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Nov 28, 2000  
LSEID amendment

**LAKE SHORE ESTATES IMPROVEMENT DISTRICT  
JEFFERSON COUNTY, KANSAS  
RESTRICTIONS AND REGULATIONS**

1. **INTRODUCTION:**

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 Lake Shore Estates Improvement District (LSEID), it's successors in title, 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:

II. **RESTRICTIONS:**

1. 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. Any Park tracts sold for residential use by LSEID can be rezoned for residential use.
3. 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. 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 completion thereof, such approval will not be deemed to have been fully complied with.
5. All building plans and materials must comply with local building codes in force at the time of construction.
6. Not more than one single family dwelling house may be erected or constructed on any one lot.
7. 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. With the exception of approved mobile homes in T section set forth to be permanent residences.
8. No accessory, basement, or temporary building, including a boat house, shall be constructed or erected on said lots unless built of solid or permanent material. No unpainted exteriors shall be permitted without permission.



9. No open basements or foundations shall remain unenclosed without permanent sub-flooring 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 type construction shall not be permitted without prior permission and written plan approval of LSEID.
11. For all blocks in LSEID, except Blocks A, S, and T, the minimum residence living space on ground floor, exclusive of porch area and garage area, shall be no less than 600 square feet. The front set back shall be no less than 30 feet and the set back for the sides and rear of the lot shall be no less than 10 feet.
  1. On Ranchette lots, all designated in Block S, the minimum residence living space on ground floor, exclusive of porch and garage areas, shall be no less than 500 square feet.
  2. In Block A minimum residence living space on ground floor, exclusive of porch and garage area, shall be no less than 1,100 square feet.
  3. Block T is the Mobile Home Section. Trailers older than 10 years will not be permitted to be placed in this section. Where feasible, the length of the trailer shall not be more than 70 feet long and not less than 55 feet. The width shall not exceed 16 feet and not be less than 12 feet. The trailer must comply with a set-back of 5 feet from the back boundary of the lot. It must allow a minimum of 14 feet for parking off the road and 10 feet must be allowed for a set-back on the opposite side. A tube must be inserted of not less than 14 feet for the drive. Tube sizes shall be determined by the Directors of LSEID. The trailer must be skirted within 30 days of being placed in Block T.
  4. For Block CM is for multi-family or single family dwellings. Each dwelling is to be at least 1100 square feet in size and shall be situated on no less than two (2) lots.
  5. All double-wide or modular homes placed upon or erected upon any lots designed as single or multi-family dwellings shall be no more than ten (10) years old. All double-wide or modular homes shall be placed or erected in specified areas only and shall be subject to any square footage regulation for those lots in that section.
12. Water District #10 operates the water supply. Residents must connect to that system according to their regulations. Water District #10 will bill homeowners or lot owners for any water usage not paid for by renters. *See Water District for bylaws and fees.*
13. Sewer District #6 operates the sewer system and residents must connect to it according to their regulations. Sewage disposal of any kind must be in accordance with the laws and regulations pertaining to Kansas Department of Health Environment and the Environmental and Sanitary Codes of Jefferson County, Kansas, and at all times must be kept above minimum requirements. No raw sewage may be discharged directly or indirectly onto the ground. Waste from pets must be cleaned up regularly and not allowed to accumulate. Sewer District #6 will bill homeowners or lot owners for any sewer usage fees not paid for by renters.



### III. HEALTH NUISANCES

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, ally, 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 or pools of 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) Abandoned iceboxes or refrigerators kept on the premises under the control of any person, or any icebox or refrigerator not in actual use unless the door, opening or lid thereof is unhinged, or unfastened and removed therefrom;
- (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;
- (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.

WEEDS; DUTY OF OWNER. All persons or their agents owning, occupying or controlling any lot or piece of ground within LSEID shall have the duty to cut all weeds, grasses and unsightly growth on the lot or piece of ground owned, occupied or controlled by them, including the street or alley abutting the property. Weeds and grasses shall be kept below a maximum height of eight inches.

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 thing or things therein described within a period of time, not exceeding 10 days, to be specified in the notice. Notice shall be mailed to the owner or agent at his or her last known address.

SAME; LSEID MAY ABATE. If the owner, agent or occupant shall fail to abate the nuisance within the time stated in the notice the governing body of LSEID may proceed to have the nuisance abated from the lot or parcel of ground and the cost thereof shall be charged against the owner of the lot or parcel of ground on which the nuisance is located. If the cost is not paid then the amount will be turned over to the county clerk and it shall be collected by the county treasurer and paid to LSEID as other taxes are collected and paid.

#### INOPERABLE VEHICLES:

FINDINGS. The governing body finds that junked, wrecked, dismantled, inoperative, discarded or abandoned vehicles in an upon real property within LSEID is a matter affecting the health, safety and general welfare of the citizens of LSEID for the following reasons:



- (a) Such vehicles serve as a breeding ground for flies, mosquitoes, rats and other insects and rodents;
- (b) They are a danger to persons, particularly children, because of broken glass, sharp metal protrusions, insecure mounting on blocks, jacks, or supports and because they are a ready source of fire and explosion;
- (c) They encourage pilfering and theft, and constitute a blighting influence upon the area in which they are located thereby causing a loss in property value of surrounding property;
- (d) They constitute a fire hazard in that they block access for fire equipment to adjacent buildings and structures.

#### DEFINITIONS.

Inoperable - A condition of being junked, wrecked, wholly or partially dismantled, discarded, abandoned or unable to perform the functions or purpose for which it was originally constructed.

Vehicle - Any automobile, truck, tractor or motorcycle which as originally built contained an engine regardless of whether it contains an engine at any other time.

#### PROHIBITIONS.

It shall be unlawful for any person, partnership, corporation, or their agent either as owner, lessee, tenant or occupant of any lots or parcel of ground within LSEID to park, store or deposit, or permit to be parked, stored, or deposited thereon, an inoperable vehicle unless it is enclosed in a garage or other building.

#### TEMPORARILY DISABLED VEHICLE.

This shall not apply to any persons, partnership or corporation or their agent with one vehicle inoperable for a period of no more than 30 consecutive days.

#### PRESUMPTIONS:

Any of the following conditions shall raise the presumption that a vehicle is inoperable:

- (a) Absence of an effective registration plate upon such vehicle;
- (b) Placement of the vehicle or parts thereof upon jacks, blocks, chains or other supports;
- (c) Absence of one or more parts of the vehicle necessary for the lawful operation of the vehicle upon streets and highways.

#### ADMINISTRATIVE PROCEDURE.

Whenever a complaint is made to LSEID or notice is given of the existence of an apparent violation of the Inoperable Vehicle restriction, the owner, lessee or occupant shall within seven days of said complaint be served a written notice. Such notice shall inform such person of the violation and direct that he or she take action within seven days after receipt of such notice to comply with provision of this article or prosecution will be commenced for violation thereof.

#### 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 from the local Fire Chief. Fires used for noncommercial food preparation such as barbecuing are allowed.



## RODENT CONTROL:

### DEFINITIONS.

For the purpose of this article, the following words and phrases shall have the following meanings:

- (a) Building. Any structure, whether public or private, that is adapted for occupancy as a residence, public building, sheds any other structures on any premise.
- (b) 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.
- (c) Owner. The owner of any building or structure.
- (d) 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.

### 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.

### ACCUMULATION 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.

### COLLECTION OF SOLID WASTE.

Trash collection is contracted privately by each lot or parcel of ground owner. LSEID will not contract for trash collection services for its citizens.

## IV. REGULATIONS TO IMPROVE THE QUALITY OF LIFE AND SAFETY OF THE COMMUNITY (Statute 19-2765)

1. No hunting is allowed on LSEID property.
2. Exterior clothes lines must not be on any front lawn or front porch.
3. Motorcycles, mini-bikes, three-wheel vehicles and motor scooters are strictly prohibited in LSEID, unless legally licensed by Kansas State law, operated by a licensed driver & insured by Kansas State law. They must have muffler noise control.
4. Speed limits shall be 25 miles per hour in general and 15 miles per hour in Block T. The speed limits are posted at each entrance and at the entrance of Block T.



5. 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.
6. Discarding of refuse in the private lakes, on streets, parks or any areas, or the altering, defacing or damaging of any signs, equipment, or facilities in LSEID is prohibited.
7. Molesting of wild life is prohibited.
8. No animals or fowls shall be kept or maintained on any lots except customary household pets, not to exceed two. Pets must be kept on a leash. Have their vaccinations and have tags.
9. No signs of any kind, with the exception of real estate "Sale" signs and/or owner's name and address signs will be displayed on any lot with permission of the governing body of LSEID.

22. OWNERSHIP REGULATIONS:

1. 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.
2. 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.
3. These restrictions, covenants, and reservations 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.
4. LSEID hereby reserves to itself, its successors, and assigns, an 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 each side and front boundary lines, and not exceeding then (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 the supply lines thereof, including the right to remove and/or trim trees, shrubs, or plants.
5. LSEID reserves the right at any time to enter upon the land of any property owner for the purpose of complying with any local, county, state, or federal laws or for the purpose of improving property, repairing or correcting any nuisance.
6. LSEID reserves the right to waive or modify or change any of the above restrictions, covenants, regulations or reservations set forth as to any lot or lots described herein when in its sole discretion it believes the above restrictions, covenants, regulations and reservations will be best for LSEID and the mutual benefit of property owners.



# Amendment to Restrictions

The Board of Directors of Lake Shore Estates Improvement District has amended Section II-10 A and B of the Restrictions and Regulations of Lake Shore Estate Improvement District to reflect the addition of Section II-10-E

There will be no single wide 80' trailers placed on or in Section S or T after this date 13 October 2003.

This amendment has been adopted by the Board of Directors of Lake Shore Estates Improvement District as the 13 day of October 2003.

Signed Herb Manger President

Herb Manger

Signed Rob Van Donge Secretary

Rob Van Donge

Signed Pauline Turner Treasurer

Pauline Turner

State of Kansas  
County of Jefferson

This instrument was acknowledged before me on October 13, 2003 by Herb Manger, Rob VanDonge and Pauline Turner.

Lucille M. Patterson

Lucille M. Patterson  
Notary

My term expires October 3, 2007



JEFFERSON CO. KS. SS  
FILED FOR RECORD

VOL 606 PG. 749

2003 OCT 13 A 9:50

Selia Heston  
REGISTER OF DEEDS

FEE 8.00



Amendment to LSID Restrictions

The Board of directors of Lakeshore Estates Improvement District is adding a restriction to read as follows:

Anyone building, buying a home or mobile trailer in Lakeshore Estates Improvement District will have to have water, sewer, and trash service before moving into the home or mobile trailer. This also applies to present residents as well. This amendment will be in Lakeshore Estates Restrictions and Regulations Section II #14.

This amendment has been adopted by the Board of Directors of Lakeshore Estates Improvement District as of 12 day of July, 2004.

Signed: Herb Manger  
Herb Manger, President

Signed: Ron Van Donge  
Ron Van Donge, Secretary

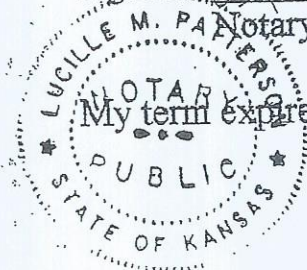
Signed: Ronald K. Smith  
Ronald K. Smith, Treasurer

State of Kansas, County of Jefferson

Signed and Sworn to before me this 12th day of July, 2004.

Signed: Lucille M. Patterson  
Notary Public

My term expires: 10-03-2007





VI: ACCOUNTABILITY OF DIRECTORS:

No one Director shall contract for, or purchase, more than \$50.00 worth of services, supplies, goods etc. without the express approval of all other members of the Board of Directors of LSEID.

THESE RULES, REGULATIONS AND RESERVATIONS HAVE BEEN ADOPTED BY LAKE SHORE ESTATES IMPROVEMENT DISTRICT AND SHALL BE BINDING UPON EACH LOT OR PARCEL OF GROUND OWNER.

THESE AMENDMENTS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF LAKE SHORE ESTATES IMPROVEMENT DISTRICT, AND SHALL BE BINDING AS OF NOVEMBER 29, 2000.

SIGNED THIS 28<sup>th</sup> DAY OF November, 2000

AT OZAWKIE, KANSAS

Gayla D. Petitt  
Gayla Petitt, President

Matilda Buckley  
Matilda Buckley, Treasurer

Kathryn Barnes  
Kathryn Barnes, Secretary

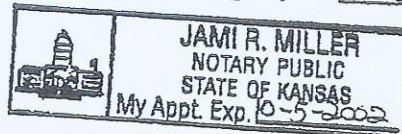
State of Kansas

ss:

County of Jefferson

Signed and sworn to before me this 28<sup>th</sup> day of November, 2000.

