



Greenbriar Lake Owners Association Rules & Regulations

Revised: August 27, 2023

*(Provisions with Assessed Penalties marked with **)*

1. General

1.1 - Greenbriar Lake Owners Association is responsible for the upkeep, security, promotion and development of the Greenbriar Lake Community.

1.2 - All Lot Owners of property on Greenbriar Lake who are current on all Assessment payments are considered Members in Good Standing, with the right to attend General Member Meetings, express their opinions on matters before the Board, and vote on Motions made by the Board in the course of business.

1.3 - General Membership Meetings will be held semi-annually on the Sunday before Memorial Day weekend; and on the Sunday before Labor Day weekend.

1.4 - Members who cannot attend a Meeting, but would still like to cast their votes on particular issues presented at the meeting, can assign another Member of their choice as their Proxy, authorized to vote in their stead.

1.5 - These Rules and Regulations remain in effect independently of one another, and may be amended or rescinded by 50% +1 of the owners present and voting during a semi-annual membership meeting.

2. Assessments

2.1 - The annual Assessment charge is \$250.00 for the first lot, plus \$30 for each additional lot, due and payable by April 1 of each year.

2.2 - Late payment of any Assessment shall incur a penalty as per the following schedule:

- Thirty days to six months - 10%
- Six months to one year - 20%
- Over one year - 30%

2.3 - Incurred penalties will be added to the original Assessment fee, and/or the case may be forwarded to a collection agency for processing at Lake Owner's expense.

2.4 - Lake assessments in arrears 2 or more years will incur a Property Lien and or Small Claims Court Proceedings. All cost associated with those actions will be the responsibility of the Lot Owner.

3. Lots, Structures, & Easements

3.1 - No commercial building may be erected. Exception: home businesses or cottage industries not requiring public parking are allowed.

3.2 - No trailer or mobile living dwelling will be permitted on any Lot except

during period of initial construction of a residence, not to exceed six months.

3.3 - A Utility Easement is reserved on all lots for the benefit and use of all Lots in the Greenbriar Lake Community.

3.4 - The exterior wall of any building shall not be less than 25 feet from the front lines, or less than 5 feet from the side lines.

3.5 - No billboards are allowed except For Sale or Rent signs, not to exceed 3x3 feet.

3.6 - On Lakeside Lots, no pier shall extend beyond 14 feet into the water.

4. Renting and Tenants

4.1 - No short term rentals are permitted. A minimum 6-month rental agreement is required.

4.2- Any Lake Owner who rents or leases their Greenbriar Lake property to a third party is considered a Landlord, and shall provide a copy of these Rules & Regulations to their Tenant(s)

4.2 - All Tenants are required to adhere to all Rules & Regulations, without exception.

4.3 - Tenant(s) who violate any Rule or Regulation may be given a verbal warning. Repeated and/or egregious violations will result in a written warning delivered to both Tenant(s) and Landlord.

4.4 - All Lake Owners will bear responsibility for any assessed penalties associated with violations of the Rules & Regulations by their Tenant(s).**

4.5 - To ensure the Association's ability to cooperate with the Sheriff or other Law Enforcement agencies if and when necessary, all Tenant(s) shall fill out and submit a basic contact information form to the Association. This form is available by mail or on the Greenbriar Lake website (www.greenbriarlake.org).

5. Camping

5.1 - Camping on Lots by Lot Owner and immediate family shall be limited to: A. a period of time no longer than 72 hours per calendar week, or B. a period of time no longer than 7 days, with a maximum of two non-consecutive weeks per calendar month.**

5.2 - Tents and miscellaneous camping gear must be removed at the end of each campout. Camper trailers, however, may be stored on owner's Lot long-term.

5.3 - Camping on Common Areas is strictly prohibited.

5.4 - All campers must have their own waste facilities (eg, RV toilet or composting toilet), or a commercial-grade waste container ("porta-pot") must be brought in and removed at the lot owner's expense.

5.5 - Anyone caught dumping fecal matter anywhere within the Greenbriar Lake Community will be fined a minimum of \$500 and reported to the Board of Health and Law Enforcement.**

6. Common Areas: Lake, Beach, Parking Lot & Shelter House

6.1 - Common Areas available to all Members in Good Standing are: Shelter House, Parking Lot, and surrounding lawn; beach; dam; and East Center Drive.

