

Lakeshore Estates Improvement District Resolution 2020-02 A.

AMENDMENT TO THE RESTRICTIONS AND REGULATIONS OF THE LAKESHORE ESTATES IMPROVEMENT DISTRICT

WHEREAS, the Lakeshore Estate Improvement District (LSEID) has been established and operates under the laws of the State of Kansas governing Improvement Districts, K.S.A. 19-2753 et seq.

WHEREAS, the LSEID has adopted the By-Laws of the Lakeshore Estates Improvement District, and Article III, Section 2 of the By-Laws grants and recognizes the power of the duly elected Directors of the LSEID to act in accordance with K.S.A. 19-2763 – K.S.A. 19-2766.

WHEREAS, K.S.A. 19-2765(c) provides that every improvement district incorporated under K.S.A. 19-2753 et seq. has the power to adopt resolutions prescribing the manner in which the powers of the district shall be carried out, and generally regulating the affairs of the district.

WHEREAS, K.S.A. 19-2766 provides that all the powers granted to improvement districts shall be exercised by the duly elected directors of such improvement district.

WHEREAS, on the 28th day of November, 2000 the duly elected Board of Directors of the LSEID adopted the Lakeshore Estates Improvement District, Jefferson County, Kansas, Restrictions and Regulations “for the purpose of providing an orderly transition and development of the entire subdivision as a residential and resort subdivision, and for the further purpose of insuring adequate restrictions and covenants for the protection of all property owners and for the mutual benefit of LakeShore Estates Improvement District (LSEID), it’s successors in title, or assigns, entitled to said lots or any part of them”, and such Restrictions and Regulations were filed with the Jefferson County, Kansas Register of Deeds office at Book 528, Page 152.

WHEREAS, the duly elected Board of Directors has the power to adopt resolutions amending the Restrictions and Regulations.

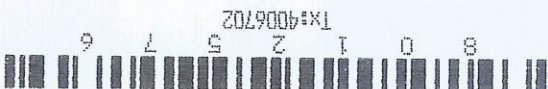
WHEREAS, the duly elected Board of Directors seek to amend the Restrictions and Regulations for the purpose of providing an orderly transition and development of the entire subdivision as a residential subdivision, and for the further purpose of insuring adequate restrictions and covenants for the protection and mutual benefit of all LakeShore Estates Improvement District property owners, their successors, or assigns.

NOW THEREFORE, the duly elected Board of Directors hereby amends the Lakeshore Estates Improvement District Restrictions and Regulations as follows:

1. Subsection I of the Restrictions and Regulations is hereby replaced in its entirety and amended to read as follows:

I. PURPOSE:

For the purpose of providing an orderly transition and development of the entire subdivision as a residential subdivision, and for the further purpose of insuring adequate restrictions and



covenants for the protection and mutual benefit of all LakeShore Estates Improvement District (LSEID) property owners, and their successors, or assigns, entitled to said lots or any of them, said LSEID does hereby impose the following restrictions, covenants and reservations which shall be binding upon all purchasers, owners, their successors and assigns in the subdivision.

2. Subsection II of the Restrictions and Regulations is hereby replaced in its entirety and amended to read as follows:

II. HOUSING, BUILDINGS AND LOTS RESTRICTIONS:

1. **SINGLE FAMILY:** All lots shall be for single family residential use except those lots designated as special use areas (Parks, Commercial, Recreational, Utilities, etc.) unless specified by LSEID.
2. **ZONED:** Any Park tracts sold for residential use by LSEID can be rezoned for residential use.
3. **BUILDING PLANS:** No building shall be erected, placed, or altered on any lot until the building plans and specifications, including, but not limited to, the type of materials to be used, and plot plan showing the location of such building is submitted in writing and have been approved in writing by LSEID.
4. **APPROVAL OF BUILDING PLANS:** In the event LSEID fails to approve such design and location within thirty (30) days after said plans and specifications have been submitted to LSEID, or any event, if no suit to enjoin the erection of such building or the completions thereof, such approval will not be deemed to have been fully complied with.
5. **BUILDING CODES:** All building plans and materials must comply with local building codes in force at the time of construction.
6. **LOT OCCUPANCY:** Not more than one single family dwelling house may be erected or constructed on any one lot.
7. **SINGLE WIDE MOBILE HOMES:** Single wide Mobile Homes are no longer allowed in Jefferson County, Kansas, and therefore, no longer allowed within Lakeshore Estates. As such, no single wide mobile homes, sheds, campers, tents or other such structures may be erected, placed upon or moved onto any lot in LSEID to be used as a temporary or permanent residence.
8. **CONSTRUCTION:** No accessory, basement, or temporary building shall be constructed or erected on said lots unless built of solid or permanent material. No unpainted exteriors shall be permitted without permission from the Board of Directors of LSEID.
9. **COMPLETION:** No open basements or foundations shall remain unenclosed without permanent subflooring for more than three (3) weeks. The exteriors of all buildings must be completed within six (6) months from the commencement of construction.

