only. Overnight mooring at these locations is prohibited, except as authorized by the Lakengren management or Chief of Security.

4. Slip Rental Fees are in addition to the watercraft registration fee.

5. Property Owners/Tenant Members wishing to rent a slip must be a Member in Good Standing per Code of Regulations Article II Section 1, D. when all dues, assessments, fines, or other financial obligations to the Lakengren Property Owners Association, and its subsidiary companies, are paid in full, or, in the case of payment arrangements, are current to date, and, in addition, there are no outstanding citations, penalties or suspensions for violations of the LPOA.Rules and Regulations, Deed Restrictions, or policies of the Lakengren Property Owners Association, Inc."

6. Transfer of LPOA owned Slips from the Renter to another Resident is prohibited.

7. Sub-leasing of any LPOA owned Slip is strictly prohibited, and offenders will be subject to a **Category 3a** fine and a **Category** 3a fine for additional offences (see Fines and Penalties Policy).

8. With the exception of item **7** all other items of this section will be subject to a **Category 2 fine**,and a **Category 2a** fine for additional offenses (see Fines and Penalties Policy).

Submitted By: **LPOA Board of Trustees**
Resubmitted by: LPOA Board of Trustees

Date: August 24, 2015
Motion#: 15-08-79
Revised Date:12/18/2017
Motion#: 17-12-161

LAKE BUOY PLACEMENT POLICY

Reason for Policy: To provide a safety guideline for the lake and cove buoys on Lakengren Lake.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.& L.P.O.A. Watercraft Rules, General Provisions for Operation, Section E. Violations.

POLICY:

The buoys that mark the inlets to the coves and No Wake areas are in place to protect not only boats from dangers hidden by the water, but to mark slow-down zones to make it safe to enter and exit those areas as well. In areas such as the beach, where there are people in the water, they act as a safety buffer, and ~~or~~ the Marina where boats are being launched or loaded, the buoys notify boaters to navigate at a safe speed. We want the lake to be a fun and safe place for all that use it.

As this is a major safety issue, anyone caught tampering with, abusing, moving or removing any of the buoys on the Main Lake, with the exception of L.P.O.A. Maintenance, will be subject to fines and penalties for each buoy moved and/or for each offense.

Members violating this policy will be deemed "A Member Not in Good Standing" in accordance with Article II 1.D. of the Lakengren Property Owners Association Code of Regulations. Any "Member Not in Good Standing", or any of their family members, found using the lakes in any manner while their lake privileges have been suspended shall be subject to additional citations and fines. If a Member feels that the citation should not have been given they may call the LPOA Office within 15 days of receiving the citation and ask to appeal to the Judiciary Committee.

Only L.P.O.A. members in good standing are entitled to launch watercraft on any of the L.P.O.A. lakes.

VIOLATIONS:

Given the nature of this Policy, there will be **no written warning** for any violations of this Policy.

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Therefore, violations of this Policy will be subject to a **Category 3 Fine** (See Fines and Penalties Policy) **for each** buoy moved for the first violation. Each subsequent violation will result in a **Category 5 Fine** (See Fines and Penalties Policy) **for each** buoy moved.

Should there be a second violation of this policy, all boat stickers issued to that Member will be taken and lake privileges will be suspended for remainder of that calendar year, and if caught using the any of the lakes in any manner during that time will be subject to a **Category 5 Fine** (See Fines and Penalties Policy) for each violation thereafter, possible extension of suspension of lake privileges, and the possibility of being charged with trespassing in accordance with Lakengren Watercraft Rules.

Submitted by:
The L.P.O.A. Board of Trustees
Policy Review Committee & Safety & Security Committee
Revised by The Policy Review Committee

Date Adopted: 05-23-05
Motion#: 05-05-85
Revised Date: 03-10-08, 05-26-20, 09-27-21
Motion#: 08-03-179, Guest Fees: 20-05-42, 21-09-069

LAKENGREN POOL RULES

All members must present their current membership card or grandchild pool pass at the entrance to the pool area during regular pool hours of operation. All guest(s) must be with a card bearing member and pay $5.00 per person, up to 8 guests per Property Owner/Tenant Member. Guests 3 years of age and under are admitted Free.

NO CHILD 10 YEARS OLD AND YOUNGER WILL BE LEFT UNACCOMPANIED AT THE POOL. Any child 10 years old and younger must be under the supervision of a person 16 years old or older. Your assistance in this matter will be greatly appreciated.

POOL HOURS 12 NOON TO 8 P.M. DAILY

Adult only swim will occur 15 minutes before the top of each hour.

The following are rules for all those who participate in the pool area and are expected to be followed during normal pool operating hours:

A. The following are NOT PERMITTED in the pool area to include all within fenced area.

1. Smoking
2. E-cigarettes or use of any tobacco products
3. Vaping
4. Chewing gum
5. Pets of any kind
6. Alcoholic beverages or illegal drugs of any kind
7. Glass bottles or containers
8. Any balls, flying objects, footballs of any size or material other than soft fabric, or other hard toys which are not designated as pool toys
9. Approved swimwear only; no street clothes will substitute for swim wear
10. Bicycles, motor bikes, etc.

B. The following activities or conduct are NOT PERMITTED in the pool area:

1. Running, shoving, and excessive horseplay.
2. Sexual groping and excessive displays of affection.
3. Profane or abusive language.
4. The use of inflatable toys, mattresses, dive toys, etc. in the deep end of the pool.
5. Face masks with glass plates.
6. Charcoal grills or open fires in the enclosed pool area.

C. Diving Etiquette:

1. Jump or dive off the board in a forward direction
2. One person and one bounce on the board at a time
3. Diving area must be clear of swimmers prior to diving. (Please wait for the person in front of you to surface and swim to the side of the pool)
4. After jumping or diving, please swim to the pool side.
5. The Pool Manager or lifeguard has the authority to remove questionable swimmers from deep water.

D. POOL ENTRANCE RULES

1. Only those persons presenting a current authorized LPOA membership or family membership card will be allowed into the pool area at no charge.
2. All guests using the pool facilities must be accompanied by a member or family member displaying a current and authorized LPOA membership card. All guests (guests are defined as those individuals who do not own property in Lakengren and do not qualify for family membership cards) are subject to a $5.00 charge per person, per swim day. No more than 8 guests per Property Owner/Tenant member.
3. Grandchildren of Property Owners/Tenant Members can be issued a pool pass. Passes are to be issued at the LPOA Office, during regular established office hours at $5.00 each per season.
4. Children under 10 years of age must be accompanied by a person 16 years old or older.
5. The accompanying member or family member will be held responsible for their guest's conduct and activities.

E. VIOLATIONS OF POOL RULES

1. Any person violating any of the above rules will receive one warning from the Lifeguards, gate guards, pool manager, security, or the LPOA General Manager. A second violation of any of the above rules will result in loss of that individual's swim privileges for that day.

2. Should repeated violations or gross misbehavior occur, swim privileges can be suspended indefinitely by the LPOA General Manager.

3. Should any person refuse to leave the pool area, as requested by Pool Manager, Security, or the LPOA Manager, trespassing charges may be filed by the LPOA.

4. The LPOA reserves the right to remove anyone who is demonstrating disruptive behavior. Failure to comply with an LPOA General Manager, Pool Manager, or Security request may lead to indefinite loss of pool privileges. This could include a no trespassing order from the entire pool complex.

Date of Adoption: 05-23-05
Motion #: 05-05-86
Revised date: 02-22-10; 12/18/17; 04/22/19
Motion#:10-02-27; 17-12-161; 19-04-043

LAKENGREN FISHING REGULATIONS

DAILY BAG LIMITS AND SIZES

Bullhead Catfish	No Limit on Size or Quantity
Carp	No Limit on Size or Quantity

LIMIT PER DAY PER FISHERMAN

Channel Catfish	5 per day, Any Size
Crappie	30 per day, 7 inches or larger
Perch	No Limit, Any Size
Bluegill	No Limit, Any Size
Walleye	4 per day, 15 inches or larger
	**All Walleye under 15" must be returned to the lake
Bass	4 per day, 14" or larger
	**All Bass under 14" must be returned to the lake

SPAWNING SEASON RESTRICTIONS

NO BASS TO BE TAKEN DURING SPAWNING SEASON. ANY BASS THAT IS CAUGHT MUST BE RETURNED TO THE LAKE.

VIOLATIONS

Violations of this policy are subject to a **Category 2 Fine** (See Fines and Penalties Policy). Each subsequent violation will result in a **Category 3 Fine** (See Fines and Penalties Policy).