Jami R. Miller  
Notary Public





JEFFERSON CO. KS. SS  
FILED FOR RECORDVOL 533 PG 546

2001 APR -4 A 10: 21

*Delia Heston*  
REGISTER OF DEEDSAMENDMENT TO RESTRICTIONS

FFF 6.00  
The Board of Directors of Lake Shore Estates Improvement District has amended Section II paragraph 10 of the Restrictions and Regulations of Lake Shore Improvement District to reflect the addition of paragraph 10 (f):

10(f) All Doublewide or Modular homes will have cement or cement block foundations in lieu of skirting. All lot restrictions for any block or section of LSEID previously stated in the Restrictions and Regulations of LSEID shall be strictly adhered to accordingly.

This amendment has been adopted by the Board of Directors of Lake Shore Estates Improvement district as of the 3rd day of April 2001.

Signed:

*Herbert L. Manger*  
HERBERT L. MANGER, President

Signed:

*Jerry L. Turner*  
JERRY L. TURNER, Secretary

Signed:

*David D. Pickens*  
DAVID D. PICKENS, Treasurer

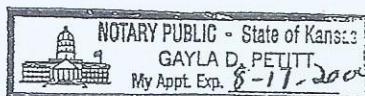
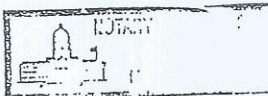
State of Kansas

County of Jefferson

Signed and Sworn to before me this 3rd day of April 2001.

Signed:

*Gayla D. Pettit*





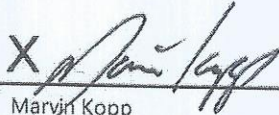
LAKESHORE ESTATES IMPROVEMENT DISTRICT  
JEFFERSON COUNTY KANSAS

Amendment to the Restrictions and Regulations VI Accountability of Directors to be changed to read as follows:

No one Director shall contract for, or purchase, more than \$200.00 worth of services, supplies, goods etc., without the express approval of all other members of the Board of Directors of LSEID.

THESE RULES, REGULATIONS AND RESERVATIONS HAVE BEEN ADOPTED BY LAKESHORE ESTATES IMPROVEMENT DISTRICT AND SHALL BE BINDING UPON EACH LOT OR PARCEL OF GROUND OWNER.

THESE AMENDMENTS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF LAKESHORE ESTATES IMPROVEMENT DISTRICT, AND SHALL BE BINDING AS OF NOVEMBER 7TH, 2020.

X 

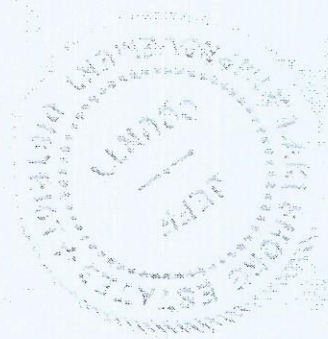
Marvin Kopp  
President

X 

Pam Rodecap  
Treasurer

X 

Laura Wright  
Secretary





LAKESHORE ESTATES IMPROVEMENT DISTRICT  
JEFFERSON COUNTY KANSAS


**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. 14<sup>TH</sup>, 2021

X   
Marvin Kopp  
President

X   
Pam Rodecap  
Treasurer

X   
Laura Wright  
Secretary



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. 28<sup>TH</sup>, 2021

X

Marvin Kopp  
President

X

Pam Rodecap  
Treasurer

X

Laura Wright  
Secretary



Lakeshore Estates Improvement District  
Jefferson County, Kansas

See PG 9 of 11  
IV Regs  
1. Regs  
c)  
(1)

Amendment to Restrictions


The Board of Directors of Lakeshore Estates Improvement District has amended Section IV- Regulations to improve Quality of Life and Safety of the Community (Statute 19-2765). To add under number 3 of the Restrictions and Regulations of Lakeshore Estates Improvement District to reflect the addition of a fine in the amount of \$100.00.


IV. REGULATIONS TO IMPROVE THE QUALITY OF LIFE AND SAFETY OF THE COMMUNITY  
(STATUTE 19-2765)


3. ATV's, Motorcycles, Mini-bikes, Three wheel vehicles and Motor Scooters, are strictly prohibited in LSEID, unless legally licensed by Kansas State law, operated by a licensed driver & insured by Kansas State law. They must have muffler noise control.

a.) If the owner, agent or occupant shall fail to follow Section IV. Number 3 a fine of \$100.00 will be issued.

This Amendment has been adopted by the Board of Directors of Lakeshore Estates Improvement District as of the 9<sup>th</sup> day of August, 2019.

X   
Marvin Kopp, President

X   
Pam Rodecap, Treasurer

X   
Laura Wright, Secretary



Lake Shore Estates Improvement District

Jefferson County, Kansas

Amendment to Restrictions

The Board of Directors of Lake Shore Estates Improvement District has amended Section IV- Regulations to Improve the Quality of Life and Safety of the Community (Statute 19-2765) number 3 of the Restrictions and Regulations of Lake Shore Estate Improvement District to reflect the addition of ATV's.

IV. REGULATIONS TO IMPROVE THE QUALITY OF LIFE AND SAFETY OF THE COMMUNITY (Statute 19-2765)

3. ATV's, Motorcycles, Mini-bikes, Three wheel vehicles and Motor Scooters, are strictly prohibited in LSEID, unless legally licensed by Kansas State law, operated by a licensed driver & insured by Kansas State Law. They must have muffler noise control.

This amendment has been adopted by the Board of Directors of Lake Shore Estates Improvement District as of the 11th day of July, 2019.

President: \_\_\_\_\_

Marvin Kopp

Treasurer: \_\_\_\_\_

Pam Rodecap

Secretary: \_\_\_\_\_

Laura Wright



LAKE SHORE ESTATES IMPROVEMENT DISTRICT  
JEFFERSON COUNTY, KANSAS  
RESTRICTIONS AND REGULATIONS

I. Introduction

For the purpose of providing an orderly transition and development of the entire subdivision as a resort and residential 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 Lake Shore Estates Improvement District (LSEID), it's successors in title, 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.

II. Restrictions:

1. All lots shall be for single family residential use except those lots designated as special use areas (Parks, Commercial, Recreational, Utilities) unless specified by LSEID.
2. Any Park tracts sold for residential use by LSEID, can be rezoned for residential use.
3. No building shall be erected, placed, or altered on any lot until the building plans, specifications, including, but not limited to the type of materials to be used, and plot plan, showing the location of such building are submitted in writing and have been approved in writing by the LSEID.
4. IN the event LSEID fails to approve such design and locations within thirty (30) days after said plans and specifications have been submitted to it, or any event, if no suite to enjoin the erection of such building or the completion thereof, such approval will not be deemed to have been fully complied with
5. All building plans and materials must comply with local building codes in force at the time of construction.
6. Not more than one single family dwelling house may be erected or constructed on any one lot.
7. No accessory, basement, or temporary building, including a boat house, shall be constructed or erected on said lots unless built of solid or permanent material. No unpainted exteriors shall be permitted without permission. No single wide mobile homes, tents, or other similar structures shall be erected moved on to, or placed upon said premises except in those specified areas which may be designated for such use.



8. No open basements or foundations shall remain unenclosed without permanent sub-flooring for more than three (3) weeks. The exteriors of all buildings must be completed within six (6) months from the date construction commences.
9. Open foundation type construction shall not be permitted without prior permission and written plan approval of LSEID.
10. For all blocks in LSEID except Blocks A, S, and T, the minimum residence living space on ground floor, exclusive of porch area and garage area, shall be no less than 600 square feet. The front set back shall not be less than 30 feet and the set back for the sides and rear of the lot shall be no less than 10 feet.
  - a. On Ranchette lots all designated in Block S, the minimum residence living space on ground floor, exclusive of porch and garage areas, shall be no less than 500 square feet.
  - b. In Block A minimum residence living space on ground floor, exclusive of porch and garage area, shall be no less than 1,100 square feet.
  - c. Block T is the Mobile Home Section. Trailers older than 10 years will not be allowed to be placed in this section. Where feasible, the length of the trailer shall not be longer than 70 feet and not less than 55 feet. The width shall not exceed 16 feet and not be less than 12 feet. The trailer must comply with a set-back of 5 feet from the back boundary of the lot. It must allow a minimum of 14 feet for parking off the road and 10 feet must be allowed for a set-back on the opposite side. A tube must be inserted of not less than 14 feet for the drive. Tube size shall be determined by the Directors of LSEID. The trailer must be skirted within 30 days of being placed in Block T.
  - d. For Block CM and all blocks and lots designated for multi-family use of plots presently recorded and yet to be recorded, the above square footage shall not apply, inasmuch as in Block CM separate restrictions are possible and would be recorded in and when multi-family lots are decided upon or if some commercial enterprise chooses to build there.
11. Water District #10 operates the water supply. Residents must connect to that system according to their regulations.
12. Sewer District #6 operates the sewer system and residents must connect to it according to their regulations. Sewage disposal of any kind must be in accordance with the laws and regulations pertaining to Kansas Department of Health and Environment, and at all times must be kept above minimum requirements. No raw sewage may be discharged directly or indirectly on the ground. Sewage of pets must be cleaned up regularly and not allowed to accumulate.



13. Lakes, swimming pool, and other facilities are for the use of residents and their guests. Rules and regulations for their operation will be posted in appropriate areas.

III. Regulations to Improve the Quality of Life and Safety of the Community (Statute 19-2765)

1. No machinery or vehicles of any kind in a "junk" state, and no nuisance or annoyance to the neighborhood, shall be permitted upon any lot. All property must be kept free from weeds, brush, and high grass. Trash and rubbish shall not be permitted to accumulate upon any lot. Same may be removed by LSEID after due warning of 10 days, and the cost of the removal shall be charged against the property owner.
2. No hunting is allowed on LSEID property.
3. Exterior clothes lines must not be on any front lawn or front porch.
4. Motorcycles, mini-bikes, three-wheel vehicles and motor scooters are strictly prohibited in LSEID Subdivision unless licensed by State law.
5. Speed limits shall be 25 miles per hour in general and 15 miles per hour in Block T. The speed limits are to be posted at each entrance and each entrance of Block T.
6. 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.
7. Discarding of refuse in the private lakes, on streets, parks or any areas, or the altering, defacing, or damaging of any signs, equipment, or facilities in LSEID subdivision is prohibited.
8. Molesting of wild life is prohibited.
9. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood. LSEID board will determine what constitutes noxious or offensive activity and said determination shall be complete and final.
10. No animals or fowls shall be kept or maintained on the said lots except customary household pets, not to exceed two. Pets must be kept on a leash or penned on the residents premises.
11. No signs of any kind, with the exception of real estate "Sale" signs and/or owner's name and address signs will be displayed on any lot without permission of LSEID.

IV. Ownership Regulations

1. 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.



2. These restrictions, covenants, and reservations 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.

3. LSEID hereby reserves to itself, its successors, and assigns, an 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 each side and front boundary lines, and 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 the supply lines thereof, including the right to remove and/or trim trees, shrubs, or plants.

4. LSEID reserves the right at any time to enter upon the land of any property owner for the purpose of complying with any local, county, state, or federal laws or for the purpose of improving property, repairing or correcting same.

5. LSEID reserves the right to waive or modify or change any of the above restrictions, covenants, and reservations set forth as to any lot or lots described herein when in its sole discretion it believes the above restrictions, covenants, and reservations will be best for the subdivision and the mutual benefit of property owners.



**AMENDMENT TO RESTRICTIONS:**

The Board of Directors of Lake Shore Estates Improvement District has amended section #10 of the Restrictions and Regulations of Lake Shore Estates Improvement District to reflect the addition of #10 (e):

- e. Any Double-wide or Modular home, older than 10 years, will not be allowed to be placed in any section of LSEID. All lot restrictions, for any block or section of LSEID, previously stated in the Restrictions and Regulations of LSEID shall be strictly adhered to accordingly.

This amendment has been adopted by the Board of Directors of Lake Shore Estates Improvement district as of the 1st day of December, 1998.

Signed: Gayla D. Petitt  
Gayla D. Petitt, President

JEFFERSON COUNTY  
FILED  
VOL. 496 122

Signed: Kathryn M. Barnes  
Kathryn M. Barnes, Secretary

DEC 0 10 41 AM '98  
Delia Heston  
FEE 6.00

Signed: Matilda Buckley  
Matilda Buckley, Treasurer

State of Kansas

ss:

County of Jefferson

Signed and Sworn to before me this 1st day of December, 1998.

Signed: Carolyn Casebier

(seal)

CLERK PUBLIC State of Kansas  
CAROLYN CASEBIER  
My App. Exp. 3-01



Amendment to LSID Restrictions

The Board of directors of Lakeshore Estates Improvement District is adding a restriction to read as follows:

Anyone building, buying a home or mobile trailer in Lakeshore Estates Improvement District will have to have water, sewer, and trash service before moving into the home or mobile trailer. This also applies to present residents as well. This amendment will be in Lakeshore Estates Restrictions and Regulations Section II #14.

This amendment has been adopted by the Board of Directors of Lakeshore Estates Improvement District as of 12 day of July, 2004.

Signed: Herb Manger  
Herb Manger, President

Signed: Ron Van Donge  
Ron Van Donge, Secretary

Signed: Ronald K. Smith  
Ronald K. Smith, Treasurer

State of Kansas, County of Jefferson

Signed and Sworn to before me this 12th day of July, 2004.