10. OPEN FOUNDATION: Open foundation type construction shall not be permitted without prior permission and written plan approval by the Board of Directors of LSEID.

11. BUILDING GUIDELINES: All lots in LSEID other than A, T and S, Lakeshore Estates is zoned as Lake Lots and LSEID will need to follow the guidelines of Planning and Zoning of Jefferson County. As such, buildable space will start from 30 ft from the front of the lot(s), 10 feet off the sides of the lot(s) and 30 ft. off the back of the lot(s). The residential living area on the ground floor, exclusive of porch and garage areas, shall be no less than 1000 square feet.

- (a) In Block S the residential living area on the ground floor, exclusive of porch and garage areas, shall be no less than 800 square feet, and shall be situated on no less than two (2) lots.
- (b) In Block A the residential living area on the ground floor, exclusive of porch and garage area, shall be no less than 1,100 square feet.
- (c) Block T is the only block which allows for the placement of mobile homes. However, a mobile home cannot be place upon a single lot. If an owner owns 2 lots located side by side (not back to back) the maximum residential living area shall be 1200 square feet. If an owner owns 3 lots located side by side (none of which are front to back) the maximum residential living area shall be 2000 square feet. If an owner owns 4 adjacent lots (2 side by side in the front directly abutting 2 side by side in the back) the maximum residential living area shall be 4000 square feet.
- (d) Block CM is for single-family dwellings. The residential living area on the ground floor, exclusive of porch and garage areas, shall be no less than 1100 square feet, and shall be situated on no less than two (2) lots.
- (e) Jefferson County Kansas Planning and Zoning guidelines are utilized for all Residential Manufactured homes to be placed within Lakeshore Estates, (Jefferson County Kansas Zoning Regulations: Article 25, Manufactured Home Subdivision Standards). Written Approval from Jefferson County Kansas Planning and Zoning and the LSEID Board of Directors prior to placement of any Manufactured Home within LSEID. This provision supersedes the Amendment to Restrictions Section 10 (e) that was adopted the 1st day of December 1998.
- (f) Residential Building Permits are required by Jefferson County Kansas Planning and Zoning and LSEID. Anyone seeking to construct a home within LSEID must acquire a building permit first from Planning and Zoning and second from the LSEID Board of Directors. A home, porch, building, shed, or an extension to a home or building cannot be constructed without proper approval by Jefferson County Kansas Planning and Zoning and LSEID Board of Directors. No one shall locate a prefabricated shed, building or a home within the LSEID without proper approval from Jefferson County Kansas Planning and Zoning and LSEID Board of Directors. The LSEID Board of Directors will require a copy of the County Building Permit and the approved Site Plan prior to approval.

- (g) Any owner in violation of Paragraph 11 (Building Guidelines) may be subject to a \$100 fine per incident. Each day that a violation continues to exist will be deemed a separate incident. If a fine is assessed, the homeowner shall have sixty (60) days to correct and/or cure the issue, at which time the Board may, at its discretion, waive any fine. If the sixty (60) day deadlines cannot be met, the owner may contact the office or a Board Member to schedule to speak with the Board of Directors regarding the issue and set a schedule to correct and/or cure the violation.

In accordance with K.S.A. 19-2766a, a resolution of LSEID may be enforced by enjoining violations thereof or by prescribing penalties for violations of such resolutions, either by fine, or by confinement in the county jail, or by both such fine and confinement. The Sheriff or the county law enforcement agency of the county in which such district is located shall be responsible for the enforcement of resolutions of such district. Unless otherwise provided by the resolution that defines and makes punishable the violation of such resolution the penalty imposed shall be in accordance with the penalties established by law for conviction of a class C misdemeanor.

Therefore, if a violation is not corrected and/or cured within sixty (60) days, and the owner has not contacted the Board of Directors to set a plan to make the corrections and/or cure the violation, the Board of Directors may refer this matter to the Sheriff of Jefferson County and the appropriate authorities for enforcement, which could include fines, confinement in the county jail, or both.