Submitted by: L.P.O.A. Lakes and Marine Committee
Revised by the Policy Review Committee

Date of Adoption: July 14, 2008
Motion #: 08-07-227
Revised: date: 4/22/13, 10/27/14
12/18/17
Motion #: 13-04-62, 14-10-93
17-12-161

SUBJECT: DOG OWNERSHIP POLICY

REASON FOR POLICY: To clarify the responsibilities of dog owners in Lakengren and to provide for the safety and well being of Lakengren residents, family members, guests, and their pets. Dogs specifically may present concerns of property damage and danger of bodily injury which are not an issue with most other common household pets, thus this policy will not include other animals (with the exception of item E. below). It is the expectation of the L.P.O.A. that owners of other household pets will make suitable effort to maintain and control their pets in a manor which will not conflict with this policy, Deed Restrictions, or other rules and regulations which may apply to pet ownership.

SOURCE OF AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:

A. **Control.** No dog owner shall allow his/her dog(s) to infringe on neighboring properties, persons, or Lakengren recreation areas where dogs are prohibited. No owner, keeper, or harborer of any dog(s) shall fail at any time to keep the dog(s) either physically confined or restrained upon the premises of the owner, keeper, or harborer by leash, tether, adequate fence, supervision or secure enclosure to prevent escape, or under reasonable control of a responsible person who is of suitable age and discretion. Owners should be considerate of their neighbors by cleaning up after their dog(s) when not on personal property.

B. **Excessive Barking/Noise**. No dog owner shall allow his/her dog(s) to make frequent and habitual excessive noise, such as barking, howling, or yelping that is loud, intense, and/or persistent and disturbs the peace, quiet and good order of Lakengren. Complaints on Excessive Barking/Noise must come from two or more separate property owners, or one Property Owner with confirmation by Sheriff /Deputy or L.P.O.A. agent or Security concerning the same dog(s) before a citation or fine will be considered. A warning may be issued as a result of multiple complaints from one Property Owner

C. **Limit on Number of Dogs Kept.** The keeping of more than five (5) adult dogs is prohibited. Operation of a kennel for purposes of breeding or boarding dogs for financial gain is prohibited per Lakengren Deed Restrictions, Item 5

"No noxious or offensive trade or activity shall be permitted on any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No animals or fowl shall be kept or maintained on said lot except customary household pets."

Property owners with more than five (5) adult dogs prior to October 31, 2008 shall be grandfathered only for the duration of ownership of those specific dogs and may not replace those dogs nor acquire additional dogs to exceed the five (5) dog limit. Proof of ownership (license numbers and/or veterinary records) of more than five (5) dogs must be received by the Lakengren office and filed with the member's records prior to October 31, 2008 to qualify for this grandfather clause.

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D. **Violations**. Any unleashed and/or unattended dog(s) found off the property owner's property may be turned over to an appropriate government entity and the dog owner may be fined by that agency accordingly. Lakengren property owners may be cited per the Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIV-a.1 for violations of this policy as the dog owner, or for violations by members of his/her family, guests, property owner's tenants and associate members. Violations of this policy may result in a warning, or issued a **Category 1 Fine** (See Fines and Penalties Policy).

E. **Maintenance of Dog/Cat Database**. The L.P.O.A. shall maintain a database of dogs and/or cats that are kept by property owners, associate members, and/or tenant members. The owners of the animal(s) may register the animal(s) with the L.P.O.A. by providing a written description of the animal(s) as well as one photo per animal, if desired. If an animal is lost or escapes from the owner's property, the information in the database may be used to identify and return the animal to its owner. There will be no charge for the registration, and registration is strictly voluntary.

Submitted by: L.P.O.A. Safety Committee & Policy Review Committee

Date of Adoption: June 25, 2007
Motion #: 07-06-48
Revised: date: 09/ 22/14; 12/18/17
Motion #: 14-09-78; 17-12-161

SUBJECT: **CURFEW FOR JUVENILES**

REASON FOR POLICY: To provide for the safety and well being of the juvenile residents of Lakengren. It is not the intention of this policy to interfere with attendance at school, church or other appropriate youth activities as long as those attending such events return home there from in a quiet, orderly and direct route at the time of the completion of such events.

SOURCE OF AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: JUVENILE CURFEW

A. **Definitions**. For the purposes of this policy, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the past tense or the future tense; words used in the singular include the plural and the plural the singular.

1. "Juvenile" shall mean any unmarried person under the age of eighteen.
2. "Parent" shall mean the parent, guardian, custodian, person having custody or control, or person over the age of eighteen years who is in *loco parentis* to a juvenile.

B. **Juveniles under Sixteen**. No juvenile under the age of sixteen (16) years, unless under the supervision of a parent, guardian or other adult authorized in writing by the parent or guardian, shall be in or upon Association roads, recreational areas, lakes, other Association property, vacant lots, or private property without authorization from the property owner, between the hours of 9:00 PM and 6:00 AM any night.

C. **Juveniles Over Fifteen but Under Eighteen**. No juvenile over the age of fifteen (15) years and under the age of eighteen (18), unless under the supervision of a parent, guardian or other adult authorized in writing by the parent or guardian, shall be in or upon Association roads, recreational areas, lakes, other Association property, vacant lots, or private property without authorization from the property owner, between the hours of 11:00 PM and 6:00 AM any night, except Friday and Saturday nights when the hours of the curfew will be between the hours 12:00 midnight and 6:00 AM**.**

D. **Responsibility of Parents**. Parents, guardians and adult supervisors must bear the responsibility for violations of this curfew.

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E. **Affirmative Defenses**. The following shall be affirmative defenses to a charge of violation of sections B, C, or D of this policy.

1. The juvenile is accompanied by an adult authorized in writing by a parent of the juvenile.

2. The juvenile is returning home, by a direct route from, and within thirty (30) minutes of, the termination of a school activity, or any activity of a religious or other voluntary association provided however that justification indicating the place and time of termination of such event can be given to an investigating officer of Lakengren Security or of any police division authorized to operate in Lakengren.

3. In case of reasonable necessity, such as an emergency, but only after such juvenile's parent has communicated to Lakengren Security or any police division authorized to operate in Lakengren the facts establishing such reasonable necessity or when such emergency is clearly apparent to the investigating officer.

F. **Penalties.** Violations of this curfew may result in a Category 2 Fine (See Fines and Penalties Policy). These violations will be recorded and will remain on file for one calendar year after the juvenile's **last** offense. Should the juvenile again violate the Curfew Policy by repeating this same offense a second time within one year after their last offense will result in a **Category 3 Fine** (See Fines and Penalties Policy) for each offense thereafter. Lakengren Property Owners Association may issue a Do Not Trespass order to the juvenile. The Do Not Trespass Order means that the juvenile is not to leave his/her property to use any of Lakengren's amenities unless the parent(s) accompany the juvenile. In addition, the juvenile may be subject to civil and criminal prosecution.

If a juvenile is seen violating the curfew, Security will call the parents to notify them. If they are apprehended Security will call the parents to come and pick-up the juvenile from the location at which they were apprehended. Security will not transport juveniles back to their homes.

If the juvenile violates a Do Not Trespass order from Lakengren **Category 5 Fine** (See Fines and Penalties Policy) thereafter for each occurrence until the trespass order expires.

These citations and fines will result in the Member being deemed a "Member Not In Good Standing" until all fines are paid as stated in the LPOA Code of Regulations, Article II, Section 1.D. and as such they or any of their family members are not allowed to use any of Lakengren's amenities (lakes, boating, fishing, beach, swimming pool etc.). Using any of Lakengren's amenities, while not a member in good standing, will result in a **Category 5 Fine** (See Fines and Penalties Policy) thereafter for each occurrence until such fines are paid in full.

If a Member feels that the citation should not have been given they may call the LPOA Office within 15 days of receiving the citation and ask to appeal to the Judiciary Committee.

Submitted by: L.P.O.A. Safety Committee
Resubmitted by: L.P.O.A. Board of Trustees and the Safety and Policy Review Committee's
Revised by the Policy Review Committee

Date of Adoption: October 27, 2014
Motion #: 14-10-92
Revised Date: 12/18/17; 09/24/18; 09/23/19; 10/12/19
Motion #: 17-12-161; 18-09-126; 19-09-099; 19-10-105

MAINTENANCE AREA YARD WASTE DISPOSAL POLICY

Reason for Policy: For monitoring the dumping of yard waste and brush at the maintenance area.

SOURCE OF AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY:
The dumping of yard waste, brush, trees and tree limbs at the maintenance area must comply with the following set of guidelines.

1. All grass and leaves must be placed in the area designated. The dumping of grass and leaves must comply with the EPA guidelines given to the L.P.O.A. Operating hours will be set by the L.P.O.A. Board of Trustees, and the L.P.O.A. Manager or Agent of the L.P.O.A. have the authority to shut it down if problems arise.

2. Branches and limbs and whole tree trunks must not exceed (6) inches in diameter, and must be cut into no longer than sixteen (16) inch sections, and stacked in designated area.

3. Brush must be placed in designated area to be chipped.

4. Construction material which includes but not limited to: drywall, siding, asphalt shingles, Concrete and asphalt**,** concrete block or bricks, windows, doors, plywood or OSB board, or lumber and/or treated lumber, plastic garbage bags and plastic containers will not be permitted. Contractors are prohibited from using the Maintenance Area Brush Drop Off.