Signed: Lucille M. Patterson  
Notary Public



My term expires: 10-03-2007



4011

BOOK 528 PAGE 146

JEFFERSON CO. KS. SS  
FILED FOR RECORDLAKE SHORE ESTATES IMPROVEMENT DISTRICT  
JEFFERSON COUNTY, KANSAS  
RESTRICTIONS AND REGULATIONS

VOL 528 PG 146-152

2000 NOV 30 A 10:24  
Delia Heston  
REGISTER OF DEEDS

FEE 18.00

I. INTRODUCTION:

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 Lake Shore Estates Improvement District (LSEID), its successors in title, 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:

II. RESTRICTIONS:

1. 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. Any Park tracts sold for residential use by LSEID can be rezoned for residential use.
3. 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. 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 completion thereof, such approval will not be deemed to have been fully complied with.
5. All building plans and materials must comply with local building codes in force at the time of construction.
6. Not more than one single family dwelling house may be erected or constructed on any one lot.
7. No single wide mobile homes, shcds, 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. With the exception of approved mobile homes in T section set forth to be permanent residences.
8. No accessory, basement, or temporary building, including a boat house, shall be constructed or erected on said lots unless built of solid or permanent material. No unpainted exteriors shall be permitted without permission.



9. No open basements or foundations shall remain unenclosed without permanent sub-flooring 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 type construction shall not be permitted without prior permission and written plan approval of LSEID.
11. For all blocks in LSEID, except Blocks A, S, and T, the minimum residence living space on ground floor, exclusive of porch area and garage area, shall be no less than 600 square feet. The front set back shall be no less than 30 feet and the set back for the sides and rear of the lot shall be no less than 10 feet.
  - a. On Ranchette lots, all designated in Block S, the minimum residence living space on ground floor, exclusive of porch and garage areas, shall be no less than 500 square feet.
  - b. In Block A minimum residence living space on ground floor, exclusive of porch and garage area, shall be no less than 1,100 square feet.
  - c. Block T is the Mobile Home Section. Trailers older than 10 years will not be permitted to be placed in this section. Where feasible, the length of the trailer shall not be more than 70 feet long and not less than 55 feet. The width shall not exceed 16 feet and not be less than 12 feet. The trailer must comply with a set-back of 5 feet from the back boundary of the lot. It must allow a minimum of 14 feet for parking off the road and 10 feet must be allowed for a set-back on the opposite side. A tube must be inserted of not less than 14 feet for the drive. Tube sizes shall be determined by the Directors of LSEID. The trailer must be skirted within 30 days of being placed in Block T.
  - d. For Block CM is for multi-family or single family dwellings. Each dwelling is to be at least 1100 square feet in size and shall be situated on no less than two (2) lots.
  - e. All double-wide or modular homes placed upon or erected upon any lots designed as single or multi-family dwellings shall be no more than ten (10) years old. All double-wide or modular homes shall be placed or erected in specified areas only and shall be subject to any square footage regulation for those lots in that section.
12. Water District #10 operates the water supply. Residents must connect to that system according to their regulations. Water District #10 will bill homeowners or lot owners for any water usage not paid for by renters.
13. Sewer District #6 operates the sewer system and residents must connect to it according to their regulations. Sewage disposal of any kind must be in accordance with the laws and regulations pertaining to Kansas Department of Health Environment and the Environmental and Sanitary Codes of Jefferson County, Kansas. and at all times must be kept above minimum requirements. No raw sewage may be discharged directly or indirectly onto the ground. Waste from pets must be cleaned up regularly and not allowed to accumulate. Sewer District #6 will bill homeowners or lot owners for any sewer usage fees not paid for by renters.

BOOK 528 PAGE 147



**III. HEALTH NUISANCES**

**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, ally, 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 or pools of 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) Abandoned iceboxes or refrigerators kept on the premises under the control of any person, or any icebox or refrigerator not in actual use unless the door, opening or lid thereof is unhinged, or unfastened and removed therefrom;
- (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;
- (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.

**WEEDS; DUTY OF OWNER.** All persons or their agents owning, occupying or controlling any lot or piece of ground within LSEID shall have the duty to cut all weeds, grasses and unsightly growth on the lot or piece of ground owned, occupied or controlled by them, including the street or alley abutting the property. Weeds and grasses shall be kept below a maximum height of eight inches.

**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 thing or things therein described within a period of time, not exceeding 10 days, to be specified in the notice. Notice shall be mailed to the owner or agent at his or her last known address.

**SAME; LSEID MAY ABATE.** If the owner, agent or occupant shall fail to abate the nuisance within the time stated in the notice the governing body of LSEID may proceed to have the nuisance abated from the lot or parcel of ground and the cost thereof shall be charged against the owner of the lot or parcel of ground on which the nuisance is located. If the cost is not paid then the amount will be turned over to the county clerk and it shall be collected by the county treasurer and paid to LSEID as other taxes are collected and paid.

**INOPERABLE VEHICLES:**

**FINDINGS.** The governing body finds that junked, wrecked, dismantled, inoperative, discarded or abandoned vehicles in an upon real property within LSEID is a matter affecting the health, safety and general welfare of the citizens of LSEID for the following reasons:



- (a) Such vehicles serve as a breeding ground for flies, mosquitoes, rats and other insects and rodents;
- (b) They are a danger to persons, particularly children, because of broken glass, sharp metal protrusions, insecure mounting on blocks, jacks, or supports and because they are a ready source of fire and explosion;
- (c) They encourage pilfering and theft, and constitute a blighting influence upon the area in which they are located thereby causing a loss in property value of surrounding property;
- (d) They constitute a fire hazard in that they block access for fire equipment to adjacent buildings and structures.

#### DEFINITIONS.

Inoperable - A condition of being junked, wrecked, wholly or partially dismantled, discarded, abandoned or unable to perform the functions or purpose for which it was originally constructed.

Vehicle - Any automobile, truck, tractor or motorcycle which as originally built contained an engine regardless of whether it contains an engine at any other time.

#### PROHIBITIONS.

It shall be unlawful for any person, partnership, corporation, or their agent either as owner, lessee, tenant or occupant of any lots or parcel of ground within LSEID to park, store or deposit, or permit to be parked, stored, or deposited thereon, an inoperable vehicle unless it is enclosed in a garage or other building.

#### TEMPORARILY DISABLED VEHICLE.

This shall not apply to any persons, partnership or corporation or their agent with one vehicle inoperable for a period of no more than 30 consecutive days.

#### PRESUMPTIONS:

Any of the following conditions shall raise the presumption that a vehicle is inoperable:

- (a) Absence of an effective registration plate upon such vehicle;
- (b) Placement of the vehicle or parts thereof upon jacks, blocks, chains or other supports;
- (c) Absence of one or more parts of the vehicle necessary for the lawful operation of the vehicle upon streets and highways.

#### ADMINISTRATIVE PROCEDURE.

Whenever a complaint is made to LSEID or notice is given of the existence of an apparent violation of the Inoperable Vehicle restriction, the owner, lessee or occupant shall within seven days of said complaint be served a written notice. Such notice shall inform such person of the violation and direct that he or she take action within seven days after receipt of such notice to comply with provision of this article or prosecution will be commenced for violation thereof.

#### 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 from the local Fire Chief. Fires used for noncommercial food preparation such as barbecuing are allowed.

BOOK 528 PAGE 149



**RODENT CONTROL:****DEFINITIONS.**

For the purpose of this article, the following words and phrases shall have the following meanings:

- (a) **Building.** Any structure, whether public or private, that is adapted for occupancy as a residence, public building, sheds any other structures on any premise.
- (b) **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.
- (c) **Owner.** The owner of any building or structure.
- (d) **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.

**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.

**ACCUMULATION 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.

**COLLECTION OF SOLID WASTE.**

Trash collection is contracted privately by each lot or parcel of ground owner. LSEID will not contract for trash collection services for its citizens.

**IV. REGULATIONS TO IMPROVE THE QUALITY OF LIFE AND SAFETY OF THE COMMUNITY (Statute 19-2765)**

- 1. No hunting is allowed on LSEID property.
- 2. Exterior clothes lines must not be on any front lawn or front porch.
- 3. Motorcycles, mini-bikes, three-wheel vehicles and motor scooters are strictly **prohibited** in LSEID, unless legally licensed by Kansas State law, operated by a licensed driver & insured by Kansas State law. They must have muffler noise control.
- 4. Speed limits shall be 25 miles per hour in general and 15 miles per hour in Block T. The speed limits are posted at each entrance and at the entrance of Block T.



5. 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.
6. Discarding of refuse in the private lakes, on streets, parks or any areas, or the altering, defacing or damaging of any signs, equipment, or facilities in LSEID is prohibited.
7. Molesting of wild life is prohibited.
8. No animals or fowls shall be kept or maintained on any lots except customary household pets, not to exceed two. Pets must be kept on a leash. Have their vaccinations and have tags.
9. No signs of any kind, with the exception of real estate "Sale" signs and/or owner's name and address signs will be displayed on any lot with permission of the governing body of LSEID.

**V. OWNERSHIP REGULATIONS:**

1. 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.
2. 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.
3. These restrictions, covenants, and reservations 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.
4. LSEID hereby reserves to itself, its successors, and assigns, an 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 each side and front boundary lines, and not exceeding then (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 the supply lines thereof, including the right to remove and/or trim trees, shrubs, or plants.
5. LSEID reserves the right at any time to enter upon the land of any property owner for the purpose of complying with any local, county, state, or federal laws or for the purpose of improving property, repairing or correcting any nuisance.
6. LSEID reserves the right to waive or modify or change any of the above restrictions, covenants, regulations or reservations set forth as to any lot or lots described herein when in its sole discretion it believes the above restrictions, covenants, regulations and reservations will be best for LSEID and the mutual benefit of property owners.



**VI: ACCOUNTABILITY OF DIRECTORS:**

No one Director shall contract for, or purchase, more than \$50.00 worth of services, supplies, goods etc. without the express approval of all other members of the Board of Directors of LSEID.

**THESE RULES, REGULATIONS AND RESERVATIONS HAVE BEEN ADOPTED BY LAKE SHORE ESTATES IMPROVEMENT DISTRICT AND SHALL BE BINDING UPON EACH LOT OR PARCEL OF GROUND OWNER.**

**THESE AMENDMENTS HAVE BEEN ADOPTED BY THE BOARD OF DIRECTORS OF LAKE SHORE ESTATES IMPROVEMENT DISTRICT, AND SHALL BE BINDING AS OF NOVEMBER 29, 2000.**

SIGNED THIS 28<sup>th</sup> DAY OF November, 2000

AT OZAWKIE, KANSAS

Gayla D. Pettitt  
Gayla Pettitt, President

Matilda Buckley  
Matilda Buckley, Treasurer

Kathryn Barnes  
Kathryn Barnes, Secretary

State of Kansas

ss:

County of Jefferson

Signed and sworn to before me this 28<sup>th</sup> day of November, 2000.

Jami R. Miller  
Notary Public





LAKE SHORE ESTATES IMPROVEMENT DISTRICT  
JEFFERSON COUNTY, KANSAS  
RESTRICTIONS AND REGULATIONS

No Date  
No signature  
Page

I. Introduction

For the purpose of providing an orderly transition and development of the entire subdivision as a resort and residential 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 Lake Shore Estates Improvement District (LSEID), its successors in title, 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.

II. Restrictions:

1. All lots shall be for single family residential use except those lots designated as special use areas (Parks, Commercial, Recreational, Utilities) unless specified by LSEID.

2. Any Park tracts sold for residential use by LSEID, can be rezoned for residential use.

3. No building shall be erected, placed, or altered on any lot until the building plans, specifications, including, but not limited to the type of materials to be used, and plot plan, showing the location of such building are submitted in writing and have been approved in writing by the LSEID.

4. IN the event LSEID fails to approve such design and locations within thirty (30) days after said plans and specifications have been submitted to it, or any event, if no suite to enjoin the erection of such building or the completion thereof, such approval will not be deemed to have been fully complied with

5. All building plans and materials must comply with local building codes in force at the time of construction.

6. Not more than one single family dwelling house may be erected or constructed on any one lot.

7. No accessory, basement, or temporary building, including a boat house, shall be constructed or erected on said lots unless built of solid or permanent material. No unpainted exteriors shall be permitted without permission. No single wide mobile homes, tents, or other similar structures shall be erected moved on to, or placed upon said premises except in those specified areas which may be designated for such use.



4. IN the event LSEID fails to approve such design and locations within thirty (30) days after said plans and specifications have been submitted to it, or any event, if no suite to enjoin the erection of such building or the completion thereof, such approval will not be deemed to have been fully complied with

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8. No open basements or foundations shall remain unenclosed without permanent sub-flooring for more than three (3) weeks. The exteriors of all buildings must be completed within six (6) months from the date construction commences.

9. Open foundation type construction shall not be permitted without prior permission and written plan approval of LSEID.



10. For all blocks in LSEID except Blocks A, S, and T, the minimum residence living space on ground floor, exclusive of porch area and garage area, shall be no less than 600 square feet. The front set back shall not be less than 30 feet and the set back for the sides and rear of the lot shall be no less than 10 feet.