6.2 - No overnight parking in common areas unless approved by the Board. Request overnight parking at Greenbriarlakeboard@gmail.com.

6.3 - Overnight parking in common areas is allowed in inclement weather.

6.4 - Trash must be removed by the owner.

6.5 - Everyone is expected to clean up after themselves. Penalties may be assessed if GL property is left unkempt.**

7. Watercraft & Fishing

7.1 - No watercraft may be left or stored on Common Areas for more than 72 hours per rolling 7-day period.** However, watercraft may be stored on the owner's Lot.

7.2 - Any watercraft left on Common Areas longer than one week will be considered abandoned, and will be subject to removal and/or disposal, with no compensation to the owner.

7.3 - Boats equipped with battery-powered trolling motors may be used on the lake. Gas-powered motors may not be used.

7.4 - Fishing rights are reserved for Lot Owners, their immediate family, and guests. Tenant(s) and their immediate family may also fish, but their guests may not.

7.5 - Only Lot Owners and their immediate family members are permitted to keep fish. All fishing by guests must be Catch and Release.

8. Sport Vehicles: ATVs, UTVs, motorcycles, etc

8.1 - Only Lake Owners, Tenant(s), and their immediate family members are permitted to operate sport vehicles (ATVs or motorcycles) within the Greenbriar Lake Community.

8.2 - All operators of any sport vehicles within the Greenbriar Lake Community do so at their own risk. The Greenbriar Lake Owners Association, its Board Members, Security Team members, Insurers or other Lot Owners will *not* be held liable for any mishap or other outcome associated with the operation of any sport vehicle with the Community. The wearing of proper DOT-approved riding helmets is strongly encouraged but not required.

8.3 - NO TRESPASS POLICY: Sport vehicles may *only* be operated on the Lake Owner's property, and/or on Greenbriar Lake roads. Sport vehicles may *not* be operated on the property of other Lake Owners, nor on surrounding properties bordering the Greenbriar Lake Community, without the property owner's express, written permission. A copy of said written permission must be provided GLOA upon request. Violators of this provision will be reported to the appropriate Law Enforcement agency.

8.4 - All sport vehicles are to be operated safely and responsibly, not to exceed 15 MPH.

8.5 - As per Indiana Code 9-19-8-4, "a motor vehicle may not be equipped with any of the following: (1) a muffler cutout; (2) a bypass; (3) any similar device." All sport vehicles must have appropriate mufflers (no straight pipes, aftermarket mufflers or other systems designed to make the vehicle louder than manufacturer's specifications).

8.6 - Anyone riding an ATV, UTV, motorcycle, scooter or other recreational vehicle in violation of these Rules & Regulations may be assessed penalties.**

9. Animals & Pets

- 9.1 - No animals or poultry may be kept except household pets.
- 9.2 - Animals must be contained on the Lot Owner’s property within a structurally sound fence; or if in Common Areas, walked on a leash’ or otherwise supervised at all times.
- 9.3 - Pets are allowed in Common Areas. Owners are responsible for cleaning up after their pets, and proper disposal.
- 9.4 - Owners found in violation of these Rules will be subject to Penalties**, and/ or have their stray animals reported to Brown County Animal Control.

10. Miscellaneous

- 10.1 - All Lake Owners, families and guests are entitled to peace and quiet during late evenings and through the night. Loud music, boisterous outdoor activities, machinery, devices, and similar noise shall be restrained from 10pm to 6am.
- 10.2 - There will be no recreational shooting of firearms anywhere within the Greenbriar Lake Community. Justifiable self-defense is exempted.
- 10.3 - All Lake Owners must comply with all posted road signage. Violators are subject to penalty.**
- 10.4 - All Lake Owners are responsible for storage of all building materials, demolition materials etc, and removal of trash on a regular basis.

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**** Assessed Penalties:** For all sections of the Rules and Regulations which allow for a penalty to be assessed, the following penalty schedule will apply:

- 1st Offense - Written or verbal warning
- 2nd Offense - \$100 fine
- 3rd Offense - \$250 fine
- 4th Offense - \$500 fine
- 5th Offense - Legal action

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*Submitted and unanimously approved by the Greenbriar Lake Board of Directors, and subsequently approved by unanimous vote by Lake Owners present during the Fall Meeting, August 27, 2023.
Effective August 27, 2023.*