FINES:
There is no warning given for these violations. Fines for not following the above guidelines, or for the dumping of items not listed, will result in a **Category 3 Fine** (See Fines and Penalties Policy) plus a minimum $45 per hour clean-up fee. A second violation will result in a **Category 5 Fine** (See Fines and Penalties Policy), a minimum $45 per hour clean-up fee and the suspension of yard waste disposal privileges for 90-days. A subsequent violation will result in a **Category 5a Fine** (See Fines and Penalties Policy) plus a minimum $45 per hour clean-up fee and the permanent loss of yard waste disposal privileges.

This area is monitored by security cameras 24 hours a day.

Submitted by: L.P.O.A. Board of Trustees & Policy Review Committee
Revised by: L.P.O.A. Board of Trustees

Date of Adoption: 09/25/2017
Motion #: 17-09-111
Revised Date: 02/26/2024
Motion: 24-02-014

SUBJECT: FINES AND PENALTIES POLICY

Reason for Policy: The purpose of this policy is to provide fines and penalties for the violation of the LPOA Code of Regulations and any Policies that the LPOA Board of Trustees has approved.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners' Association, Inc., Article XIII-b.

POLICY: To incorporate fines and penalties into categories, and issue fine amounts that increase with each category and severity of offense. Legal action may be taken for any violations. There shall be six category levels and three sub-category levels which shall include:

CATEGORY 1 FINE: A violation will result in a fine of $25.

CATEGORY 2 FINE: A violation will result in a fine of $50 for the first offense.
Category 2a Fine: A subsequent violation will result in a fine of $50 and $10 per day until resolved.

CATEGORY 3 FINE: A violation will result in a fine of $100 for the first offense.
Category 3a Fine: A subsequent violation will result in a fine of $100 and $10 per day until resolved.

CATEGORY 4 FINE: A violation will result in a fine of $100 and $10 per day until resolved.

CATEGORY 5 FINE: A violation will result in a fine of $250.
No warning citation will be issued for this category.
Category 5a Fine: Each subsequent violation will result in a fine of $500.

CATEGORY 6 FINE: A violation will result in a fine of $1,000.
No warning citation will be issued for this category.
This category may result in the loss of membership privileges.

Submitted by: LPOA Board of Trustees & Policy Review Committee.

Date:12/18/2017
Motion#:17-12-159
Revised Date:
Motion#:

Subject: Sex Offender Fines and Penalties

Reason for Policy:
The General Membership, by majority vote, adopted a ban on Sex Offenders living in Lakengren. This was Approved by a majority vote of L.P.O.A. Membership November 18, 2011, and added to the Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article II, Section II, B. This policy provides the guidelines for fines and penalties for this section of the Code of Regulations.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII-b; Article II, Section II, B.

Policy: This is a Policy for fines and Penalties to the ban on Sex Offenders in Lakengren and to the Sex Offender Background Check.

This pertains to any Sex Offender that should try to live in a residence inside of Lakengren as a guest without going through the background check. This also pertains to a Sex Offender visiting any Property Owner, Renters, Lessees and/or Occupants inside of Lakengren.

A Prohibition on Sex Offenders means no living in Lakengren, and also means no visiting anyone in Lakengren including family members.

Sex Offenders that were living within Lakengren when the Prohibition of Sex Offenders was passed and added to the Code of Regulations are grandfathered so this does not pertain to these individuals.

Violations: Violations of the Sex Offender Code of Regulations will result in a **Category 4 Fine** (See Fines and Penalties Policy) to the Property Owner, Renters, Lessees and/or Occupants, and the offender will be considered trespassing in the Lakengren Community which may result in legal action.

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Date Adopted: May 26, 2020
Motion#: 20-05-041
Revised Date:

Policy Concerning the Use of Drones / UAS (Unmanned Aircraft Systems)

Reasons for Policy: The purpose of this policy is to regulate the use of Drones / UAS operated within the Common Area airspace of the Lakengren Community.

Source of Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b**.**

POLICY: Drones or Unmanned Aircraft Systems are NOT permitted to operate within ANY Lakengren Common Area or Lake Airspace.

Any Drone/UAS operating within the confines of Lakengren **MUST be flown in private property airspace.** Owner/operators must adhere to all FAA/ FAR regulations and Ohio Invasion of Privacy Tort Laws. Nuisance and/or Wreckless Endangerment violations may result in fine(s) and/or legal action.

Exceptions: A permit for flying and/or operating within the Common Area may be issued for special events. See Drone/UAS Permit Form:

VIOLATIONS: Violators of this policy will receive one written warning. If the property owner does not comply with policy within 7 days of written warning, they will incur a Category 2 fine. Repeat violators will incur a Category 3 fine.

Submitted by: L.P.O.A. Board of Trustees; L.P.O.A. Policy Review Committee

Date Adopted: May 26, 2020
Motion#: 20-05-044
Revised Date:

Policy Concerning the Use of Security Cameras

Reasons for Policy: The purpose of this policy is to regulate the use of security cameras installed and owned by the LPOA within the community for the purposes of safety and security. This policy applies to all personnel and property of the LPOA in the use of security camera monitoring and recording.

SOURCE OF AUTHORITY: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b

General Terms

As used within this policy, the following terms are defined as follows.

- *Security camera*: a camera used for recording public areas for the purposes of enhancing public safety, monitoring restricted areas or equipment, to discourage theft and other criminal activities, and for preventing, investigating, and resolving incidents.
- *Security camera monitoring*: the real-time review or watching of security camera feeds.
- *Security camera recording:* a digital or analog recording of the feed from a security camera.
- *Security camera systems*: any electronic service, software, or hardware directly supporting or deploying a security camera.

POLICY

1. Security cameras will be used in a professional, ethical and legal manner in accordance with any local, state and federal laws and regulations.
2. Copies of information obtained by security camera recording will be released internally or to law enforcement personnel only as authorized by the General Manager and the LPOA Board. Copies will not be released to any other party except pursuant to valid subpoena that has been reviewed and approved by Lakengren legal counsel.
3. Use of Security cameras to record public areas for security purposes will be conducted in a manner consistent with existing LPOA policies and those mentioned below.
4. Images and related data collected by security cameras are the property of the LPOA, will be retained for a reasonable period of time (defined below) , and will be destroyed thereafter.

A. Responsibilities

1. The General Manager authorize all security camera operation for the safety and security purposes within Lakengren in consultation with the LPOA Chief of Security, and LPOA Board.
2. The General Manager oversees and coordinates the use of security camera equipment within the LPOA. The General Manager has the primary responsibility for disseminating and implementing policy and procedures.
3. The Lakengren Chief of Security will monitor new developments in the law and industry standards and protections.
4. There will be no installation of security cameras without the review and approval of the General Manager and the written authorization of the LPOA Board.

B. Procedures

1. All operators and supervisors involved with LPOA security camera will be regularly trained to perform their duties consistent with this policy and local, state and federal laws and regulations.
2. LPOA Manager will ensure that appropriate Community signage for security camera use is posted.
3. The General Manager will limit camera positions and views of residential spaces to exterior spaces and cameras will not be situated to allow viewing of resident homes through windows. Any view given will be no greater than what is available with unaided vision.
4. The security camera recording equipment will be configured so as to prevent the tampering with or duplicating of information.
5. Security camera recordings will be stored for a period not to exceed 30 days then subsequently erased, unless retained as part of a criminal investigation or court proceedings (civil or criminal), or as approved by the General Manager.
6. Video Media will be stored in a secure location with access by the General Manager.
7. Mobile or portable security camera equipment may be used in compliance with this policy to ensure the safety and security of the LPOA and its property.

C. Compliance

The General Manager will ensure that records related to the use of security cameras and recordings from security cameras are sufficient to validate compliance with this policy. Vendors/contractors that maintain or support security camera technology must also maintain records and configure systems to ensure compliance with this policy. Security camera systems procured by units will need to ensure compatibility with the system identified as the Community standard by the Lakengren Board and Lakengren Manager.

D. Policy Revision

This policy is reviewed and approved by the LPOA Board and is subject to change without prior notice.

Submitted by: Policy Review Committee at the direction of the Board of Trustees

Date of Adoption: October 24, 2020
Motion #: 20-10-089
Revised: November 23,2020
Motion #: 20-11-099

LAKENGREN VIDEO/INTERNET MANAGEMENT (LVIM) POLICIES FOR BILLING AND COLLECTIONS

Reason for Policy: The following Policies are for Lakengren VI Management (LVIM). They are intended to establish and clarify billing and collections for LPOA property owners and tenant members.

NOTE: This policy is for billing and collections only; LVIM Subscribers are also bound by Spectrum service/equipment terms and conditions.