- a. On Ranchette lots all designated in Block S, the minimum residence living space on ground floor, exclusive of porch and garage areas, shall be no less than 500 square feet.
- b. In Block A minimum residence living space on ground floor, exclusive of porch and garage area, shall be no less than 1,100 square feet.
- c. Block T is the Mobile Home Section. Trailers older than 10 years will not be allowed to be placed in this section. Where feasible, the length of the trailer shall not be longer than 70 feet and not less than 55 feet. The width shall not exceed 16 feet and not be less than 12 feet. The trailer must comply with a set-back of 5 feet from the back boundry of the lot. It must allow a minimum of 14 feet for parking off the road and 10 feet must be allowed for a set-back on the opposite side. A tube must be inserted of not less than 14 feet for the drive. Tube size shall be determined by the Directors of LSEID. The trailer must be skirted within 30 days of being placed in Block T.
- d. For Block CM and all blocks and lots designated for multi-family use of plots presently recorded and yet to be recorded, the above square footage shall not apply, inasmuch as in Block CM separate restrictions are possible and would be recorded in and when multi-family lots are decided upon or if some commercial enterprise chooses to build there.

11. Water District #10 operates the water supply. Residents must connect to that system according to their regulations.

12. Sewer District #6 operates the sewer system and residents must connect to it according to their regulations. Sewage disposal of any kind must be in accordance with the laws and regulations pertaining to Kansas Department of Health and Envirnment, and at all times must be kept above minimum requirements. No raw sewage may be discharged directly or indirectly on the ground. Sewage of pets must be cleaned up regularly and not allowed to accumulate.

13. Lakes, swimming pool, and other facilities are for the use of residents and their guests. Rules and regulations for their operation will be posted in appropriate areas.

III. Regulations to Improve the Quality of Life and Safety of the Community (Statute 19-2765)



11. Water District #10 operates the water supply. Residents must connect to that system according to their regulations.

12. Sewer District #6 operates the sewer system and residents must connect to it according to their regulations. Sewage disposal of any kind must be in accordance with the laws and regulations pertaining to Kansas Department of Health and Environment, and at all times must be kept above minimum requirements. No raw sewage may be discharged directly or indirectly on the ground. Sewage of pets must be cleaned up regularly and not allowed to accumulate.

13. Lakes, swimming pool, and other facilities are for the use of residents and their guests. Rules and regulations for their operation will be posted in appropriate areas.

III. Regulations to Improve the Quality of Life and Safety of the Community (Statute 19-2765)

1. No machinery or vehicles of any kind in a "junk" state, and no nuisance or annoyance to the neighborhood, shall be permitted upon any lot. All property must be kept free from weeds, brush, and high grass. Trash and rubbish shall not be permitted to accumulate upon any lot. Same may be removed by LSEID after due warning of 10 days, and the cost of the removal shall be charged against the property owner.

2. No hunting is allowed on LSEID property.

3. Exterior clothes lines must not be on any front lawn or front porch.



4. Motorcycles, mini-bikes, three-wheel vehicles and motor scooters are strictly prohibited in LSEID Subdivision unless licensed by State law.

5. Speed limits shall be 25 miles per hour in general and 15 miles per hour in Block T. The speed limits are to be posted at each entrance and each entrance of Block T.

6. 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.

7. Discarding of refuse in the private lakes, on streets, parks or any areas, or the altering, defacing, or damaging of any signs, equipment, or facilities in LSEID subdivision is prohibited.

8. Molesting of wild life is prohibited.

9. No noxious or offensive activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood. LSEID board will determine what constitutes noxious or offensive activity and said determination shall be complete and final.

10. No animals or fowls shall be kept or maintained on the said lots except customary household pets, not to exceed two. Pets must be kept on a leash or penned on the residents premises.

11. No signs of any kind, with the exception of real estate "Sale" signs and/or owner's name and address signs will be displayed on any lot without permission of LSEID.

#### IV. Ownership Regulations

1. 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.

2. These restrictions, covenants, and reservations 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.

3. LSEID hereby reserves to itself, its successors, and assigns, an 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 each side and front boundary lines, and 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 the supply lines thereof, including the right to remove and/or trim trees, shrubs, or plants.

4. LSEID reserves the right at any time to enter upon the land of any property owner for the purpose of complying



will be displayed on any lot without permission of LSEID.

#### IV. Ownership Regulations

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4. LSEID reserves the right at any time to enter upon the land of any property owner for the purpose of complying with any local, county, state, or federal laws or for the purpose of improving property, repairing or correcting same.
5. LSEID reserves the right to waive or modify or change any of the above restrictions, covenants, and reservations set forth as to any lot or lots described herein when in its sole discretion it believes the above restrictions, covenants, and reservations will be best for the subdivision and the mutual benefit of property owners.



RESOLUTION 2015-30

County  
Commissioners  
Recinds  
Res. 2007-32

A RESOLUTION RESCINDING JEFFERSON COUNTY RESOLUTION 2007-32  
DIRECTING THE JEFFERSON COUNTY TREASURER TO REASSUME  
DUTIES FOR LAKESHORE ESTATES IMPROVEMENT DISTRICT PURSUANT TO K.S.A.  
19-2763

WHEREAS, the Board of County Commissioners of Jefferson County, Kansas, passed Resolution 2007-32 on December 3, 2007, authorizing the Treasurer of the Lakeshore Estates Improvement District to assume treasurer duties for the district pursuant to K.S.A. 19-2763;

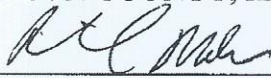
WHEREAS, the Board of Directors for Lakeshore Estates Improvement District has requested that the Jefferson County Board of County Commissioners rescind Resolution 2007-32 and that the Jefferson County Treasurer's office reassume treasurer duties for the district under K.S.A. 19-2763;


WHEREAS, the Jefferson County Treasurer has indicated that her office can reassume such duties within existing resources;


NOW BE IT THEREFORE RESOLVED THAT Resolution 2007-32 be rescinded and the Jefferson County Treasurer be directed to reassume the treasurer duties for Lakeshore Estates Improvement District under K.S.A 19-2763.

This resolution shall take effect upon its publication in the official newspaper of the County and upon a companion resolution being passed by the Lakeshore Estates Improvement District Board of Directors acknowledging the transfer of treasurer duties to the Jefferson County Treasurer under K.S.A. 19-2763, whichever event is later in time.

BOARD OF COUNTY COMMISSIONERS  
JEFFERSON COUNTY, KANSAS

  
Richard Malm, Chairman

  
Lynn Lutz, Vice-Chair

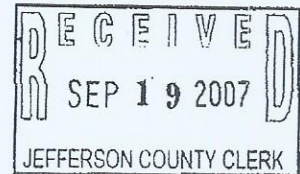
  
Wayne Ledbetter, Commissioner

ATTEST:

  
Linda M. Buttrick, County Clerk

**For Information**  
**Only**





Lakeshore Estates Improvement District  
Jefferson County, Kansas


A Resolution Concerning the District Treasurer  
Resolution No. \_\_\_\_\_

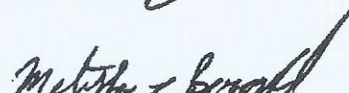
LSEID Treasurer  
Receives Assessment  
Money to Write  
Checks

Pursuant to K.S.A. 19-2763, the Lakeshore Estates Board of Directors treasurer of the district be authorized to exercise the powers and duties as prescribed in subsection (c) of the above mentioned statute. All special assessment funds would be transferred from the Jefferson County Treasurer to the Lakeshore Estates Treasurer and would be deposited into a fund created for that purpose. Disbursement of these funds requires approval from the Board of Directors of Lakeshore Estates.

September 19, 2007

Board of Directors:

  
Steve Koerner

  
Melissa Berglund

  
Beverly Koerner



ENTERED IN TRANSFER RECORD IN MY

OFFICE THE 5 DAY OF

February 2016  
Linda M. Buttner  
COUNTY CLERK

LAKESHORE ESTATES IMPROVEMENT DISTRICT

RESOLUTION No. 2015-02



\* 2 0 1 6 R 0 2 4 6 1 \*

2016R0246

DELIA HESTON, REGISTER OF DEEDS  
JEFFERSON COUNTY, KS

RECORDED ON

02/05/2016 09:53:22AM

REC FEE: 15.00

A resolution by the Board of Directors of Lakeshore Estates Improvement District, Jefferson County, Kansas request that Jefferson County Board of County Commissioners rescind Resolution 2007-32 dated December 3, 2007.

WHEREAS, the Directors, request that the Jefferson County Treasurer's office reassume treasurer duties for Lakeshore Estates Improvement District under K.S.A. 19-2763; and

WHEREAS, the Directors, in order to improve the welfare of its members, owners, and residents, shall adopt this resolution to acknowledge the transfer of treasurer duties to the Jefferson County Treasurer under K.S.A. 19-2763;

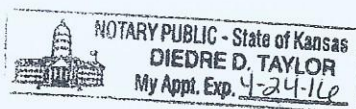
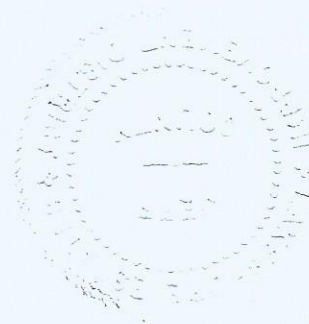
Now be it therefore resolved Dated this 31 day December of 2015.

THE BOARD OF DIRECTORS OF LAKESHORE ESTATES IMPROVEMENT DISTRICT OF JEFFERSON COUNTY, KANSAS.

Richard Shamp  
PRESIDENT – Richard Shamp

Bessie Rhodes  
TREASURER – Bessie Rhodes

Anna L Kopp  
SECRETARY – Anna L Kopp



Dieche D. Taylor



ENTERED IN TRANSFER RECORD IN MY

OFFICE THE 5 DAY OF

February 20 16  
Lindam Buttrick  
COUNTY CLERK

LAKE SHORE ESTATES IMPROVEMENT DISTRICT

RESOLUTION No. 2015-01



\* 2 0 1 6 R 0 2 4 7 1 \*

2016R0247

DELIA HESTON, REGISTER OF DEEDS  
JEFFERSON COUNTY, KS

RECORDED ON

02/05/2016 09:53:23AM

REC FEE: 15.00

A resolution by the Board of Directors of Lakeshore Estates Improvement District, Jefferson County, Kansas reappointing the existing Board of Directors positions of Secretary and Treasurer of Lakeshore Estates Improvement District; and

WHEREAS, the Directors, in order to improve the qualifications of both positions, public health, recreation, convenience, and welfare of its members, owners, and residents, shall adopt this resolution to reappoint the existing Board of Directors positions of Secretary and Treasurer;

WHEREAS, the Directors, by this resolution, intend to:

- 1) Appoint Bessie Rhodes to the position of Treasurer due to experience.
- 2) Appoint Anna L. Kopp to the position of Secretary due to experience.

WHEREAS, the term of office will begin at the conclusion of the vote in this meeting and continue until their successors are selected.

It is so resolved Dated this 14 day December of 2015.

THE BOARD OF DIRECTORS OF LAKE SHORE ESTATES IMPROVEMENT DISTRICT OF JEFFERSON COUNTY, KANSAS.

Richard Shamp

PRESIDENT – Richard Shamp

Bessie Rhodes

TREASURER – Bessie Rhodes

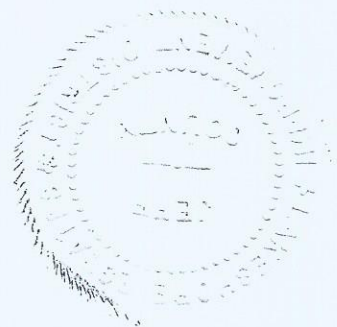
SEAL

Anna L Kopp

SECRETARY – Anna L Kopp

NOTARY PUBLIC - State of Kansas  
DIEDRE D. TAYLOR  
My Appl. Exp. 4-24-16

Diedre D. Taylor





**RESOLUTION NO. 2007-32**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, KANSAS PURSUANT TO K.S.A. 19-2763 AUTHORIZING THE TREASURER OF LAKESHORE ESTATES IMPROVEMENT DISTRICT TO EXERCISE THE POWERS AND DUTIES AS REQUESTED BY THE DISTRICT.**

**WHEREAS**, the Board of County Commissioners of Jefferson County, Kansas, "The Board", was provided a Resolution adopted on September 19, 2007 by the Board of Directors of Lakeshore Estates Improvement District requesting that the Board of County Commissioners of Jefferson County Kansas "the Board" pursuant to K.S.A. 19-2763 requesting that the Lakeshore Estates Improvement District Treasurer be allowed to exercise the powers and duties as provided by K.S.A. 19-2763; and

**WHEREAS**, The Board agrees to authorize the Lake Shore Estates Treasurer to fulfill the duties as prescribed by K.S.A. 19-2763; and

**NOW THEREFORE, BE IT RESOLVED BY** the Board of County Commissioners of Jefferson County, Kansas, as follows:

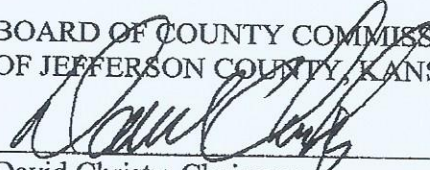
- Section 1. The Board hereby authorizes the Treasurer of the Lake Lakeshore Estates Improvement District to exercise the powers as requested by the Board of Directors of Lakeshore Estates Improvement District.
- Section 2: This Resolution shall take effect and be in full force from and after its adoption by the Board of Jefferson County Commissioners and publication in a newspaper of general circulation with the district for two consecutive weeks, subject to Section 3 of this Resolution.
- Section 3: If a petition signed by not less than 5% or 25 of the qualified electors, whichever is the greater, in such improvement district is filed with the county election officer, such resolution shall not become effective until the question has been submitted to and approved by a majority of the qualified electors of such improvement district voting

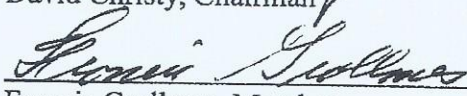


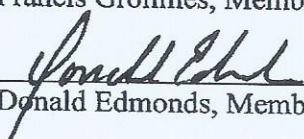
at the election called and held for such purpose. Such election shall be called and held in the manner provided by the general bond law. All costs incurred by the county pursuant to this action shall be paid by the district.