- (h) A Lakeshore Estates Building Permit shall become null and void one (1) year after issue date, and all construction should be completed by that time. Construction time may be extended up to sixty (60) days with a written request submitted to and approved by the Lakeshore Estates Board of Directors prior to the permit expiration date.
- (i) No Tiny Homes will be allowed in Lakeshore Estates.
- (j) No Shipping Containers are allowed in Lakeshore Estates in accordance with these rules and Jefferson County Planning and Zoning Regulations Article 17; 17-102 PERFORMANCE STANDARDS, 6. In the "RR" Rural Residential District where a structure constructed or intended for use as a shipping container, whether originally as a transportation vehicle or as a separate structure, only one (1) such structure shall be used as an accessory building. Said structures are prohibited in the "SR" Suburban Residential District, "R-1" Single-Family Residential District and the "V-1" Village District; Village District; and may be placed in any number in the "AG" Agricultural District. If the property owner needs to have a rented storage container due to property loss or emergency issues due to a natural disaster, an application to allow the same may be brought to the LSEID Board of Directors for approval with a limit of no more than 90 days.

12. WATER: Jefferson County Rural Water District #10 operates the water supply. Residents must connect to that system and abide by the bylaws, rules and regulations of Jefferson County Rural Water District #10. Accordingly, Jefferson County Rural Water District #10 will bill homeowners and/or lot owners for any water usage in accordance with the bylaws, rules and regulations of Jefferson County Rural Water District #10.

- 13. SEWER:** Sewer District #6 and Jefferson County Health Department operate the sewer system. Residents must connect to that system and abide by the bylaws, rules and regulations of Sewer District #6 and Jefferson County Health Department, the laws and regulations pertaining to Kansas Department of Health and Environment and the Environmental and Sanitary Codes of Jefferson County, Kansas. No raw sewage may be discharged directly or indirectly into or onto the ground. Waste from pets must be cleaned up regularly and not allowed to accumulate. Accordingly, Sewer District #6 and Jefferson County Health Department will bill homeowners and/or lot owners for any sewer system usage in accordance with the bylaws, rules and regulations of Sewer District #6 and Jefferson County Health Department.
- 14. UTILITIES:** Anyone building, buying a home or mobile trailer in Lakeshore Estates Improvement District will have to have water, sewer, electrical, and trash service before moving into the home or mobile trailer.

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This Lakeshore Estates Improvement District Resolution 2020-02 A. Amendment to Restrictions and Regulations of the Lakeshore Estates Improvement District, had been adopted by the Board of Directors of the Lakeshore Estates Improvement District, Jefferson County, Kansas, on this 18th day of November 2020.

All Restrictions and Regulations set forth in this Amendment to Restrictions and Regulations of the Lakeshore Estates Improvement District shall be deemed binding as of the date that this document is adopted and executed by the Board of Directors of the Lakeshore Estates Improvement District.

Signed: [Signature]
President

Signed: Pam Roden
Treasurer

Signed: [Signature]
Secretary



Lakeshore Estates Improvement District
Resolution 2024-01

Amendment to the Restrictions and Regulations
Of the Lakeshore Estates Improvement District
Resolution 2020-02 A.

Subsection II, 7. Is hereby amended to include the following:

Furthermore, no campers or recreational vehicles (RVs) to include 5th wheel trailers, trailers, tents, sheds, makeshift shelters, box trucks or box style trailers, cars, vans, or trucks maybe brought within Lakeshore Estates boundaries to be used as a temporary or permanent human housing or shelter. Sleeping / camping / living in the afore mentioned is prohibited within the boundaries of Lakeshore Estate Improvement District and is a Class C Misdemeanor subject to citation and penalties.

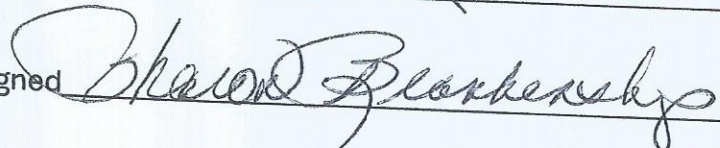
Such campers, recreational vehicles, 5th wheel trailers, trailers, box trucks, box trailers, cars, vans and trucks will be towed at the owners expense after 5 days from the date of the receipt of a citation. Unapproved, unauthorized, and/or unpermitted structures will be removed at the land owners expense billed to the landowners annual assessment fee after 5 days from the date of receipt of a citation.

This **Lakeshore Estates Improvement District Resolution 2024-01** amending Resolution 2020-02 A. Subsection II. 7. Is approved and adopted by the Lakeshore Estates Improvement Board of Directors, Jefferson County, Kansas on this **Thursday, the 11th day of July 2024.**

All Restrictions and Regulations set forth in this Resolution 2024-01 Amendment to Restrictions and Regulations 2020-02 A. of the Lakeshore Estates Improvement District Subsection II. 7. shall be deemed binding as of the date that this document is approved and adopted by the Board of Directors of the Lakeshore Estates Improvement District.