POLICIES:

1. ALL property owners and tenant members who choose to subscribe to the Spectrum Cable/Internet Service (herein after referred to as LVIM subscribers) are also agreeing to the LVIM Policy and are responsible for all LVIM service fees and/or charges associated with the property.
2. A new property owner is responsible for all past due LVIM service fees and/or charges (including any late fees or reactivation fees) charged to the property. All are due at the time of purchase or transfer of ownership.
3. The owner of a property which is rented or leased is responsible for payment of all LVIM fees and/or charges. If a renter/tenant member moves out with unpaid LVIM charges, the property owner is responsible for paying ALL fees and/or charges.
4. When a member or new member purchases or rents a residence not currently subscribing to the LVIM service, they will have the option to subscribe. He/she will be billed by the LVIM. The initial invoice amount will be pro-rated/adjusted based on the closing date and/or billing cycle.
5. Initial billing will be a hard copy mailed to all LVIM subscribers. Subsequent LVIM billing may be **emailed** monthly to subscribers upon written request.
6. Internet and/or cable services will be billed on the 15th of the month and are due upon receipt.
7. Bills not paid before the 26th day of each month are subject to a $25 late fee. Bills not paid in full before the 15th day of the following month, and subsequent months, are subject to a $200 late fee. LVIM subscriber accounts that are past due and cancel service with Spectrum before the 15th of the month and provide a **valid cancellation number** from Spectrum to the LPOA office will be credited $175.
8. LVIM subscribers are responsible for cancellation of service by contacting Spectrum. A LVIM reactivation fee of $125 will apply.
9. Legal action and/or suit will proceed after two billings cycles of non-payment. All legal fees, court filing, and processing fees will also be applied. All annual LVIM fee amounts will be added to the account until the LVIM subscriber provides a valid cancelation number to the LPOA office.
10. Homeowners/Property owners whose accounts are not current or have an outstanding balance will be deemed NOT IN GOOD STANDING per Lakengren Code of Regulation Article II Members, Section I, D. Members in Good Standing.

CHAPTER 531

SOCIAL CLUBS

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Date Of Adoption: 4/28/99
Motion #: 99-04-10
Revised Date: 03/27/23
Motion #: 23-03-035

SUBJECT: POLICY ON LAKENGREN SOCIAL ORGANIZATIONS AND THEIR CHARTERS

Reason for Policy: This policy sets the standards for the relationship between the LPOA and Lakengren social organizations (including but not limited to clubs, groups, committees, etc.). The LPOA is to maintain control of the scheduling and use of Lakengren public facilities by various community social organizations and keep record of their activities so there is minimal conflict between social organizations, the LPOA Board of Trustees, and general public use of the facilities.

Source of Board Authority: Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

POLICY: The LPOA Inc. and the LPOA Board of Trustees supervises the formation of any social organization. A social organization may be granted a charter by the LPOA Board of Trustees if it meets the following criteria:

A. The organization consists of members in good standing of the Lakengren Property Owners Association, Inc.
B. The organization has presented a Charter and received BOT approval. The charter must be written according to the established format.
C. The organization's intent and/or operations cannot violate: any Federal, State, or Local laws or regulations—including those against discrimination. The organization must operate within LPOA Deed Restrictions, LPOA Code of Regulations, and LPOA Policy. The organization must be in the best interest of Lakengren.
D. All meetings and activities must be scheduled with the LPOA Office at least one week in advance.
E. The organization exists based on self-funding (if required) through club membership dues and/or donations. All fundraising activities must be approved by the BOT. If the organization has funds greater than $300, the organization must designate a member as Treasurer. The Treasurer must maintain written records in an appropriate format of all income and expenditures of the organization. If the amount is greater than $500 the organization must file a monthly financial report showing the income and expenditures. If fundraising is authorized, the Chair of the social organization will designate one of the members as the Treasurer. The Treasurer is responsible for keeping all financial records of the organization. The Chair and the Treasurer will report monthly to the LPOA BOT the amounts of income and expenses made by the organization. The report will include not only the amount but also the sources of income. These rules also apply to sponsorships.
F. Social organizations are prohibited from operating as a for-profit group.
G. The LPOA BOT prohibits any social organization member from receiving payment or any other

items of value as compensation for their services as a member of the organization.

H. All members of a social organization must be volunteers.
I. Members of social organizations are expected to uphold the good name of Lakengren. They are expected to conduct themselves respectfully.
J. All property/goods purchased by and/or donated to the organization will remain the property of the organization.
K. Each organization must designate a member as a single point of contact and must submit the individual's name and contact information to the BOT. The organization is responsible for keeping this information up to date.
L. When requesting approval for fundraising activities the organization must provide a specific purpose for collected funds.
M. Organizations may create a set of rules or bylaws. When created or amended a current copy must be submitted to the BOT for approval and to be filed in the office.

A sanctioned social organization will be granted:

1. Free use of the lodge, pool, or other public facility (to include non-business hours of the facility) for holding meetings and community functions when scheduled through the LPOA Office. (This does not include the services of the LPOA employees such as lifeguards and security patrol). The social organization is responsible for cleanup of the areas used.
2. Free publicity for the organization and its activities, including information on the organization, is provided to new property owners.

CHARTER SUBMISSION: Charters may be submitted as hard copy and/or via email to the LPOA Office. The organization requesting BOT sanction must appear at the following open meeting of the BOT. Charters must follow the outline below and include all mentioned information.
Copies of approved Social Charters will be kept on file in the Office and in the LPOA Policy Manual provided to each Board of Trustees member. Changes by the organization to their Social Charter should be brought to the immediate attention of the LPOA Board of Trustees for revision approval and filing purposes. Chartered organizations which have disbanded or are inactive for one year may have their charter revoked by the Board of Trustees and removed from file. The charter must then be re-submitted for approval to regain sanctioned status.

The LPOA BOT reserves the right to revoke, cancel, and/or suspend a social organization should they violate any portion of this policy. Revoking, canceling, and/or suspending a social organization must occur at an open meeting of the BOT and is achieved by a simple majority vote among the BOT.

CHARTER FORMAT:

A. HEADING: The heading will be in the upper right corner of the page. Example:

(*Name of group, club, or committee)*
SOCIAL ORGANIZATION CHARTER
Date Adopted: (date noted by LPOA Board of Trustees Secretary)
Motion #: (motion # noted by LPOA Board of Trustees Secretary)
Revised Date:
Motion #:

B. BODY: The body of the charter will include the following information in the order described:
NAME: (name of club/committee)
PURPOSE: (general description of the club/committee)
MEMBERSHIP: (qualifications for membership)
OFFICERS: (list of officers, i.e., President, Secretary, etc., and term length)
RULES/GUIDELINES/PROCEDURES: Include any documented rules, guidelines, and/or procedures (can include instructions for meeting minutes, voting, communications, required equipment, etc.)

Upon adoption by the LPOA BOT this policy is effective immediately and applies to all new and existing social organizations.

Submitted By: Policy Review Committee

Lakengren Bass Club
SOCIAL CHARTER
Date of Adoption: 6/26/2000
Motion #: 00-06-45
Revised Date: 5/14/07
Motion #: 07-05-21

NAME: LAKENGREN BASS CLUB

Purpose: To stimulate public awareness of bass fishing as a major sport. To offer the L.P.O.A. organized support and encouragement. To promote full adherence to all conservation codes and to promote and encourage adequate water standards. To improve our skills as bass anglers through a fellowship of friendly exchange of bass catching techniques and ideas, and to promote and encourage a love for this great sport.

Membership: The club shall begin with and maintain at least six members. To become a member, a person shall:

A. Voluntarily express an interest in membership
B. Be voted on by membership. Vote shall be by ballot and affirmation must be by 2/3 majority of members present at the meeting.
C. Be a property owner or dues paying member of Lakengren or an immediate family member (spouse, son, daughter, father, mother) and must be at least 18 years old.

Membership Dues: The membership dues shall be $15.00 annually, payable upon being voted into the club, and by the January meeting and each year thereafter. Failure to pay dues will result in suspension. Membership dues are not refundable.

A. Family membership $20.00.

Officers: Officers of the Bass Club shall be: President, Vice President, Secretary, Treasurer, Tournament Director and Past President. Eligibility, elections and vacancies shall be handled in accordance with Bass Club By-Laws.

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Lakengren Card Clubs
SOCIAL CHARTER
Date of Adopted: September, 1990
Motion #: 90-09-90
Revised Date:
Motion #:

NAME: **LAKENGREN CARD CLUBS**

PURPOSE: Fellowship and service to the Lakengren Community.

MEMBERSHIP: Property Owners in good standing and their guests.

OFFICERS: President, Vice-President, Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, Viking Reporter, and Sargent-at-Arms, elected annually in August and taking office in September.

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CHRISTMAS LIGHTS COMMITTEE
SOCIAL CHARTER
Date of Adoption:
Motion #: 91-1-143
Revised Date:
Motion #:

NAME: Christmas Lights Committee

PURPOSE: To promote good cheer and decorate for the holiday season.

MEMBERSHIP: All L.P.O.A. Members.