IN WITNESS WHEREOF, this Resolution is adopted this 3<sup>rd</sup> day of December, 2007.

BOARD OF COUNTY COMMISSIONERS  
OF JEFFERSON COUNTY, KANSAS

  
David Christy, Chairman

  
Francis Grollmes, Member

  
Donald Edmonds, Member



ATTEST:

  
Linda M. Buttron, County Clerk

LSEID Treasurer  
takes over the  
bookkeepers duties  
and all assessment  
money from the  
County.  
(Being able to write  
checks)

KSA-19-2763



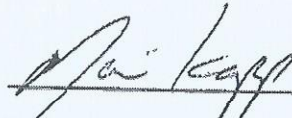

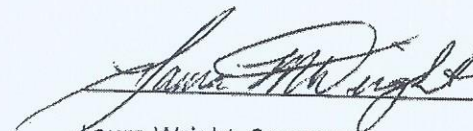
## RESOLUTION 2019-01

### A RESOLUTION OF LAKESHORE IMPROVEMENT DISTRICT PERTAINING TO THE ASSESSMENTS FOR BLOCK T.

It is resolved by the Board of Directors of Lakeshore Improvement District, Jefferson County, Kansas.

Lakeshore Estate Improvement District Board has decided that an owner owning two or three lots adjacent or adjoined will be assessed one assessment in Block T of Lakeshore Estates Improvement District. This Resolution is to reflect back to years 2016, 2017, 2018 and to continue until this Resolution is amended or dissolved.

This is so resolved by Lakeshore Estates Improvement District Board of Directors, on the 25<sup>th</sup> day of April, 2019.

  
Marvin Kopp, President  
Pam Rodecap, Treasurer  
Laura Wright, Secretary



## LAKESHORE ESTATES IMPROVEMENT DISTRICT

### RESOLUTION No. 2016-01

Special Tax Assessment  
2016 2007  
2012 2005  
2011 1992  
2010 1991 \*  
2009  
2008

A resolution by the Board of Director (hereinafter "the Directors") of Lakeshore Estates Improvement District (hereinafter "the District"), Jefferson County, Kansas, levying special assessments to provide funds necessary for specials and improvements within the District.

WHEREAS, Lakeshore Estates Improvement District has the power and authority pursuant to K.S.A. 19-2765(h) to levy special taxes and assessments, where deemed expedient by the Directors, upon all of the real estate in the District that may be benefitted by specials, and improvements,

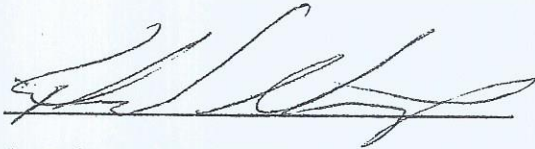
And

WHEREAS, the Board of Directors of Lakeshore Estates Improvement District has determined that it is in the best interests of the District and the property owners therein to undertake certain specials and improvements that will be conducive to the public health, convenience, and welfare.

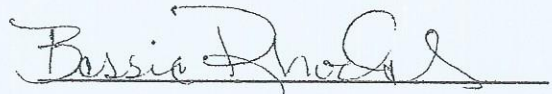
Now, therefore, be it resolved that for the purpose of providing necessary funds to finance specials and improvements in Lakeshore Estates Improvement District, there shall be levied for 2016, a special assessment tax of One Hundred Fifty Dollars and 00/100 (\$150.00) per lot or per parcel, on all lots and parcels of ground in Lakeshore Estates Improvement District, Jefferson County, Kansas except lots Park Track M, Lots 6-26 Blk G, Clubhouse Area, Lots 8-13 Blk M, Park Tract A Blk O, Lots 10-14 Blk Q, Lot 18 Blk T, Tract B Beg SE Cor Lot 13 Blk T, Lot A Blk T, Community Service Area, Lots 2-5 and 22-25 Blk C M, Lot 2 Blk X, Tract E Blk AA, Tract F Blk AA, Tract C Blk BB, said lots being owned by Lakeshore Estates Improvement District.

It is so resolved on this 26 day of August, 2016.


The Board of Directors of Lakeshore Estates Improvement District of Jefferson County, Kansas.



President – Richard Shamp



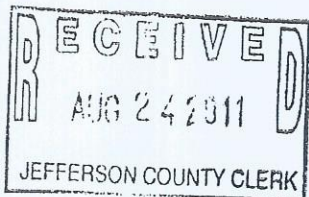
Treasurer – Bessie Rhodes



Secretary – Anna Kopp

Seal





Jefferson County Clerk  
P.O. Box 321  
Oskaloosa, KS 66066

August 25, 2011

RE: Certification of Special Assessments for Lakeshore  
Shore Estates Improvement District

Ms. Buttron,

We hereby certify that the attached list  
constitutes the special assessments to be placed on the  
lots in Lakeshore Estates.

Each lot is to be assessed \$ 125.00

Persons that own more than one **adjoining** lots will be  
assessed \$ 125.00 for the first lot, \$ 0 for the  
second lot and \$ 125.00 per lot for more than two lots  
owned.

Sincerely,

Lakeshore Estates Board of Directors

Kevin Seely  
Signature of Board Member

James Snyder  
Signature of Board Member

Bessie Throckmorton  
Signature of Board Member



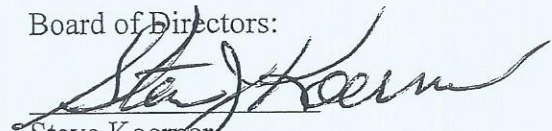
Lakeshore Estates Improvement District  
Jefferson County, Kansas

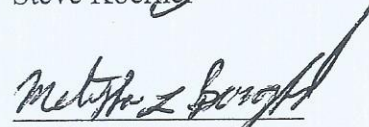
A Resolution Concerning the District Treasurer  
Resolution No. \_\_\_\_\_

Pursuant to K.S.A. 19-2763, the Lakeshore Estates Board of Directors requests that the treasurer of the district be authorized to exercise the powers and duties as prescribed in subsection (c) of the above mentioned statute. All special assessment funds would be transferred from the Jefferson County Treasurer to the Lakeshore Estates Treasurer and would be deposited into a fund created for that purpose. Disbursement of these funds requires approval from the Board of Directors of Lakeshore Estates.

September 19, 2007

Board of Directors:

  
Steve Koerner

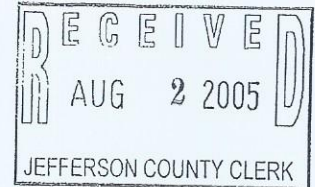
  
Melissa Berglund

  
Beverly Koerner



LAKE SHORE ESTATES IMPROVEMENT DISTRICT,  
JEFFERSON COUNTY, KANSAS

A RESOLUTION ESTABLISHING A SPECIAL ASSESSMENT  
RESOLUTION NO. 2005-1



WHEREAS, revenue derived from current assessments on real estate with in the Lake Shore Estates Improvement District (hereafter LSEID), Jefferson County, Kansas, is not sufficient to cover the cost of maintaining and improving roadways and for other improvements and maintenance projects which will be conducive to the public health, convenience or welfare; and

WHEREAS, the Board of Directors of LSEID has determined that the District will benefit through the improvement and maintenance of roads within the district; and through other improvement and maintenance projects.

NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF LSEID, JEFFERSON  
COUNT, KANSAS:

The current assessment amount be raised to \$100.00 and is to be administered as follows:

That a special assessment be made against all real estate located within the improvement district which shall be used for the maintenance and improvement of road ways, and for other improvement and maintenance projects which will be conducive to the public health, convenience or welfare and such assessments be made as follows;

1. That a special assessment not to exceed \$100.00 per year per lot shall be assessed against all real estate lots as platted in the plat survey on file for LSEID with the Register of Deeds, Jefferson County, Kansas.
2. That two (2) adjoining or adjacent lots shall be considered one parcel for the purposes of this special assessment. Persons owning more than two adjoining lots shall be assessed \$100.00 for every lot which that person owns.
3. That the \$100.00 per year special assessment shall be in addition to any general mill levy assessment that may be made by the improvement district.
4. That this special assessment shall not exceed \$100.00 per year in any one budget year unless an election shall be held and 51% of the resident landowners voting in the meeting on this issue shall vote in favor of exceeding the \$100.00 per year special assessment.

IT IS SO RESOLVED.

Dated July 31, 2005


BOARD OF DIRECTORS  
LAKE SHORE ESTATES  
IMPROVEMENT DISTRICT  
JEFFERSON COUNTY, KANSAS

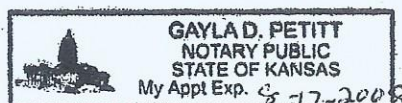
  
PATRICK A. BARNES

  
DONALD R. PETITT

  
RONALD K. SMITH

Subscribed & sworn to before  
me this 31st Day of July  
2005

  
Gayla D. Pettit  
Notary Public





A resolution by resident home owners of Lake Shore Estates at a special meeting held Friday, June 28, 1991 at the Lake Shore Estates Club House.

Whereas; Lake Shore Estates is a residential and recreational community in Jefferson County, Kansas and

Whereas; Lake Shore Estates is applying for an Improvement District to have the power and authority pursuant to (KSA 19-2769) to levy special assessments and

Whereas; not less than 51% of the Lake Shore Estates resident owners pray that the following be included in the resolutions governing the Lake Shore Estates Improvement District and

Whereas; the Board of Directors of the Homeowners Association is the Corporation to do the present business for the home owners of Lake Shore Estates, their signatures signifies that they were present when this resolution or motion was voted on and that a majority of the resident home owners voted in favor of the following:

Therefore be it resolved;

- A. No resolution of Lake Shore Estates can be passed, altered or amended without 51% of the resident home owners of Lake Shore Estates. This must be in writing. To be a resident you must be a citizen of the United States of America and live at least 2 weeks in their home. Be 18 years of age, and own their own home, they need to be eligible to vote, but do not need to be registered to vote. If they establish residence elsewhere, they are not eligible to vote.
- B. A total assessment for property at Lake Shore Estates cannot exceed \$50 per lot and the mill levy cannot exceed (6) mills for the maintenance and upkeep of the facilities and improvements of Lake Shore Estates.
- C. If Bonds become necessary for major improvements and are considered they are to be voted on by the resident home owners of Lake Shore Estates.

Dated July 10, 1991

STATE OF KANSAS JEFFERSON COUNTY, ss

BE IT REMEMBERED, That on this 10th day of

A.D. 1991, before me, the undersigned, a  
NOTARY PUBLIC  
in and for the County and State aforesaid, came

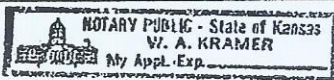
Elizabeth Spicher  
Cheryl L. Anver  
Donald E. Meier

who ARE personally known to me to be the same persons who  
executed the within instrument of writing and such persons  
duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have set my hand and affixed my  
seal, the day and year last above written.

W. A. Kramer  
Notary Public.

Term expires Dec 7, 1991



Elizabeth Spicher  
Elizabeth Spicher  
Cheryl L. Anver  
Cheryl L. Anver  
Donald E. Meier  
Donald E. Meier

STATE OF <u>Kansas</u>
<u>Jefferson</u> County,
This instrument was filed for record on the
<u>12th</u> day of <u>August</u> , A.D., 19 <u>91</u>
at <u>3:05</u> o'clock <u>P.M.</u> , and duly recorded
in book <u>399</u> of <u>Miscellaneous</u>
at page <u>156</u> .
<u>Donna Mae Ward</u> Register of Deeds
<u>Delia A. Neston</u> Deputy.
Fees, \$ <u>16.00</u>

Becoming an  
Improvement Dist  
51% votes required  
Assmts  
\$50/lot can't exceed  
7/10/1991



**LAKE SHORE ESTATES IMPROVEMENT DISTRICT,  
JEFFERSON COUNTY, KANSAS  
A RESOLUTION ESTABLISHING A SPECIAL ASSESSMENT  
RESOLUTION NO. 92-\_\_\_\_\_**

**WHEREAS**, revenue derived from a general mill levy on real estate within the Lake Shore Estates Improvement District, Jefferson County, Kansas, is not sufficient to cover the cost of maintaining and improving roadways within the improvement district; and

**WHEREAS**, the Board of Directors of Lake Shore Estates Improvement District has determined that the District will benefit through the improvement and maintenance of roads within the district; and through other improvement and maintenance projects.