Signed  / President, Marvin Kopp

Signed  / Treasurer, Pam Rodecap

Signed  / Secretary, Sharon Blankenship



LAKESHORE ESTATES IMPROVEMENT DISTRICT

RESOLUTION 2020-02 B

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2. Subsection III of the Restrictions and Regulations is hereby replaced in its entirety and amended to read as follows:

III. HEALTH NUISANCES:

1. **NUISANCES DEFINED:** Nuisances, as used in this section, include with limitation:

- (a) Filth, excrement, lumber, rocks, dirt, cans, paper, trash, metal or any offensive or disagreeable thing or substance thrown or left or deposited upon any street, alley, park, public or private enclosure or lot whether vacant or occupied;
- (b) All dead animals not removed within 24 hours after death;
- (c) Any place or structure or substance which emits or causes any offensive, disagreeable or nauseous odors;
- (d) All stagnant ponds, pools, other standing water;
- (e) All grass or weeds or other unsightly vegetation not usually cultivated or grown for domestic use or to be marketed or for ornamental purposes;
- (f) Any abandoned iceboxes or non-operable refrigerators or freezers;
- (g) All articles or things whatsoever caused, kept, maintained or permitted by any person to the injury, annoyance or inconvenience of the public or neighborhood; and
- (h) Any fence, structure, thing or substance placed upon or being upon any street, alley or public ground so as to obstruct the same, except as permitted by the rules and regulations of LSEID.

2. **ABATEMENT OF NUISANCES:** Whenever any member of the governing body shall find evidence that a nuisance exists the Secretary of the Board of Directors shall issue a written notice requiring the owner or agent of the owner to remove and abate from the premises the item or items therein described within a period of time, not exceeding 30 days, to be specified in the notice. Notice shall be mailed to the owner or agent at his or her last known address, by certified mail. If the item or items are not removed within 30 days, a fine of \$100 per item will be given. If it is not removed or abated within 60 days, it will be turned over to the LSEID Attorney and/or the County Attorney's office for further action.

3. **WEEDS AND INDEGENOUS GRASSES, DUTY OF OWNER:** It shall be unlawful for any owner, agent, lessee, tenant or other person occupying or having charge or control of any premises to permit weeds to remain upon said premises or any area between the property lines

of said premise and the centerline of any adjacent street, alley, sidewalk, easement, right-of-way and all other area, public or private. All weeds as hereinto defined are hereby declared a nuisance and are subject to abatement as hereinafter provided.

4. WEEDS AND INDIGENOUS GRASS PROBLEMS DEFINED:

- (a) Weeds and indigenous grass problems mean any of the following:
 - (1) Weeds and indigenous grasses on or about residential property which, because of its height, has a blighting influence on the neighborhood, any such weeds and indigenous grasses shall be presumed to be blighting if they exceed 12 inches in height;
 - (2) Weeds and indigenous grasses which may attain such large growth as to become, when dry, a fire menace to adjacent improved property.
 - (3) Weeds and indigenous grasses which are located in an area which harbors rats, insects, animals, reptiles, or any other creature which either may or does constitute a menace to health, public safety or welfare.
- (b) For purposes of addressing weeds and indigenous grass problems, a calendar year shall mean that period of time beginning January 1 and ending December 31 of the same year.

5. NOTICE TO REMOVE WEEDS OR INDIGENOUS GRASSES: Two board members, or the District Compliance Officer or designee shall be charged with the administration and enforcement of this Resolution. Such person or persons shall notify in writing the owner, occupant or agent in charge of any premises in the District upon which weeds exist in violation of this article, by mail or personal service of the notice, once per calendar year. Whenever there is personal service of the notice, a copy of the notice shall be sent to the owner by certified mail. Such notice shall include the following:

- (a) That the owner, occupant or agent in charge of the property is in violation of this Resolution.
- (b) That the owner, occupant or agent in charge of the property is ordered to cut the weeds within 10 days from mailing or personal service of notice.
- (c) That the owner, occupant or agent in charge of the property may request in writing a hearing before the Board of Directors within 10 days of receiving said notice.
- (d) That if the owner, occupant or agent in charge of the property does not cut the weeds, or has not requested a hearing before the Board of Directors with the applicable time period, the Board of Directors or its authorized agent may cut the weeds and assess the cost of the cutting, including any reasonable administrative fees incurred, against the owner, occupant or agent in charge of the property.
- (e) That the owner, occupant or agent in charge of the property will be given an opportunity to pay the assessments, and if it is not paid, the assessments and fees will be added to the

property tax as a special assessment and collected as provided in K.S.A 12-1,115 and/or K.S.A 19-2765.

- (f) That no further notice shall be given prior to removal of weeds during the current calendar year.
- (g) That the Board of Directors should be contacted if there are any questions regarding the order.

If there is a change in the record owner of title to property subsequent to the giving of notice pursuant to this section, the District may not recover any cost or levy an assessment for the costs incurred by the cutting or destruction of weeds of such property in accordance with this Resolution unless the new record owner of title to such property is provided notice as required by this section.