OFFICERS: President, Treasurer.

The committee will meet as necessary prior to and during the holiday season. The committee will hold several dances (and other fund raisers) throughout the year (with board approval) to raise funds for decorating Lakengren in any other way deemed necessary.

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LAKENGREN DRAGONS
SOCIAL CHARTER
Date of Adopted: 8/25/98
Motion #: 98-08-66
Revised Date: 10/13/98
Motion #: 98-10-86

NAME: **LAKENGREN DRAGONS**

PURPOSE: The purpose of this organization shall be to make the community of Lake Lakengren a more desirable place to live through such programs as promoting fellowship and recreation within the laws, rules, and regulation under which the L.P.O.A. must operate.

MEMBERSHIP: Membership will be restricted to male Lakengren Property Owners Association members in good standing.

OFFICERS: President
President Elect
Secretary-Treasurer
Executive Adviser (Past President)
Sargent-of-Arms

Officers will be elected annually in December and will assume office in January. Any vacancy occurring in the above offices will be filled for the remainder of the term by the Executive Committee.

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LAKENGREN GARDEN CLUB
SOCIAL CHARTER
Date Adopted: January 27, 1999
Motion #: 99-01-145
Revised Date:
Motion #:

NAME: The name of this club shall be **THE LAKENGREN GARDEN CLUB.**

PURPOSE:
The purpose of this Club shall be of an educational and non-profit nature, specifically:

- To enlighten and educate Lakengren owners in horticulture endeavors;
- To design and educate approved beautification projects at the Lake;
- To encourage community participation through instruction and individual projects.

MEMBERSHIP:

1. The membership shall consist of ACTIVE members. (An ACTIVE member is any person who has input, committee work or planning tasks or accepts assignments and delegations given them. Attendance at regular meetings shall be constructed as input.
2. Lakengren Garden Club Members shall be members of the Dayton District of Garden Clubs of Ohio, Inc. , the Central Atlantic Region and National Council of State Garden Clubs.
3. Continued membership or Resignation from the Lakengren Garden Club will be in accordance with the rules and regulations as stated in the Lakengren Garden Club Constitution & By-Laws.

OFFICERS:

1. The officers of this organization shall be President, Vice President, Secretary and Treasurer.
2. The officers of this organization shall be nominated at the September Meeting, elected at the October Meeting, installed at the Nov/Dec Meeting and take office at the January Meeting to serve a one (1) year term. No officer may hold the same office for more than two (2) consecutive years, with the exception of the Treasurer. The Treasurer may hold this office for five (5) consecutive years.
3. The Elected Officers along with the Immediate Past President shall constitute the Executive Committee and shall have full powers transact all business of the Club.

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LAKENGREN SKI CLUB
SOCIAL CHARTER
Date Adopted: June 23, 1999
Motion #: 99-06-36
Revision Date:
Motion #:

NAME: The name of this social group shall be called the Lakengren Ski Club, also referred to as the Lakengren Ski Team.

PURPOSE: To provide a fun, family-oriented water skiing experience involving all phases of show skiing such as stunt skiing, mixed doubles, pyramid building, etc. in a structured and supervised environment with particular emphasis on boating and water safety.

MEMBERSHIP: The club is open to all "card carrying" L.P.O.A. members in good standing, whether full-voting, tenant member, or associate members, and their families as defined by the L.P.O.A. Code of Regulations and the L.P.O.A. Board of Trustees. In addition to the above, membership is restricted to those L.P.O.A. family members who have paid the dues, fees or other assessments approved by the club membership, participates regularly in club functions, agrees to abide by the club By-Laws, Rules and Regulations, and has signed a proper waiver form.

OFFICERS: Listed below are the official offices for the Lakengren Ski Club which are elected annually at the first meeting of the season (generally in March or May):

- President3
- Vice President
- Secretary
- Treasurer
- Adult Advisors – Over 21 years of age and a club member for at least 2 years

Offices mat be combined as deemed prudent by the club such as Secretary/Treasurer. Normally there will be 3 Adult Advisors.

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LAKENGREN WOMEN'S CLUB
SOCIAL CHARTER
Date of Adoption: 8/25/98
Motion #: 98-08-67
Revised Date:
Motion #:

NAME: **The Lakengren Women's Club**

PURPOSE: The purpose of this organization shall be to make the community of Lake Lakengren a more desirable place to live through such programs as promoting harmony, beautification, increased services and recreation which do not conflict with the laws, rules, and regulations under which the Lakengren Property Owners Association must operate.

MEMBERSHIP: Membership will be restricted to Lakengren Property Owner's Association members, including renters. To become an active member, a lady must request that her name be placed on the membership list of the Lakengren Women's Club.

OFFICERS:

President
Vice President
Secretary
Assistant Secretary
Treasurer
Assistant Treasurer
Executive Advisor (Past President)

Officers will be elected annually in June and perform their respective duties for one year. Any vacancy occurring in the above offices will be filled for the remainder of the term by the Executive Committee.

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LAKENGREN SOCIAL CLUB
SOCIAL CHARTER
Date Adopted: October 13, 2008
Motion #: 08-10-271
Date Revised:
Motion #:

Article 1
The name of the club shall be Lakengren Social Club.

Article 2
The objective of this club shall be:
A) Social interaction for Lakengren Social club Members
B) Our activities will include social outings, dinners, and coffee luncheons.

Article 3
Qualifications for membership will include:
A) Must be a Lakengren member in good standing (all dues and assessments paid).
B) Membership shall be granted upon a majority vote of the club members.

Article 4
Officers shall hold a one year term and will be voted on by members in good standing at an annual October meeting. Officers will be: President, Vice-President, Treasurer and Secretary.

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Friends for the Walking Path
SOCIAL CHARTER
Date Adopted: April 13, 2009
Motion #: 09-04-68
Revised Date:
Motion #:

NAME: FRIENDS FOR THE WALKING PATH

PURPOSE: The objective of this club is to work for the betterment of the Lakengren Walking Path. This club will help by working for donations and having activities to provide resources to keep the walking path safe and help it grow. The efforts of the club will directed at provided resources for blacktop, flowers for beauty, trees for shade and etc. The club will not be responsible for the repair or upkeep of the walking path but will assist in any way possible. The club wishes to be kept informed of any plans for improvement the walking path and the funds to be used for the improvement. The club wishes to be kept informed of any plans for improving the walking path and the funds to be used for the improvements. The club will undertake specific project(s) for the improvement of the walking path after discussing the project(s) with the Manager and reaching agreement with him on the scope of the project. The walking path will help residents have a safe place to walk. The path will be a n asset to the property owners if they wish to sell their homes.

MEMBERSHIP: The membership of the club will consist of Lakengren property owners in good standing.

OFFICERS: The officers of the club will be a chair and a treasurer. The members of the club will choose the officers. The money raised by the club will be deposited in an account entitled Lakengren Walking Path Fund. The signatures will be Kevin Thorpe, General Manager and Paul Ellison, property owner. If either of the signatures leaves or is no longer able to fulfill his duties he/they will be replaced by the General Manager or another property owner.

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Date: 11/14/11
Motion#: 11-11-140
Revised Date:
Motion#:

SUBJECT: FRIENDLY POKER CLUB

PURPOSE: Fellowship and service to the Lakengren Community. To instruct members in the many games of poker.

MEMBERSHIP: Property Owners in good standing and their guests. Under no circumstance is there to be **ANY** money changing hands. This club is for the enjoyment of playing poker and fellowship. If found to have money involved, the charter will be revoked and use of L.P.O.A. facilities refused.

There will be a Chairperson designated by the membership of the club for the responsibilities of scheduling meetings, and as liaison to the L.P.O.A. Board of Trustees.

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ACTIVITIES & ENTERTAINMENT CLUB
SOCIAL CHARTER
Date Of Adoption: March 27, 2023
Motion #: 23-03-035

Revised Date:
Motion #:

NAME: ACTIVITES & ENTERTAINMENT CLUB

PURPOSE:
To make the community of Lakengren a more desirable place to live by creating, planning, promoting, and organizing various activities and entertainment for all LPOA members, their families, and their guests. The club will promote fellowship, socializing, and recreational opportunities. The club will always operate according to this charter and within the LPOA Code and Policies.

The Club President (or a club representative designated by the club president) will attend monthly BOT open meetings as speaker for the Club. The speaker will provide for the community and BOT updates on previous events, upcoming events, upcoming meeting dates/times, and current financial status.

AUTHORITY:
Code of Regulations and Corporate By-Laws of Lakengren Property Owners Association, Inc. Article XIII-b.

FINANCES:
The A&E Club is funded through community donations (such as, but not limited to, event sponsorships, cash donations, goods/prize donations) as well as fundraising efforts. The club, with BOT approval of each fundraising event, will do fundraising, as needed, to provide and pay for a variety of events for the enjoyment of the Lakengren Community. The A&E Club is a not-for-profit club; any funds collected from our community will only be used to cover event-associated expenses (such as, but not limited to, decorations, food, prizes, etc.) No club member or officer will receive compensation or anything of value.