**NOW, THEREFORE, BE IT RESOLVED BY THE DIRECTORS OF LAKESHORE ESTATES IMPROVEMENT DISTRICT, JEFFERSON COUNTY, KANSAS:**

That a special assessment be made against real estate located within the improvement district which shall be used for the maintenance and improvements of road ways, and for other improvement and maintenance projects which will be conducive to the public health, convenience or welfare and such assessment be made as follows:

1. That a special assessment not to exceed \$65.00 per year per lot shall be assessed against all real estate lots as platted in the plat of survey on file for Lake Shore Estates with the Register Of Deeds, Jefferson County, Kansas.

2. That two adjoining or adjacent lots shall be considered one parcel for the assessment of this special assessment. Persons owning more than two adjoining lots shall be assessed \$65.00 for every lot which that person owns.

3. That the \$65.00 per year special assessment shall be in addition to any general mill levy assessment made by the improvement district.

4. That this special assessment shall not exceed \$65.00 per year in any one budget year unless an election shall be held and 51% of the resident landowners voting on this issue shall vote in favor of exceeding the \$65.00 per year special assessment.

**IT IS SO RESOLVED.**

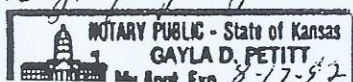
Dated July 22, 1992.

**BOARD OF DIRECTORS  
LAKE SHORE ESTATES  
IMPROVEMENT DISTRICT  
JEFFERSON COUNTY, KANSAS**

Donald L. Kesinger  
DONALD L. KESINGER

Matilda Buckley  
MATILDA BUCKLEY

William C. Robinson  
WILLIAM ROBINSON







\* 2 0 1 8 R 1 7 7 7 2 \*

2018R1777

DELIA HESTON, REGISTER OF DEEDS

JEFFERSON COUNTY, KS

RECORDED ON

07/05/2018 11:03:56AM

REC FEE: 38.00

0.00

## **Lakeshore Estates Improvement District**

### **Resolution 2018-001**

#### **Resolution Regarding Use of Dumpster**

A resolution by the Board of Directors of Lakeshore Improvement District, Jefferson County, Kansas relating to unauthorized use of dumpster or other trash receptacle within the boundaries of the improvement district.

Be it resolved by the Board of Directors of Lakeshore Improvement District, Jefferson County, Kansas.

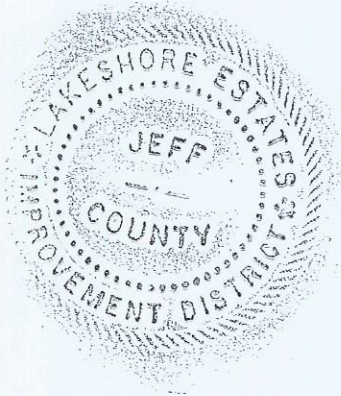
Lakeshore Improvement District, on occasion, maintains a community cleanup dumpster or other trash receptacle for use by residents/property owners of the improvement district. Use of or disposal of trash or other material by non-resident/non-property owners in a trash receptacle maintained by Lakeshore Estates Improvement District shall be forbidden and shall subject the non-authorized user to a penalty of up to \$500.00 per incident.

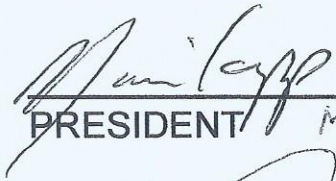
Furthermore, no Lakeshore Improvement District Residents/Property Owners of the District may bring Trash, Brush, or Foreign Material to our Dump Facility from outside the District without special written permission from the Board of Directors. Getting into the Dumpster and removing any material(s) from said will not be permitted. Disposal of hazardous materials into dumpsters or trash receptacles is not authorized. All are considered UNAUTHORIZED USE OF DUMPSTER and the Fine will be assessed as previously mentioned in this Resolution.

It is so resolved. Dated this 25 day of June, 2018.

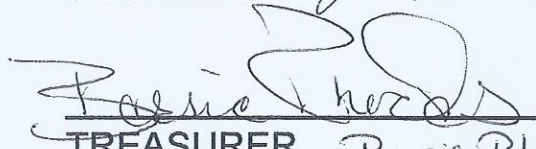


The Board of Directors of Lakeshore Improvement District of Jefferson  
County, Kansas.



  
\_\_\_\_\_  
PRESIDENT Marvin Kopp

  
\_\_\_\_\_  
SECRETARY Laura Wright

  
\_\_\_\_\_  
TREASURER Bessie Rhodes

ATTEST \_\_\_\_\_  
Clerk



7. To ensure that all educational and municipal entities within counties receive CRF funds to meet their respective health and economic challenges, the SPARK Taskforce Executive Committee passed a motion on June 2, 2020, to direct counties to allocate and share CRF funding to public educational and municipal entities within their counties. Pursuant to this motion, JEFFERSON COUNTY, KANSAS, will develop and implement a process to share, allocate, account for, and recoup funds appropriated to public educational and municipal entities within their counties for reimbursement of COVID-19 related expenses and provide reasonable consideration of flexible direct aid spending requests made to the county by public educational and municipal entities pursuant to the provisions of 42 U.S.C. § 801.
  - a. If a public educational or municipal entity has locations in more than one county, the entity should be treated as located in the county in which the entity's principal office or headquarters is located.
8. The COVID-19 pandemic has disproportionately impacted racial minorities within the State of Kansas, illustrating long-standing health disparities for African-American, Latino, and other racial minority populations in the United States. Accordingly, JEFFERSON COUNTY KANSAS and LAKESHORE ESTATE IMPROVEMENT DISTRICT will consider and incorporate efforts to address such disproportionate impacts on racial minorities in its direct aid plan.
9. As provided in 42 U.S.C. § 801(f), the Inspector General of the Department of the Treasury determines whether CRF payments have been used for eligible purposes. Fund payments that are deemed to have been used for ineligible purposes are treated as a debt owed by the implementing government to Treasury. This resolution signifies that, upon approval, LAKESHORE ESTATE IMPROVEMENT DISTRICT agrees to cooperate with any audits or inquiries by the Department of the Treasury concerning CRF funds and agrees to pay any debt incurred to the Department of the Treasury due to ineligible expenditures of appropriated CRF funds.
10. LAKESHORE ESTATE IMPROVEMENT DISTRICT understands that the United States Department of the Treasury or the Governor's Office of Recovery may issue guidance regarding the transfer, expenditure, reimbursement, or other use of CRF funds.



This document shall be filed with JEFFERSON COUNTY, KANSAS. It shall become effective as of JULY 9, 2020.

Approved by:

SIGNED THIS 9TH DAY OF JULY, 2020 AT OZAWKIE, KANSAS

X

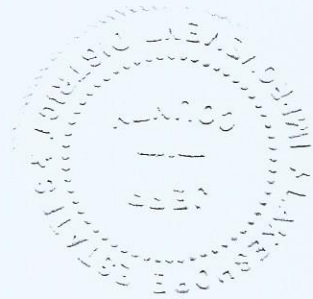
Marvin Kopp  
President

X

Pam Rodecap  
Treasurer

X

Laura Wright  
Secretary





Resolution/Bylaw Committee  
Copy

RECEIVED  
COVOK 00 3091

WARRANTY DEED

Lake Shore Estates Home Association, Inc., a Kansas not for profit Corporation,

CONVEYS AND WARRANTS TO

Lake Shore Estates Improvement District, Jefferson County, Kansas,

all the following described REAL ESTATE in the County of Jefferson and the State of Kansas, to-wit:

All that real property described in Exhibit I, attached hereto and made a part hereof all being situated in Jefferson County, Kansas,

for the sum of one dollar and other valuable consideration.

EXCEPT AND SUBJECT TO: Easements and restrictions of record.

Dated: March 30, 1993

LAKE SHORE ESTATES HOME ASSOCIATION, INC.

Donald L. Kesinger  
DONALD L. KESINGER  
PRESIDENT

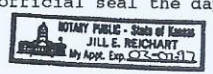
Property  
Transferred  
from Jeff Co. to  
LSEID  
March 30, 1993

Acknowledgment.

STATE OF KANSAS, JEFFERSON COUNTY, ss:

BE IT REMEMBERED, that on this 30<sup>th</sup> day of March, 1993, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Donald L. Kesinger, President of Lake Shore Estates Home Association, Inc., a corporation duly organized incorporated and existing under and by virtue of the laws of the state of Kansas, who is personally known to me to be the same person who executed as President of Lake Shore Estates Home Association, Inc., the foregoing deed on behalf of said corporation, and Donald L. Kesinger duly acknowledged the execution of the same to be the act and deed of said corporation, Lake Shore Estates Home Association, Inc.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day, month, and year above written.



Jill E. Reinhardt  
NOTARY PUBLIC

My appointment expires: March 7, 1997

ENTERED IN TRANSFER RECORD IN MY  
OFFICE THE 30<sup>th</sup> DAY OF  
March 1993  
Shirley G. Walbridge  
COUNTY CLERK

STATE OF KANSAS } ss  
COUNTY OF JEFFERSON }  
FILED FOR RECORD this 30<sup>th</sup> day  
of March A.D. 1993  
at 1:31 o'clock P.M. Recorded in  
Vol. 416 Page 165 Fee \$ 18  
Wanna Mae Ward  
Register of Deeds

BOOK 416 PAGE 165



EXHIBIT 1

1. All of the roads, streets, drives and other rights-of-way in Lake Shore Estates according to the recorded plats thereof, including but not necessarily limited to those described at Plat Book 3, Pages 23; 24; 39-42; 70; 71; 75; 76; 103-106; and 148-150 (and any other recorded plats thereof), subject to the right to use these roads by the property owners at Lake Shore Estates.

2. "All of the platted Community Service Area in Block G in Lake Shore Estates, being more particularly described as follows: Beginning at the Southwest corner of Lot 32 of said Block G; thence N. 67°42'01" W. along the rear lot lines of Lots 20 through 26 of said Block G, a distance of 491.50 feet to a point; thence N. 89°58'32" W. along the North line of Lots 19 and 20, a distance of 142.39 feet to a point; thence N. 0°01'28" E. along the East line of said Lot 17, a distance of 45.50 feet to the Northeast corner of said Lot 17; thence N. 89°58'32" W. along the North line of said Lot 17, a distance of 130.00 feet to the Northwest corner of said Lot 17, said point being in the East right-of-way line of Trail Ridge Drive; thence N. 0°01'28" E. along the said East right-of-way, a distance of 35.00 feet to the Southwest corner of Lot 16 of said Block G; thence S. 89°58'32" E. along the South line of said Lot 16, a distance of 130.00 feet to the Southeast corner of said Lot 16; thence N. 0°01'28" E. along the East line of said Lot 16, a distance of 45.78 feet to a point, said point being the Southwest corner of Lot 14 of said Block G; thence N. 89°58'25" E. along the South line of Lots 6 through 14 of said Block G, a distance of 601.15 feet to the Northwest corner of Lot 1 of said Block G; thence S. 2°22'09" W. along the West line of said Lot 1, a distance of 132.30 feet to a point in the North right-of-way line of Panorama Court; thence continuing South to the Northwest corner of Lot 32 of said Block G; thence S. 0°26'15" E. along the West line of Lot 32, a distance of 131.09 feet to the POINT OF BEGINNING; in Jefferson County, Kansas."

3. Park Tract A:

Description: All of Park Tract A in Block O of Lake Shore Estates being more particularly described as follows: Beginning at the S.E. corner of Lot 4 of said Block O; thence N. 89°56'24" W., a distance of 836.99 feet to a point; thence N. 0°24'21" W., a distance of 350.06 feet to a point; thence S. 89°35'39" W. in a westerly direction along the south right-of-way of Delaware Drive to a point, said point being the N.E. corner of Lot 4 of Block O; thence S. 0°00'58" W. along the east line of said Lot 4, a distance of 130.37 feet to the POINT OF BEGINNING.

4. Park Tract B:

Description: All of Park Tract B in Block T of Lake Shore Estates being more particularly described as follows: Beginning at the S.E.



corner of Lot 112 in Block S of Lake Shore Estates; thence N. 0°04'20" W. along the east line of said Block S, a distance of 114.13 feet to the N.E. corner of Lot 97 in said Block S; thence N. 89°56'05" E., a distance of 5.28 feet to the N.W. corner of Lot 36 in said Block T; thence S. 0°24'21" E. along the west lines of Lots 18 through 36 of said Block T, a distance of 789.99 feet to the S.W. corner of Lot 18 of said Block T; thence N. 89°56'05" E. along the south line of said Lot 18, a distance of 65.00 feet to a point; thence S. 0°24'21" E. along the west line of Lot 17 of said Block T, a distance of 55.00 feet to the S.W. corner of said Lot 17; thence N. 89°56'05" E. along the south line of Lots A and 1 through 17 of said Block T, a distance of 720.00 feet to the S.E. corner of Lot A of said Block T; thence S. 0°24'21" E., a distance of 49.61 feet to a point in the north right-of-way of Delaware Drive; thence in a westerly direction along the north line of Delaware Drive to the POINT OF BEGINNING.