6. ABATEMENT AND ASSESSMENT OF COSTS.

- (a) Upon the expiration of 20 days after mailing or personal serving the notice, and in the event the owner, occupant or agent in charge or the premises neglects or fails to comply with the requirements of this Resolution, two board members, or the District Compliance Officer or a designee shall cause to be cut, destroyed and/or removed all such weeds and abate the nuisance created thereby at any time during the current calendar year.
- (b) The two board members, or the District Compliance Officer or a designee, shall give notice to the owner, occupant or agent in charge of the premises by mail or by personal service of the costs of the abatement of the nuisances. The notice shall state that payment of the costs is due and payable within 30 days following mailing or personally serving the notice.
- (c) If the costs of removal of abatement remain unpaid after 30 days following service of notice, a record of the costs of cutting and destruction and/or removal shall be certified to the District clerk who shall cause such costs to be assessed against the particular lot or piece of land on which the grass or weeds were so removed, and against such lots or pieces of land in front or abutting on such street or alley on which such weeds were so removed. The District clerk shall certify the assessment to the county clerk at the time other special assessments are certified for spreading on the tax rolls of the county. The District also may pursue collection in any other manner provided by law.

7. WEED REMOVAL: Any two board members, or District Compliance Officer or designee and any authorized assistants, employees, contracting agents or other representatives are hereby authorized to cut, destroy and/or remove such weeds in a manner not inconsistent with this article. If there is a locked fence or gate which prevents access, an administrative search warrant may be obtained from Jefferson County.

8. NOXIOUS WEEDS: Nothing in this article shall affect or impair the rights of the District under Kansas law relating to the control and eradication of certain noxious weeds.

- (a) **Noxious Weed Defined:** For the purpose of this section, the term noxious weeds shall mean kudzu (*Pueraria lobata*), field bindweed (*Convolvulus arvensis*), Russian knapweed (*Centaurea picric*), horary cress (*Lepidium draba*), Canada thistle/Creeping Thistle (*Cirsium arvense*), Couch grass/quack grass (*Agropyronrepens*), leafy spurge (*Euphorbia esula*), bur ragweed (*Franseria tomentosa* and *discolor*), pignut (*Hoffmannseggia densiflora*), musk (nodding) thistle (*Carduus nutans*), Lespedeza/ Bush Clover (genus *Lespedeza*, *Fabaceae*) and Johnson grass (*Sorghum halepense*)

9. INOPERABLE VEHICLES, JUNK AND ABANDONED VEHICLES:

- (a) **Definitions.** The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
- (1) **Abandoned vehicle** means any motor vehicle to which the last registered owner of record thereof has relinquished all further dominion and control. Any vehicle which is wrecked or partially wrecked or dismantled or inoperative for a period of 30 calendar days shall in such case constitute a prima facie presumption that the last registered owner thereof has abandoned such vehicle, regardless of whether the physical possession of such vehicle remains in technical custody or control of such owner.
 - (2) **Antique vehicle** means any vehicle currently registered with the state as an antique vehicle.
 - (3) **Calendar day** means any day of the year including Saturday, Sunday and Holidays.
 - (4) **Calendar year** means January 1 to December 31 of the same year.
 - (5) **Owner** means any person who, alone or jointly or severally with others:
 - (A) Shall have record legal title to any property or structure thereon, with or without accompanying actual possession thereof; or
 - (B) Shall have charge, care or control of any property or structure thereon, as owner or agent of the owner, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner.
 - (6) **Premises** means a lot, plot or parcel of land, including structures located thereon.
 - (7) **Property** means any real property within the District which is not a street or highway.
 - (8) **Special interest vehicle** means any vehicle currently registered with the state as a special interest vehicle.
 - (9) **Vehicle** means a machine propelled by power other than human power and designed to travel along the ground by use of wheels, treads, runners or slides and which

transports persons or property or pulls machinery, and shall include without limitation an automobile, truck, motorcycle, tractor, buggy and wagon.

(10) *Working day* is any day other than Saturday, Sunday, or Federal holidays.

10. PROHIBITION

(a) Except as provided in this article, it shall be unlawful to permit rusted, wrecked, junked, partially dismantled, inoperative or abandoned vehicles to be parked, stored or left on any private property within the District for a period in excess of **30 calendar days** unless such vehicle is completely enclosed within a building or unless the vehicle is so stored or parked on private property in connection with and as necessary to a duly licensed business or commercial enterprise operated and conducted pursuant to law. Any one of the following conditions shall raise the presumption that a vehicle is junked, wrecked or inoperable:

- (1) Absence of a current registration plate upon the vehicle;
- (2) Placement of the vehicle or parts thereof upon jacks, blocks (with exception of Antique or Special Interest Vehicles), or other supports;
- (3) Absence of one or more parts of the vehicle necessary for the lawful operation of the vehicle upon the street or highway;

(b) Except as provided in this article, it shall be unlawful to store more than one unlicensed vehicle outside unless such vehicle is completely enclosed within a building or unless the vehicle is so stored or on private property in connection with and as necessary to a duly licensed business or commercial enterprise operated and conducted pursuant to law.