We will also engage with our community business partners to secure sponsorships to help cover the large costs associated with some of our events. Sponsorships must be approved by the BOT. The A&E Club may, with prior approval of the BOT, conduct a fund raiser to raise funds for a specific purpose related to the stated purposes of the Club. If the BOT approves, the Club will create a special reserve fund to receive the funds. If any funds remain in the special reserve fund after the special purpose has been accomplished, the Club will, within 2 months, submit to the BOT a plan for the distribution of the remaining funds.

Cash funds will all be kept in a Federally insured bank. Those with access to said account are to be the A&E Club President and A&E Club Treasurer. The LPOA Treasurer may request copies of A&E bank statements and/or A&E Club financial records. The A&E Club intends to carry a cash reserves balance within said account for the purpose of funding future events. In the event that Club cash reserves exceed a balance of $6,500 for a period of five consecutive months, the club President will consult with the BOT to determine where best to allocate the excess cash.

MEMBERSHIP:
The A&E Club will consist of up to 25 ACTIVE members. Membership is open to all LPOA Members in good standing, whether Full Voting Members, Tenant Members or Associate Members. Members are expected to participate in club meetings and events. Club functions require work, communication, and active participation. Any member who misses two consecutive meetings without contacting the club president and/or is not available to work two consecutive events will no longer be considered a club member. The only grounds to terminate membership is that the member has not fulfilled participation expectations.

To become a new member, interested people should contact the club president and/or attend a meeting. The interested person's membership will depend on the number of club members at the time of inquiry. If the membership is at 25, interested people will be placed on a wait list; the first on the list will be offered membership should membership drop below 25. And so on down the list until the number of members is 25 again.

OFFICERS:
The Club will consist of the following officer positions:

- President
- Vice President (optional, at the discretion of the President)
- Secretary
- Treasurer

The officers will be elected annually at the first meeting of the New Year and will perform their respective duties for one calendar year. Nominations and voting for officers will be conducted during the December meeting.

Should officer positions become vacant at any point during the calendar year, club members will nominate and vote to fill those positions.

The Club President will organize and lead all club meetings and correspondence. It is understood that the Club President is elected by club membership and is therefore accepted as the designee to make certain club-related decisions. The Club President is to facilitate open communication and an environment of teamwork and collaboration. The Club President is to attend monthly open BOT meetings as the club representative/speaker. The Club Vice President, if elected, is to provide a helping hand to the President and stand in to fulfill the President's duties in the President's absence.

The Club Secretary is to keep Club notes, meeting minutes, and attendance. The Club Treasurer is to keep Club financial records and is expected to communicate the club's financial situation to the club membership. The Club Treasurer is responsible for maintaining records for BOT review.

APPENDIX

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APPENDIX A (OAC RULE CHAPTER 3745-19-03)

Open burning in restricted areas.

[Comment: For dates of non-regulatory government publications, publications of recognized organizations and associations, federal rules, and federal statutory provisions referenced in this rule, see the last paragraph of rule 3745-19-01 of the Administrative Code titled"Incorporation by reference."]

(A) No person or property owner shall cause or allow open burning in a restricted area except as provided in paragraphs (B) to (D) of this rule or in section 3704.11 of the Revised Code.

(B) Open burning shall be allowed for the following purposes without notification to or permission from the Ohio EPA:

(1) Heating tar, welding, acetylene torches, highway safety flares, heating for warmth of outdoor workers and strikers, smudge pots and similar occupational needs.

(2) Bonfires, campfires and outdoor fireplace equipment, whether for cooking food for human consumption, pleasure, religious, ceremonial, warmth, recreational, or similar purposes, if the following conditions are met:

(a) They are fueled with clean seasoned firewood, natural gas or equivalent, or any clean burning fuel with emissions that are equivalent to or lower than those created from the burning of seasoned firewood;

(b) They are not used for waste disposal purposes; and

(c) They shall have a total fuel area of three feet or less in diameter and two feet or less in height.

(3) Disposal of hazardous explosive materials, military munitions or explosive devices that require immediate action to prevent endangerment of human health, public safety, property or the environment and that are excluded from the requirement to obtain a hazardous waste permit pursuant to paragraph (D)(1)(d) of rule 3745-50-45 of the Administrative Code.

(4) Recognized training in the use of fire extinguishers for commercial or industrial fire prevention.

Fires allowed by paragraphs (B)(1), (B)(2), and (B)(4) of this rule shall not be used for waste disposal purposes and shall be of minimum size sufficient for their intended purpose; the fuel shall be chosen to minimize the generation and emission of air contaminants.

(C) Open burning shall be allowed for the following purposes with prior notification to the Ohio EPA in accordance with paragraph (B) of rule 3745-19-05 of the Administrative Code:

(1) Prevention or control of disease or pests, with written or verbal verification to the Ohio EPA from the local health department, cooperative extension service, Ohio department of agriculture, or U.S. department of agriculture, that open burning is the only appropriate disposal method.

(2) Bonfires or campfires used for ceremonial purposes that do not meet the requirements of paragraph (B)(2) of this rule, provided the following conditions are met:

(a) They have a total fuel area no greater than five feet in diameter by five feet in height and burn no longer than three hours;

(b) They are not be used for waste disposal purposes; and

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(c) They are fueled with clean seasoned firewood, natural gas or equivalent, or any clean burning fuel with emissions that are equivalent to or lower than those created from the burning of seasoned firewood.

(3) Disposal of agricultural waste generated on the premises if the following conditions are observed:

(a) The fire is set only when atmospheric conditions will readily dissipate contaminants;

(b) The fire does not create a visibility hazard on the roadways, railroad tracks, or air fields;

(c) The fire is located at a point on the premises no less than one thousand feet from any inhabited building not located on said premises;

(d) The wastes are stacked and dried to provide the best practicable condition for efficient burning; and

(e) No materials are burned which contain rubber, grease, asphalt or liquid petroleum products.

(D) Open burning shall be allowed for the following purposes upon receipt of written permission from the Ohio EPA, in accordance with paragraph (A) of rule 3745-19-05 of the Administrative Code, provided that any conditions specified in the permission are followed:

(1) Disposal of ignitable or explosive materials where the Ohio EPA determines that there is no practical alternate method of disposal, excluding those materials identified in paragraph (B)(3) of this rule;

(2) Instruction in methods of fire fighting or for research in the control of fires as recognized by the State fire marshal division of the Ohio department of commerce and the guidelines set forth in the National Fire Protection Association's (NFPA) publication 1403: "Standard on Live Fire Training Evolutions, Chapter 4, Acquired Structures", provided that the application required in paragraph (A)(1) of rule 3745-19-05is submitted by the commercial or public entity responsible for the instruction;

(3) In emergency or other extraordinary circumstances for any purpose determined to be necessary by the director and performed as identified in the appendix of this rule. If deemed necessary, the open burning may be authorized with prior oral approval by the director followed by the issuance of a written permission to open burn within seven working days of the oral approval;

(4) Recognized horticultural, silvicultural, range, or wildlife management practices; and

(5) Fires and/or pyrotechnic effects, for purposes other than waste disposal, set as part of commercial film-making or video production activities for motion pictures and television.

3745-19-04 Open burning in unrestricted areas.

[Comment: For dates of non-regulatory government publications, publications of recognized organizations and associations, federal rules, and federal statutory provisions referenced in this rule, see the last paragraph of rule 3745-19-01 of the Administrative Code titled"Incorporation by reference."]

(A) No person or property owner shall cause or allow open burning in an unrestricted area except as provided in paragraphs (B) to (C) of this rule or in section 3704.11 of the Revised Code.

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(B) Open burning shall be allowed for the following purposes without notification to or permission from the Ohio EPA:

(1) Heating tar, welding, acetylene torches, highway safety flares, heating for warmth of outdoor workers and strikers, smudge pots and similar occupational needs.

(2) Bonfires, campfires and outdoor fireplace equipment, whether for cooking food for human consumption, pleasure, religious, ceremonial, warmth, recreational, or similar purposes, if the following conditions are met:

(a) They are fueled with clean seasoned firewood, natural gas or equivalent, or any clean burning fuel with emissions that are equivalent to or lower than those created from the burning of seasoned firewood;

(b) They are not used for waste disposal purposes; and

(c) They shall have a total fuel area of three feet or less in diameter and two feet or less in height except when such fire is used for ceremonial purposes it may have a total fuel area no greater than five feet in diameter and five feet in height if the ceremonial fire burns no longer than three hours.

(3) Disposal of residential waste or agricultural waste generated on the premises if the following conditions are observed:

(a) The fire is set only when atmospheric conditions will readily dissipate contaminants;

(b) The fire does not create a visibility hazard on the roadways, railroad tracks, or air fields;

(c) The fire is located at a point on the premises no less than one thousand feet from any inhabited building not located on said premises;

(d) The wastes are stacked and dried to provide the best practicable condition for efficient burning; and

(e) No materials are burned which contain rubber, grease, asphalt or liquid petroleum products.