## 5. Park Tract C:

"C" in A

Description: All of Park Tract C in Block A of Lake Shore Estates being more particularly described as follows: Beginning at the N.E. corner of Lot 34 of said Block A; thence west along the north line of the S. 1/2 of the S. 1/2 of the N.W. 1/4 of the N.W. 1/4 of Section 29, T. 9 S., R. 18 E., a distance of 22.93 feet to a point; thence S. 6°49'15" E., a distance of 140.42 feet to a point; thence S. 34°38'45" W. a distance of 69.66 feet to the east corner of Lot 35 of said Block A; thence due north along the east line of Lots 34 and 35 of said Block A, a distance of 197.77 feet to the POINT OF BEGINNING.

## 6. Park Tract D:

"D" in AA

Description: All of Tract D of Block AA of Lake Shore Estates, being more particularly described as follows: Beginning at the N.W. corner of Lot 3 of said Block AA, said point being in the easterly right-of-way of Jesse James Road; thence S. 59°26'17" E. along the south line of said Lot 3, a distance of 204.94 feet to a point in the south line of the N. 1/2 of the S.W. 1/4 of Section 29, T. 9 S., R. 18 E., Jefferson County, Kansas; thence N. 89°47'55" W. along the said south line to a point in the said easterly right-of-way; thence N. 30°33'49" E. along the said easterly right-of-way to the POINT OF BEGINNING.

owner: Graham B. Bell

## 7. Park Tract E:

"E" in AA

Description: All of Tract E, Block AA, in Lake Shore Estates, being more particularly described as follows: Beginning at the N.W. corner of Lot 4 of said Block AA, said point being in the south right-of-way of Valley View Drive; thence S. 22°35'08" W. along the west line of said Lot 4, a distance of 168.18 feet to a point in the south line of the north 1/2 of the S.W. 1/4 of Section 29, T. 9 S., R. 18 E., Jefferson County, Kansas; thence N. 89°47'55" W. along the said south line to the S. corner of Lot 3 of said Block AA; thence N. 28°33'41" E. along the east line of Lots 1 through 3 of said Block AA to a point in the said southerly right-of-way; thence in a southeasterly direction along the said southerly right-of-way to the POINT OF BEGINNING.

## 8. Park Tract F:

"E" in M

Description: All of Park Tract F, Block M, Lake Shore Estates, being more particularly described as follows: Beginning at the N.E. corner of Lot 1 of said Block M; thence S. 89°55'40" W. along the north line of said Lot 1, a distance of 84.20 feet to the S.E. corner of Lot 3 of said Block M; thence N. 0°4'20" W. along the east line of Lots 3 through 11 of said Block M, a distance of 645.96 feet to a point; thence N. 37°4'20" W. along the north line of Lots 11 through 17 of said Block M, a distance of 423.61 feet to a point, said point being the N.E. corner of said Lot 17; thence S. 75°26'40" E., a distance of 118.85 feet to a point; thence N. 89°56'05" E., a distance of 100.00 feet to a point; thence N. 82°39'35" E., a distance of 125.14 feet to a point; thence S. 0°04'20" E., a distance of 970.08 feet to the POINT OF BEGINNING.



9. Park Tract G:

"G" in H

Description: All of Tract G in Block H in Lake Shore Estates, being more particularly described as follows: Beginning at the northeast corner of Lot 7 of said Block H, said point being in the south right-of-way of Black Swan Circle; thence S. 89°40'31" E. along the south right-of-way of said Black Swan Circle to a point in the west right-of-way of Valley View Drive; thence in a southerly direction along the west right-of-way of said Valley View Drive to the N.E. corner of Lot 28, of Block Y of said Lake Ridge Estates; thence N. 89°40'31" W. along the north line of Lots 27 and 28 of said Block Y to the S.E. corner of Lot 7 of said Block H; thence N. 0°19'29" E. along the east line of Lot 7 of said Block H, a distance of 130.00 feet to the POINT OF BEGINNING.

10. Park Tract H:

"A" in U

down:  
Quail Hill Dr.

Description: All of Tract A of Block U of Lake Shore Estates, being more particularly described as follows: Beginning at the N.E. corner of Lot 3 of said Block U; thence N. 15°9'43" E. along the east line of Lot 4 of said Block U, a distance of 193.49 feet to a point, said point being the S.W. corner of Lot 5 of said Block U; thence S. 89°40'31" E. along the south line of said Lot 5, a distance of 70.20 feet to a point in the west right-of-way of Quail Hill Drive; thence in a southerly direction along the said west right-of-way to the POINT OF BEGINNING.

11. Park Tract I:

"B" in U

Description: All of Tract B in Block U, Lake Shore Estates, being more particularly described as follows: Beginning at the intersection of the south right-of-way of Diamond Drive and the west right-of-way of Quail Hill Drive; thence in a northwesterly direction along a curve to the right and along the said south and west right-of-way of Diamond Drive to a point in the west line of the N. 1/2 of the S.W. 1/4, Section 29, T. 9 S., R. 18 E.; thence S. 0°39'53" W. along the said west line to a point in the west right-of-way of said Quail Hill Drive; thence in a northeasterly direction along the west right-of-way of said Quail Hill Drive to the POINT OF BEGINNING.

12. Park Tract J:

"C" in BB

Description: All of Tract C, Block BB, in Lake Shore Estates, being more particularly described as follows: Beginning at the intersection point of the easterly right-of-way of Jesse James Road and the northerly right-of-way of Valley View Drive; thence N. 30°25'29" E. along the easterly right-of-way of said Jesse James Road, a distance of 180.00 feet to a point; said point being the S.W. corner of Lot 6 of said Block BB; thence S. 59°34'31" E. along the south line of said Lot 6, a distance of 130.00 feet to a point, said point being the S.E. corner of said Lot 6; thence N. 30°25'29" E. along the rear lot lines of Lots 1 through 6, a distance of 420.00 feet to a point, said point being the N.E. corner of said Lot 1; thence N. 59°34'31" W. along the north line of said Lot 1, a distance of 130.00 feet to a point in the easterly right-of-way of said Jesse James Road; thence in a northeasterly direction along the said easterly right-of-way to a point in the southerly right-of-way of Lakeview Drive; thence in a southeasterly direction along the said southerly right-of-way of Lakeview Drive to a point in the westerly right-of-way of Lakeside Drive; thence in a southerly direction along the westerly right-of-way of said Lakeside Drive to a point in the northerly right-of-way of Valley View Drive; thence in a northwesterly direction along the northerly right-of-way of said Valley View Drive to the POINT OF BEGINNING. BOOK 416 PAGE 169



## 14. Park Tract K:

"F" in K

Description: All of Tract F in Block AA in Lake Shore Estates, being more particularly described as follows: Beginning at the S.E. corner of the N. 1/2 of the S.W. 1/4 of Section 29, T. 9 S., R. 18 E., Jefferson County, Kansas; thence N. 89°47'55" W. along the south line of the said N. 1/2 to the S.E. corner of Lot 11 of said Block AA; thence N. 20°07'24" E. along the east line of Lots 12 through 16 of said Block AA to a point in the east line of the S.W. 1/4 of said Section 29; thence S. 0°03'32" E. along the said east line to the POINT OF BEGINNING.

## 15. Park Tract L:

"D" in D

Description: All of Park Tract L, in Block O, of Lake Shore Estates, being more particularly described as follows: Beginning at the N.W. corner of Lot 1, of said Block O, said point being in the south right-of-way of Delaware Drive; thence S. 0°00'58" W. along the west line of said Lot 1, a distance of 130.31 feet to a point; thence S. 89°56'24" W., a distance of 210.00 feet to the S.E. corner of Lot 18 of Block N of said Lake Shore Estates; thence N. 0°00'58" E. along the east line of said Lot 18, a distance of 130.27 feet to a point in the south right-of-way of said Delaware Drive; thence N. 89°55'40" E. along the said south right-of-way, a distance of 210.00 feet to the POINT OF BEGINNING.

owner:  
Russell Deodna  
Plat 412 pg. 96

## 16. Park Tract M:

"M" in A

Description: All of Park Tract M in Block A of Lake Shore Estates being more particularly described as follows: Beginning at the N.E. corner of Lot 39 of Block A of Lake Shore Estates; thence N. 89°49'48" E. along the south line of Lots 36 and 37 of said Block A, a distance of 110.53 feet to the S.E. corner of said Lot 36; thence S. 34°38'45" W., a distance of 88.19 feet to a point; thence S. 9°23'45" W., a distance of 242.99 feet to a point on the east line of Lot 43 of said Block A; thence N. 3°48'05" W. along the east line of Lots 39 through 43 of said Block A, a distance of 312.64 feet to the POINT OF BEGINNING.

## 17. Park Tract N:

"N" in T

Description: All of Park Tract N in Block T in Lake Shore Estates being more particularly described as follows: Beginning at the N.E. corner of Lot 140 of said Block T; thence N. 89°56'05" E., a distance of 65.00 feet to a point; thence S. 0°24'21" E., a distance of 209.99 feet to a point; thence S. 89°56'05" W., a distance of 65.00 feet to a point in the east line of Lot 136 of said Block T; thence N. 0°24'21" W. along the east line of Lots 136 through 140, a distance of 209.99 feet to the POINT OF BEGINNING.

owner:  
Robert Schelp  
Plat 412



18. Park Tract O:

"A" "Q"

Description: All of Tract A, Block Q, in Lake Shore Estates, being more particularly described as follows: Beginning at the S.E. corner of Lot 1 of said Block Q; thence N. 0°39'53" E. along the east lines of Lots 1 and 2 of said Block Q to a point in the south line of Lot 3 of said Block Q; thence S. 89°47'55" E. along the south line of said Lot 3, a distance of 55.00 feet to a point; thence N. 0°39'53" E. along the east line of Lots through 6 to a point; said point being the N.E. corner of Lot 6 of said Block Q; thence N. 0°42'51" W. along the east line of Lot 7 of said Block Q, a distance of 81.53 feet to a point in the southerly right-of-way of Valley View Drive; thence in a south-easterly direction along the said southerly right-of-way to the N.W. corner of Lot 8 of said Block Q; thence S. 21°45'41" W. along the west line of said Lot 8, a distance of 146.38 feet to a point; thence S. 61°26'17" E. along the south line of Lots 8 and 9 of said Block Q, a distance of 220.00 feet to a point in the west line of Lot 11 of said Block Q; thence S. 30°03'43" W. along the west line of Lots 11 through 14 of said Block Q to a point, said point being the S.W. corner of said Lot 14; thence N. 89°47'55" W., a distance of 239.38 feet to the POINT OF BEGINNING.

19. Community Service Area - Block T

Description: All of the platted Community Service Area in Block T in Lake Shore Estates, being more particularly described as follows: Beginning at the N.E. corner of Lot 121 of said Block T; thence S. 89°56'05" W. along the north line of Lots 117 through 121 of said Block T, a distance of 220.00 feet to the N.W. corner of Lot 117 of said Block T; thence S. 0°24'21" E. along the west line of said Lot 117, a distance of 75.00 feet to a point on the north right-of-way of Apache Drive; thence S. 89°56'05" W. along the said north right-of-way, a distance of 25.00 feet to the S.E. corner of Lot 116 of said Block T; thence N. 0°24'21" W. along the east line of Lots 108 through 116 of said Block T, a distance of 360.00 feet to a point in the south right-of-way of Sioux Drive; thence N. 89°56'05" E. along the said south right-of-way, a distance of 25.00 feet to the N.W. corner of Lot 126 of said Block T; thence S. 0°24'21" E. along the west line of said Lot 126, a distance of 75.00 feet to a point; thence N. 89°56'05" E. along the south line of Lots 122 through 126 of said Block T, a distance of 220.00 feet to a point; thence S. 0°24'21" E. a distance of 210.00 feet to the POINT OF BEGINNING.



## RESOLUTION 2019-02

### A RESOLUTION OF LAKESHORE ESTATES IMPROVEMENT DISTRICT PERTAINING TO A PURCHASE POLICY.

#### PURPOSE:

The purpose of the process is for Lakeshore Estates Improvement District to obtain products and services for the best value.

#### SECTION I. Definitions. For the purpose of this resolution.

**Formal Sealed Bid:** Defined as a bid received on or before the date specified in a sealed envelope marked with the vendor name and address, bid opening date, bid opening time and stamped or signed off on by the receiving board member. Formal bid may not be submitted by fax, online or email. They are required for all purchases over \$10,000. Formal bids must be submitted to the Board of Directors of Lakeshore Estates Improvement District.