11. ANTIQUE OR SPECIAL INTEREST VEHICLES: An antique or special interest vehicle kept or maintained on private property as an abandoned vehicle shall be subject to the provisions of this article and considered to be an abandoned vehicle unless the owner or collector thereof shall:

- (a) Completely enclose such vehicle within a lawful and aesthetically pleasing wood, brick or stone fence so as not to be visible from the main-traveled way of any adjoining street or highway; *and*
- (b) Keep and maintain such vehicle on racks or blocks with at least 12 inches of clearance between the bottom of the vehicle and the ground so as to prevent rodent harborage and breeding.

12. RIGHT TO ENTER PREMISES: For the purpose of carrying out the provisions of this article, two board members, or the District Compliance Director, or a designee is hereby authorized to enter into or upon any premises or establishment for the purpose of making a thorough examination and to determine whether a violation exists. It shall be a violation of ordinance to deny the environmental services officer the right of access and entry upon private property at any reasonable time for the purpose of making a thorough examination to determine

whether a violation exists. If upon investigation the two board members, or the District Compliance Officer or a designee determines that a violation exists, such person or persons shall, after giving proper notice as provided by this article to the owner or occupant of the premises on which the violation is located, proceed to cause the enlisting the services of another District department or private contractor and taxing the cost thereof against the lot or tract of ground upon which the nuisance is located and maintained, as provided by law.

13. NOTICE OF VIOLATION: Whenever two board members, or the District Compliance Director or a designee determines that there has been a violation of any provisions of this article, responsible therefor. Such notices shall:

- (a) Be in writing.
- (b) State the particular violations alleged to exist or have been committed.
- (c) Provide a reasonable time for correction of the particular violation not to exceed 10 calendar days from the date the notice is served.
- (d) Be addressed to and served upon the owner or occupant of the premises by certified mail.
- (e) Notice requiring the removal of abandoned, junked or dismantled vehicles from private property is to be made to the landowner or person in lawful possession of the property upon which such vehicle is located, and the registered owner of any vehicle which is in violation of this article, advising them that the motor vehicle violates provisions of this article and directing that the vehicle be moved to a place of lawful storage within 10 calendar days or that within 10 calendar days the vehicle is housed within a building. An attempt to serve written notice upon the registered owner of the vehicle by mail addressed to the owner at the last known address of record listed at the state department of motor vehicles is to be made, as well as an attempt to serve written notice upon the landowner of record upon whose land such vehicle is located.
- (f) Notice of violation shall be served in the same manner as provided for service of nuisance notices. The notice may be served upon the owner of the real property where the vehicle is located or upon the last registered owner of the vehicle.

14. ABATEMENT BY DISTRICT:

- (a) Upon the failure of the person upon whom notice to abate a violation was served pursuant to the provisions of this article to abate such violation the two board members, and/or the District Compliance Director or a designee shall proceed to abate such violation and shall prepare a statement of costs incurred in the abatement thereof to be certified to the Board.
- (b) The abatement of a violation of this article under the direction of two board members, and/or District Compliance Director or designee shall not be a defense or excuse to the owner of a vehicle or property for not conforming with the provisions of this article.

- 15. ASSESSMENTS OF COST:** The two board members, and/or the District Compliance Director or designee shall charge the cost of removal of an abandoned vehicle to the owner of the motor vehicle in violation of this article or as a service assessment against the real property on which the nuisance occurred. The District may thereafter maintain an action in any appropriate court against any person upon whom notice was served as required by this article to recover the cost of removing or disposing of the motor vehicle if the cost of abatement is not assessed against the real property.
- 16. OPEN BURNING:** It shall be unlawful for any person to dispose of refuse by open burning or cause, allow or permit open burning with the limits of LSEID. Burning of grasses may only be allowed if the person has obtained a lawful burning permit, and is in compliance with the current procedures of Jefferson County and the current procedure. Fires used for noncommercial food preparations such as barbecuing are allowed.
- 17. RODENT CONTROL:**
- (a) **DEFINITIONS:** For the purpose of this article, the following words and phrases shall have the following meanings:
- (1) **Building:** Any structure, whether public or private, that is adapted for occupancy as a residence, public building, sheds any other structures on any premise.
 - (2) **Occupant:** The person that has the use of control or occupies any building or any portion thereof, whether the owner or tenant. In the case of vacant buildings, the owner, agent or other person having custody of the building shall have the responsibility of an occupant of a building.
 - (3) **Owner:** The owner of any building or structure.
 - (4) **Rat Harborage:** Any condition which provides shelter or protection for rats, thus favoring their multiplication and continued existence in, under or outside of a structure of any kind.
- 18. NOTICE TO ERADICATE RATS:** Whenever LSEID notifies the occupant of any building or structure that there is evidence of rat infestation of the buildings or structures, the occupant shall immediately institute appropriate measures for freeing the premises so occupied of all rats.
- 19. ACCUMATION OF GARBAGE:** It shall be unlawful for any person to place, leave, dump or permit to accumulate any garbage or trash in any building or premises so that the same shall afford food or harborage for rats. It shall be unlawful for any person to accumulate or to permit accumulation on any premises and on any open lot any lumber, boxes, barrels, bricks, stones or similar materials that may be permitted to remain thereon and which are rat harborages.
- 20. COLLECTION OF SOLID WASTE:** Trash collection is contracted privately by each lot or parcel by the owner or tenant. LSEID does not contract for trash collection services for its citizens.