(4) Ceremonial purposes, if the following conditions are met:

(4) Disposal of hazardous explosive materials, military munitions or explosive devices that require immediate action to prevent endangerment of human health, public safety, property or the environment and that are excluded from the requirement to obtain a hazardous waste permit pursuant to paragraph (D)(1)(d) of rule 3745-50-45 of the Administrative Code.

(5) Recognized training in the use of fire extinguishers for commercial or industrial fire prevention. Fires allowed by paragraphs (B)(1), (B)(2), (B)(3) and (B)(5) of this rule shall not be used for waste disposal purposes, and shall be of the minimum size sufficient for their intended purpose; the fuel shall be chosen to minimize the generation and emission of air contaminants.

(C) Open burning shall be allowed for the following purposes upon receipt of written permission from the Ohio EPA, in accordance with paragraph (A) of rule 3745-19-05 of the Administrative Code, provided that any conditions specified in the permission are followed:

(1) Disposal of ignitable or explosive materials where the Ohio EPA determines that there is no practical alternate method of disposal, excluding those materials identified in paragraph (B)(4) of this rule;

(2) Instruction in methods of fire fighting or for research in the control of fire as recognized by the State fire marshal division of the Ohio department of commerce and the guidelines set forth in the National Fire Protection Association's (NFPA) publication 1403: "Standard on Live Fire Training Evolutions, Chapter 4, Acquired Structures", provided that the application required in paragraph (A)(1) of rule 3745-19-05is submitted by the commercial or public entity responsible for the instruction;

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(3) In emergency or other extraordinary circumstances for any purpose determined to be necessary by the Ohio EPA director and performed as identified in the appendix of rule 3745-19-03 of the Administrative Code. If deemed necessary, the open burning may be authorized with prior oral approval by the director followed by the issuance of a written permission to open burn within seven working days of the oral approval;

(4) Disposal of land clearing waste generated on the premises if the following conditions are observed:

(a) The fire is set only when atmospheric conditions will readily dissipate contaminants;

(b) The fire does not create a visibility hazard on roadways, railroad tracks, or air fields;

(c) The fire is located at a point on the premises no less than one thousand feet from any inhabited building not located on said premises; and

(d) An air curtain destructor or other device or method determined by the director to be at least as effective is used to curtail release of air contaminants;

(5) Recognized horticultural, silvicultural, range, or wildlife management practices; and

(6) Fires and/or pyrotechnic effects, for purposes other than waste disposal, set as part of commercial film-making or video production activities for motion pictures and television.

(D) Open burning shall be allowed for the prevention or control of disease or pests with written or verbal verification to the Ohio EPA from the local health department, cooperative extension service, Ohio department of agriculture, or U.S. department of agriculture, that open burning is the only appropriate disposal method.

Effective: 07/07/2006

R.C. 119.032 review dates: 01/20/2006 and 07/07/2011

Promulgated Under: 119.03

Statutory Authority: R.C. Section 3704.03(E)

Rule Amplifies: R.C. Section 3704.03(A), 3704.03(E)

Prior Effective Dates: 6/21/76, 10/30/87, 12/20/98, 11/27/00

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GASPER TOWNSHIP
RESOLUTIONNO.*5-15-1599*

A Resolution for the Control Dogs which are
Public Nuisances within Gasper Township

Whereas, Section 955.22.1 of the Ohio Revised Code permits the Gasper Township Board of Trustees to adopt resolutions to control dogs within the township, including dogs as public nuisances;

Whereas, dogs within the township may, by their frequent and habitual barking or howling, create unreasonably loud and disturbing noises of such intensity and character as to disturb the peace and thereby constitute a public nuisance; and

Whereas, the Gasper Township Board of Trustees finds the adoption of such resolution to control dogs to be in the interest of the public health, welfare and safety and the best interests of the community;

Now, Therefore Be It Resolved by the Board of Trustees of Gasper Township to adopt the following resolution for the control of barking and howling dogs within the township.

I BARKING OR HOWLING DOGS

A. No person shall keep or harbor any dog within Gasper Township which, by frequent and habitual barking, howling or yelping, creates unreasonably loud and disturbing noises of such a character, intensity and duration as to disturb the peace, quiet and good order of Gasper Township.

B. Any person who allows any dog to habitually remain, be lodged or fed within any dwelling, building, yard or enclosure which he or she occupies or owns shall be considered as harboring such a dog.

II EXCEPTIONS

A. This resolution shall not prohibit the use of any dog which is lawfully engaged in hunting or training for the purpose of hunting while accompanied by a licensed hunter.

B. However, such dogs at all other times and in all other respects shall be subject to this resolution, unless actually in the field and engaged in hunting or in legitimate training for such purpose.

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COPY

REGULATIONS

In accordance with Section 505.173 of the Ohio Revised Code, the Trustees of Gasper Township hereby adopt the following definitions and regulations governing the storage of Junk Motor Vehicles on public and private property and Unlicensed Collector's Vehicles stored in the open on private property within the unincorporated area of Gasper Township.

Section 1. Construction of Language: For the purposes of this resolution, the following terms, phrases, words and their derivations shall be interpreted as follows;

A. Words used in the singular shall include the plural, and the plural the singular;

B. Words used in the present tense shall include the future tense;

C. Words in the masculine gender shall include the feminine;

D. The word "shall" is mandatory and not discretionary;

E. The word "may" is permissive;

F. The word "person" includes a firm, association, organization, partnership, trust, company, or other corporation as well as an individual.

Section 2. Definitions: All words used in these regulations shall have their customary meaning, except those specifically defined in this Section.

A. Junk Motor Vehicle: Shall be defined as in Section 505.173(E) of the Ohio Revised Code to mean any Motor Vehicle, including a Collector's Vehicle whether it is licensed or unlicensed, that meets all of the following criteria:

(1) Three model years old: or older,
(2) Apparently inoperable;
(3) Extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine, or transmission.

B. Collector's Vehicle: Shall be defined as in Section 4501.01(F) of the Ohio Revised Code, except that a motor vehicle which would otherwise be a collector's vehicle under Ohio Revised Code Section 4501.01(F) shall be a "Junk Motor Vehicle" as defined in Division (A) of this Section and Ohio Revised Code Section 505.173(E), whether licensed or unlicensed, if it meets all the criteria contained in Division (A) of this Section.

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Section 5. Notice of Violation; Whenever the Board of Township Trustees determines there is a violation of these regulations, notice shall be given of such violation to the person in charge of the private property upon which the Junk Motor Vehicle is maintained, or to the owner of the Junk Motor Vehicle, or the notice may be affixed in a conspicuous place to the exterior of the Junk Motor Vehicle.

Section 6. Contents of Notice of Violation: The notice of the violation shall be in writing and on the forms provided by the Township and shall:

A. Describe the location of the Junk Motor Vehicle;

B. Identify the type of vehicle (by make, model and identification number if available);

C. Specify the time period for removal of the Junk Motor Vehicle;

D. State the penalty for failure to remove the Junk Motor Vehicle within the time period specified.

Section 7. Remedies: When a person fails to comply with the provisions of these regulations, the Board of Township Trustees may, in addition to any other remedies provided at law:

A. Institute an action for injunction or mandamus;

B. Request the Prosecuting Attorney to institute a criminal action; or

C. Institute an action for abatement under Ohio Revised Code Section 505.87.

Section 8. Action for Abatement: If the Board of Township Trustees pursues an action in abatement under Ohio Revised Code Section 505.87, the following shall apply:

D. Prior Hearing: Prior to an enforcement action being taken under Ohio Revised Code Section 505.87, the Board of Township Trustees shall hold a public hearing, at which the property owner may be present, to determine whether the owner's maintenance of the Junk Motor Vehicles on his property constitutes a nuisance.

E. Notice of Hearing: Notice of the Hearing shall be sent to the property owner by certified mail, return receipt requested, at least seven (7) days prior to the hearing. If the certified mail is returned unclaimed or is undeliverable, notice shall be sent by regular mail to the property owner's last known address.

F. Standards: The following standards shall by applied by the Township Trustees in making their determination:

RESOLUTION NO. 7

A Resolution Regulating the Storage of Junk Motor Vehicles on Public and Private Property and **Unlicensed** Collector's Vehicles Stored in the Open on Private Property within the Unincorporated Area of Gasper Township.