3. Subsection III of the Restrictions and Regulations is hereby replaced in its entirety and amended to read as follows:

IV REGULATIONS TO IMPROVE THE COMMUNITY

1. REGULATIONS TO IMPROVE THE QUALITY OF LIFE AND SAFETY OF THE COMMUNITY

- (a) No hunting is allowed on LSEID property.
- (b) Exterior clothes lines must not be on any front lawn or front porch.
- (c) ATV's, Motorcycles, Mini-bikes, Three Wheelers and Motor Scooters, are strictly prohibited in LSEID, unless legally licensed by Kansas State law, operated by a licensed driver and insured by Kansas State Law. They must have muffler noise control.
 - (1) If the owner, agent or occupant shall fail to follow Subsection (c) of this regulation a fine of \$100 will be issued.
- (d) Speed limits shall be 20 miles per hour in general, the speed limit signs are posted throughout LSEID.
- (e) The driving, towing or pulling of lugged, crawler type or rimmed vehicles, or any other vehicles that may do damage to the roads or streets is prohibited.
- (f) Discarding of refuse in the private lakes, on streets, parks or any areas, or the altering, defacing or damaging any signs, equipment, or facilities in LSEID is prohibited and against the law.
- (g) All animals shall be kept or maintained on owners lots including customary household pets, and no owner shall exceed two (2) pets that are housed outside the residence. Anytime a pet is outside the residence, it must be kept on a leash, electrical device, penned or contained within a fence on the owner's property.
- (h) No signs of any kind, with the exception of real estate "For Sale" signs and/or owner's name and address signs or political signs may be displayed on any lot with permission of the governing body of LSEID. All signs of any kind must be on the owner's property, and no signs are to be placed in the right of way.

2. **VIOLATIONS OF THE REGULATIONS TO IMPROVE THE QUALITY OF LIFE AND SAFETY OF THE COMMUNITY**, you will receive a written warning, if it is a continued violation you will be fined \$50 per incident, other than for violations of Subsection IV 1(c) above, which provides for a \$100 for a fine. If the problem or problems continue then the board of LSEID will turn it over to their Attorney and or the County Attorney's office for further actions.

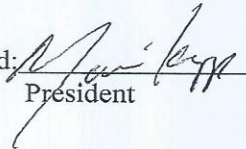
3. OWNERSHIP REGULATIONS:

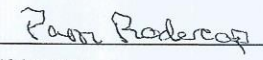
- (a) An assessment each year will be made against each lot, to be used by LSEID, for the general maintenance of roads, parks, swimming pool, office, equipment and any other facilities deemed necessary at the sole discretion of LSEID Board of Directors.
- (b) Written notice of sale or transfer of any lot shall be given to LSEID. The notice shall set forth the name and address of the purchaser or transferee.
- (c) These restrictions, covenants, and resolutions shall run with the land, and shall be binding upon all parties and all persons claiming under them until which time they are modified by the Board of Directors of LSEID.
- (d) LSEID hereby reserves to itself, its successors, and assigns, and easement and right-of-way over a strip along the sides, front and rear boundary lines of the lot or lots in said addition, not exceeding ten (10) feet on the rear boundary lines, for the purpose of installation and maintenance of public utilities, including, but not limited to, gas, water, electricity, telephone, drainage and sewage, and any appurtenance to supply lines thereof, including the right to remove and/or trim trees, shrubs, or plants.
- (e) After giving the property owner proper notice, LSEID reserves the right at any time thereafter to enter upon the land of any property owner for the purpose of securing compliance with any local, county, state, or federal laws or for the purpose of improving property, repairing or correcting any nuisance.
- (f) LSEID reserves the right to waive or modify or change any of the above resolution, restrictions, covenant, regulations or reservations set forth as to any lot or lots described herein when in its sole discretion it believes the above resolution, restrictions, covenants, regulations and reservations will be best for LSEID and the mutual benefit of property owners.

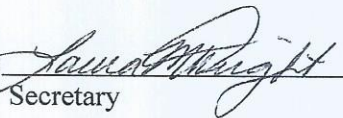
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This Lakeshore Estates Improvement District Resolution 2020-02 A. Amendment to Restrictions and Regulations of the Lakeshore Estates Improvement District, had been adopted by the Board of Directors of the Lakeshore Estates Improvement District, Jefferson County, Kansas, on this 12th day of November 2020.

All Restrictions and Regulations set forth in this Amendment to Restrictions and Regulations of the Lakeshore Estates Improvement District shall be deemed binding as of the date that this document is adopted and executed by the Board of Directors of the Lakeshore Estates Improvement District.

Signed: 
President

Signed: 
Treasurer

Signed: 
Secretary



2021R1126

DELIA HESTON, REGISTER OF DEEDS

JEFFERSON COUNTY, KS

RECORDED ON:

04/02/2021 11:39:15 AM

REC FEE: 21.00

INDEBT: 0.00

PAGES: 1

LAKESHORE ESTATES IMPROVEMENT DISTRICT

JEFFERSON COUNTY KANSAS

Amendment to Resolution 2020-02B SECTION IV REGULATIONS TO IMPROVE THE COMMUNITY 1.
REGULATIONS TO IMPROVE THE QUALITY OF LIFE AND SAFETY OF THE COMMUNITY (C) ATV's,
Motorcycles, Mini-bikes, Three Wheelers and Motor Scooters, are strictly prohibited in LSEID, unless
legally licensed by Kansas State law, operated by a licensed driver and insured by Kansas State Law.
They must have muffler noise control.

To add: This does not include motor scooters 50cc or lower.

Definition of a motor scooter is as follows:

A 2- or 3-wheeled motorized vehicle that has a low seat and a bottom platform for resting the feet.

**THESE AMENDMENTS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF LAKESHORE ESTATES
IMPROVEMENT DISTRICT, AND SHALL BE BINDING AS OF JAN. 28TH, 2021**

X

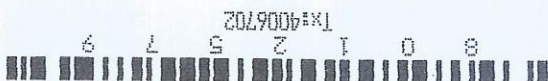
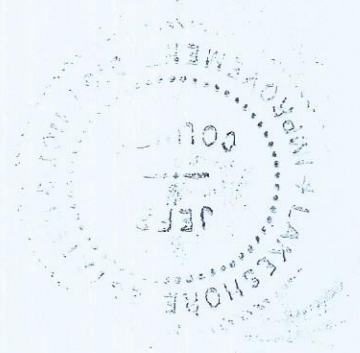
Marvin Kopp
President

X

Pam Rodecap
Treasurer

X

Laura Wright
Secretary



LAKESHORE ESTATES IMPROVEMENT DISTRICT
JEFFERSON COUNTY KANSAS

2021R1125
DELIA HESTON, REGISTER OF DEEDS
JEFFERSON COUNTY, KS
RECORDED ON:
04/02/2021 11:39:14 AM
REC FEE: 21.00
INDEBT: 0.00
PAGES: 1

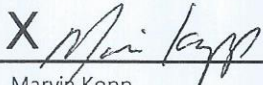
Amendment to Resolution 2020-02B number 10 PROHIBITION (a) to take out: in connection with and as necessary to a duly licensed business or commercial enterprise operated and conducted pursuant to law. **As there are no businesses allowed in LSEID, be changed to read as follows:**


- a) Except as provided in this article, it shall be unlawful to permit rusted, wrecked, junked, partially dismantled, inoperative or abandoned vehicles to be parked, stored or left on any private property within the District for a period in excess of **30 calendar days** unless such vehicle is completely enclosed within a building or unless the vehicle is so stored or parked on private property. Any one of the following conditions shall raise the presumption that a vehicle is junked, wrecked or inoperable.


Amendment to Resolution 2020-02B number 10 PROHIBITION (b) to take out: in connection with and as necessary to a duly licensed business or commercial enterprise operated and conducted pursuant to law. **As there are no businesses allowed in LSEID, to be changed to read as follows:**

- b) Except as provided in this article, it shall be unlawful to store more than one unlicensed vehicle outside unless such vehicle is completely enclosed within a building or unless the vehicle is so stored or on private property.

THESE AMENDMENTS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF LAKESHORE ESTATES IMPROVEMENT DISTRICT, AND SHALL BE BINDING AS OF JAN. 14TH, 2021

X 
Marvin Kopp
President

X 
Pam Rodecap
Treasurer

X 
Laura Wright
Secretary