Whereas Section 505.173 of the Ohio Revised Code permits the Board of Township Trustees to adopt resolutions as the Board considers necessary to regulate the storage of junk motor vehicles on public and private property within the unincorporated area of the township;

Whereas Section 505.173 of the Ohio Revised Code permits the Board of Township Trustees to adopt resolutions requiring unlicensed collector's vehicles stored in the open on private property to be concealed;

Whereas the Board of Township Trustees considers it necessary and desires to regulate the storage of junk motor vehicles on public and private property and unlicensed collector's vehicles stored in the open on private property within the unincorporated area of Gasper Township as defined in this resolution;

Whereas the Board of Township Trustees finds that the maintenance of junk motor vehicles on public and private property and unlicensed collector's vehicles in the open on private property has a negative impact on the township; and

Whereas the Board of Township Trustees finds the adoption of such a resolution to be in the interest of the public health, welfare and safety of the community.

Now, Therefore Be It Resolved by the Board of Trustees of Gasper Township to adopt the following regulations, defining the terms applicable to this resolution and governing the storage of junk motor vehicles and unlicensed collector's vehicles within the township

Gasper Township
Board of Trustees

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Date of Adoption: 5/26/98
Motion #: 98-05-29
Revised: date:
Motion #:

SUBJECT: POLICY FOR USE OF LAKENGREN AS DIVE TRAINING SITE BY PREBLE COUNTY SHERIFFS OFFICE

Reason for Policy: Beginning in 1997, the Preble County Sheriff's Department has used sites at Lakengren for recovery unit dive training, with the approval of the LPOA Board of Trustees. This policy is intended to provide standard guidelines for the use of Lakengren as a dive training site to alleviate any conflict or misunderstandings related to this use, and to eliminate the need for annual approval of this use by the Board of Trustees.

Source of Board Authority: Code of Regulations and Corporate By Laws of Lakengren Property Owners Association, Inc. Article XIII - b.

POLICY: **DIVE SITES**

1. All water entries from shore shall be made within buoyed areas or "No Wake" zones. Training dives shall not exceed the above areas into open lake unless accompanied by an authorized watercraft.

2. All dives into open lake areas will be made from, or in the presence of, accompanying support watercraft.

3. Night dives will never be made outside buoyed areas without first making special safety arrangements with Lakengren Management and Security.

4. Every effort shall be made to avoid "high traffic" areas.

5. On occasions, use of a smaller lake may be requested as a training site.

6. A USCG approved dive flag will be posted at all dive training sites during hours of use.

WATERCRAFT

1. The Preble County Sheriff's Office utilizes a gasoline powered "Zodiac" inflatable boat which is equipped with required safety devices.

2. Preble County Sheriff's Office watercraft, as well as other authorized training craft, will operate within the guidelines of LPOA standards.

3. "Other Authorized Training Craft" includes public safety/ODNR watercraft, LPOA/Security watercraft, or private watercraft as may be determined necessary by the nature of the dive or training to be conducted and approved by the LPOA Manager, Security Chief, or their designee.

PERSONNEL

1. Unless accompanied by an instructor on a training dive, all dive personnel will have a minimum rating of "Open Water Diver".

2. Additional emergency service personnel, PCSO staff, or other personnel will often be present to assist in conducting dive training operations.

3. LPOA Management and Security personnel are welcome to view training.

TRAINING DATES

1. No training will take place without prior approval of the LPOA Manager, Security Chief, or their designee.

2. Training dates and times shall be presented to the LPOA Manager, Security Chief, or their designee for approval.

3. Every effort shall be made to request training at least seven (7) days in advance of the desired date.

4. "Request for Training" shall include the day, date, times, nature of training, and specific training site(s).

5. Training will NOT be scheduled during "peak" times such as holidays, special events, etc.

6. The LPOA Manager, Security Chief, or their designee shall notify the PCSO as soon as possible should any conflict with a pre-approved training date/site arise (fake treatment etc.), to allow for alternate date/training site.

Submitted By: Deputy Thomas W. Doran, PCSO (compiled by Daphne Brunett, LPOA Board Secretary)

STATEMENT:

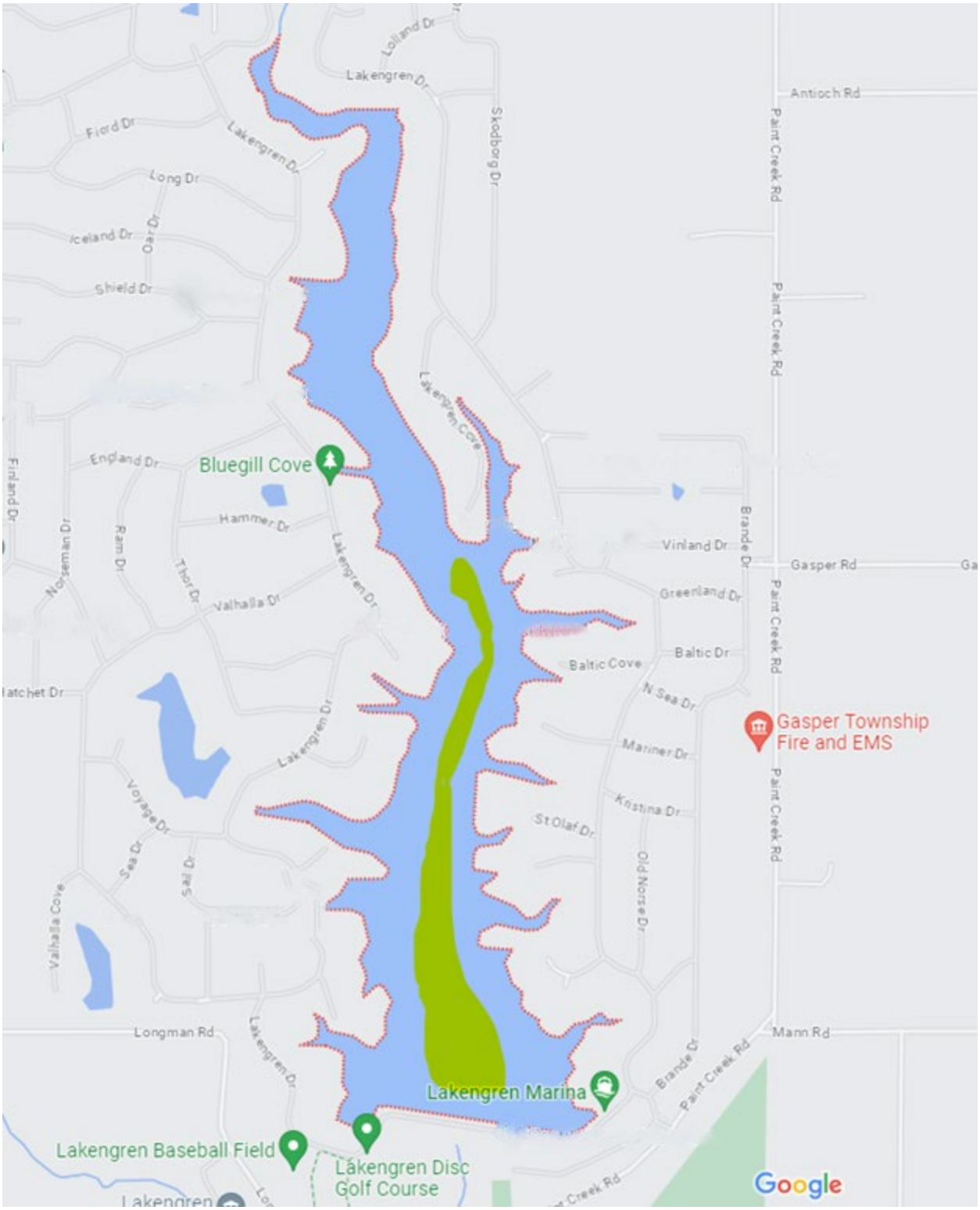
LPOA LODGE AS RED CROSS SHELTER

On April 8, 1994 motion #04-04-02, the Lakengren Board of Trustees approved the use of the Lodge at Lakengren to be used as a Red Cross Shelter in times of emergencies. The Lodge Shelter will be manned by Red Cross volunteers with coordination between the LPOA Manager and the Preble County Red Cross Service Center. Examples of emergencies are: Tornadoes, Floods, Fires and Power Outages.

This statement replaces all other Policy Manual items concerning this matter which will remain available at the LPOA Office.

Approved: date: November 13, 2006 motion: #06-11-101

Revised Date: 02/26/2024
Motion: 24-02-018



Safe wake activity is permitted only in the area marked in green.

Enhanced wakes, at any time, created by wakeboats or wakeboat-like activity will be restricted to the area of the lake marked in green.

APPENDIX-12

Fillable Forms

You will notice that the Fillable Forms and other non-fillable forms are no longer in this document. We have moved them for your convenience and ease of use. Navigate to the Policies/Forms Tab on Lakengren's website or by clicking on this link **www.lakengrenpoa.org**. That is where you can find this document as well. When you hold the mouse over the Policies/Forms Tab there are several drop down menu's for you to choose from, for now they are, new and updated polices, and fillable forms. Click on Fillable Forms and it will show you a list of forms for you to choose from. These are all separate forms so you will not have to worry about printing the whole Policy Manual now. It is our intent to make this easier for everyone trying to find forms and ultimately filling out and printing them as well.

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