**Informal Bid:** Defined as a bid received on or before the date specified not necessarily required to be sealed, but containing the vendor name and address, bid opening date, bid opening time and stamped or signed off by a board member. May be submitted by mail, fax, online or email. Informal bids are required for all purchases between \$500 and \$10,000. Informal bids are to be submitted to the Board of Directors.

#### SECTION II. Waiver of Bid/Proposal Requirements

Requirements that purchases be offered to multiple vendors may be waived by the Board of Directors as to subsequent "A" through "G". Except as otherwise provided in this Section, approval of any such purchases shall occur in the manner provided in this Resolution.

- A. **Emergencies.** Competitive bid/proposal requirements may be waived when unexpected or unforeseen events may cause serious financial loss to public or private property, endanger the health or lives of the citizens of Lakeshore Estates Improvement District, unless immediate action is taken to purchase said goods and services. Emergency purchases may be approved by a board member.
- B. **Public Exigency.** Competitive bid/proposal requirements may be waived when after advertising for bids, no bids are received, and the needs of Lakeshore Estates Improvement District warrants purchasing said goods or services without delay while awaiting additional advertising for bids.
- C. **Sole Source.** Competitive bid/proposal requirements may be waived for the procurement of items or services that are generally available only from one manufacturer, publisher, local distributor, or dealer and for which there is no basis for expecting multiple vendors to bid on said items.



- D. **Joint Governmental Purchase.** Competitive bid/proposal may be waived when purchases are made in cooperation with other city, county, state, or federal agencies and it is deemed to be in the best interest of the Community to purchase supplies, services and equipment from contracts and agreements of other governmental agencies.
- E. **Insurance.** Competitive bid/proposal requirements may be waived for the purchase of insurance and indemnity. Insurance and indemnity contracts shall be approved by the Board of Directors.
- F. **Professional Services.** Competitive bids/proposals may be waived for contracts for Professional Services. Professional services shall be defined as services provided and performed by individuals or firms where a certification mandated by local, state or federal government is required. Examples of said services include but are not limited to architectural, engineering, specialized consulting, accounting services.
- G. **Legal Professional Services.** Competitive bids/proposals are unnecessary for contracts for Legal Professional Services. Legal Professional Services are defined as services that may only be performed by licensed attorneys (including support staff) in representing or advising the Board of Directors. All purchases of Legal Professional Services shall be approved by the Board of Directors.

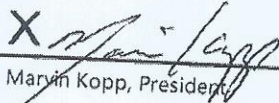
**SECTION III. Authority to Reject Bids.** The Board of Directors shall have the authority to reject any and all bids/proposals when it is deemed in the best interest of the Community. In those instances where after advertising bids/proposals received exceed the budgeted amount, the Board of Directors is authorized to negotiate for purchases with the responsive low bidder or best proposal to bring such bids/proposals within budgeted amounts.


**SECTION IV. Annual Policy Review.** This policy shall be reviewed annually by the Board of Directors for necessary revisions and updates after reorganization of the Board in January.

**SECTION V. Effective Date.** This Resolution shall take effect after passage by the Board.

**SECTION VI. All Board Members will compare and vote on all bids in an open meeting.**

ADOPTED THIS 8 DAY OF August 2019. BY THE LAKESHORE BOARD OF DIRECTORS.

X   
Marvin Kopp, President

X   
Pam Rodecap, Treasurer

X   
Laura Wright, Secretary



**Resolution 2019-03**

**Lakeshore Estates Improvement District**

**Adopting the Kansas Homeland Security Region K Hazard Mitigation Plan**

Whereas, the Lakeshore Estates Improvement District recognizes the threat that natural hazards pose to people and property within our community; and

Whereas, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

Whereas, the U.S. Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards;

Whereas, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

Whereas, an adopted Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency (FEMA) pre- and post-disaster mitigation grant programs; and

Whereas, the Lakeshore Estates Improvement District fully participated in the FEMA prescribed mitigation planning process to prepare this Multi-Hazard Mitigation Plan; and

Whereas, the Kansas Division of Emergency Management and FEMA Region VII officials have reviewed the Kansas Homeland Security Region K Hazard Mitigation Plan, and approved it contingent upon this official adoption of the participating governing body; and

Whereas, the Lakeshore Estates Improvement District desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the Kansas Homeland Security Region K Hazard Mitigation Plan; and

Whereas, adoption by the governing body for the Lakeshore Estates Improvement District demonstrates the jurisdictions' commitment to fulfilling the mitigation goals and objectives outlined in this plan, and

Whereas, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.


Now, therefore, be it resolved, that the Lakeshore Estates Improvement District adopts the Kansas Homeland Security Region K Hazard Mitigation Plan as an official plan; and

Be it further resolved, the Lakeshore Estates Improvement District will submit this Adoption Resolution to the Kansas Division of Emergency Management and FEMA Region VII officials to enable the plan's final approval.

Effective Date: September 12<sup>th</sup>, 2019

  
\_\_\_\_\_  
President- Marvin Kopp

  
\_\_\_\_\_  
Treasurer- Pam Rodecap

  
\_\_\_\_\_  
Secretary- Laura Wright



Lakeshore  
became an  
Improvement  
District  
1992/1993

198

#### AFFIDAVIT

Donald L. Kesinger, of lawful age, having been first duly sworn upon his oath, deposes and states, as follows:

1. That he is the President of Lake Shore Estates Home Association, Inc., a Kansas not for profit Corporation which was organized under the laws of the state of Kansas on July 25, 1969;
2. That Lake Shore Estates Home Association, Inc., operated as a home association corporation until October 25, 1992, at which time the members of the corporation voted to dissolve the corporation;
3. That prior to the dissolution of Lake Shore Estates Home Association, Inc., Lake Shore Estates Improvement District, Jefferson County, Kansas, was formed and the members of Lake Shore Estates Home Association, Inc., voted to transfer all property to Lake Shore Estates Improvement District;
4. That Lake Shore Estates Improvement District, Jefferson County, Kansas, has not yet adopted any bylaws. The bylaws of Lake Shore Estates Home Association, Inc., are on file with the Jefferson County Register of Deeds.

AND FURTHER AFFIANT SAYETH NOT.

Donald L. Kesinger  
DONALD L. KESINGER

#### Acknowledgment

STATE OF KANSAS, JEFFERSON COUNTY, ss:

BE IT REMEMBERED, that on this 30<sup>th</sup> day of March, 1993, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Donald L. Kesinger, who is personally known to me to be the same person who executed the foregoing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have set my hand and affixed my official seal the day, month, and year above written.



Jill E. Reichart  
JILL E. REICHART  
NOTARY PUBLIC

My appointment expires: March 7, 1997.

ENTERED IN TRANSFER RECORD IN MY  
OFFICE THE 30<sup>th</sup> DAY OF  
March 1993  
Shirley Hallwidge  
COUNTY CLERK

STATE OF KANSAS / SS  
COUNTY OF JEFFERSON /  
FILED FOR RECORD this 30<sup>th</sup> day  
of March A.D. 1993  
at 1:50 o'clock P.M. Recorded in  
Vol. 413 Page 565 Fee \$ 6.00  
Wanna Mae Ward  
Register of Deeds  
Jefferson Co., Kansas  
BOOK 413 PAGE 565



RECPT. # 2002

Resolution of Motion Regarding  
a Tax Lid for 1992

BOOK 399 PAGE 156

A resolution by resident home owners of Lake Shore Estates at a special meeting held Friday, June 28, 1991 at the Lake Shore Estates Club House.

Whereas: Lake Shore Estates is a residential and recreational community in Jefferson County, Kansas and

Whereas: Lake Shore Estates is applying for an Improvement District to have the power and authority pursuant to (KSA 19-2769) to levy special assessments and

Whereas: not less than 51% of the Lake Shore Estates resident owners pray that the following be included in the resolutions governing the Lake Shore Estates Improvement District and

Whereas: the Board of Directors of the Homeowners Association is the Corporation to do the present business for the home owners of Lake Shore Estates, their signatures signifies that they were present when this resolution or motion was voted on and that a majority of the resident home owners voted in favor of the following:

Therefore be it resolved:

- A. No resolution of Lake Shore Estates can be passed, altered or amended without 51% of the resident home owners of Lake Shore Estates. This must be in writing. To be a resident you must be a citizen of the United States of America and live at least 2 weeks in their home. Be 18 years of age, and own their own home, they need to be eligible to vote, but do not need to be registered to vote. If they establish residence elsewhere, they are not eligible to vote.
- B. A total assessment for property at Lake Shore Estates cannot exceed \$50 per lot and the mill levy cannot exceed (6) mills for the maintenance and upkeep of the facilities and improvements of Lake Shore Estates.
- C. If Bonds become necessary for major improvements and are considered they are to be voted on by the resident home owners of Lake Shore Estates.

Dated July 10, 1991  
STATE OF KANSAS JEFFERSON COUNTY, ss  
BE IT REMEMBERED, That on this 10th day of  
A.D. 1991, before me, the undersigned, a  
NOTARY PUBLIC  
in and for the County and State aforesaid, came

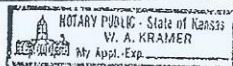
Elizabeth Spicher  
Cheryl L. Anver  
Donald E. Meier

who are personally known to me to be the same persons who  
executed the within instrument of writing and such persons  
duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have set my hand and affixed my  
seal, the day and year last above written.

W. A. Kramer  
Notary Public.

Term expires Dec 7, 1991



Elizabeth Spicher  
Elizabeth Spicher  
Cheryl L. Anver  
Cheryl L. Anver  
Donald E. Meier  
Donald E. Meier

STATE OF <u>Kansas</u>
<u>Jefferson</u> County,
This instrument was filed for record on the
<u>12th</u> day of <u>August</u> , A.D., 19 <u>91</u>
at <u>3:05</u> o'clock <u>P.M.</u> , and duly recorded
in book <u>399</u> of <u>Miscellaneous</u>
at page <u>156</u> .
<u>Donna Mae Ward</u> Register of Deeds
<u>Delia A. Neston</u> Deputy.
Fees, \$ <u>1.00</u>



**POLICY AND PROCEDURE FOR  
OBTAINING COPIES OF OR ACCESS TO PUBLIC RECORDS  
PURSUANT TO THE KANSAS OPEN RECORDS ACT- KORA  
K.S.A. 45-215 ET SEQ.**

**OFFICE HOURS:** Lakeshore Estates Improvement District has no official operating hours as the District has no employees.

**DESIGNATED CUSTODIAN:** Lakeshore Estates Board of Directors, email: [lakeshore244@gmail.com](mailto:lakeshore244@gmail.com)

**OPEN RECORDS REQUESTS:** The Kansas Open Records Act grants you the right to inspect and obtain copies of public records created or maintained by public agencies in Kansas. The Open Records Act, K.S.A. 45-215, et seq., as amended, declares that it is the public policy of Kansas that, generally, "public records shall be open for inspection by any persons." Public records are defined as "any recorded information, regardless of form or characteristic, which is made, maintained or kept by or is in the possession of any public agency." Lakeshore Estates Improvement District is a public agency for the purposes of this Act.

**Examples of open public records maintained by Lakeshore Estates Improvement District**

- By-laws
- Meeting Minutes/Records once approved by the Board
- Financials

**FEES**

- **COPIES** will be charged at 10¢ per page for paper copies after the first 10 copies;
- **MAILING** will be charged at 50¢ for first 5 pages, 25¢ for additional 5-page increments for paper copies;

**Additional fees**, including any other costs incurred by the agency in connection with complying with a record request may be assessed to the requestor.

**ADVANCE PAYMENT OF FEES REQUIRED**

The agency will provide the requestor with an estimate of the fees before gathering and processing or providing access to the records. The estimated fees **MUST be paid BEFORE** Lakeshore Estates Directors process the request or provides access to the requested records.

While we do our best to provide an accurate estimate of the fee, it is possible that the records can be produced for less than the estimated amount. If so, any additional amounts will be refunded.



However, it is also possible that we will discover the estimated fee is low once the actual processing work is started. If we discover that the estimated fee is too low, we will promptly advise the requestor any correction to the fee, and request advance payment of any additional costs before continuing the work.

Payment may be made by check or money order **payable to Lakeshore Estates Improvement District**. Returned checks will incur an additional fee of \$30.00.

### **WRITTEN REQUEST**

To assure that the request is clearly understood, the agency requires requests for access to or copies of records be made in writing. All requests for records must state:

- The requestor's name,
- Mailing address,
- A phone number where the requestor can be contacted, and
- Detailed information about the records being requested. This will help determine if the requested records exist and are in the agency's possession. Requests for records not yet in existence or documents to be created prospectively cannot be honored.

For the convenience of requestors, a form that may be used to make the request is attached at the end of this policy. This form is not required to be used.

### **RESPONSE TIME**

The Directors will act upon requests as soon as possible, with some response being made to the requestor no later than the third business day following the receipt of the request. If it appears that additional time will be needed, fees will be assessed, or some of the records may be closed by law, a written response will be provided as soon as the records have been located and reviewed.



Date:

Board of Directors  
Lakeshore Estates  
Improvement District  
9550 Panorama Dr.  
Ozawkie, KS 66070

RE: Open Records Request

Dear Board of Directors:

Under the Kansas Open Records Act (KORA), K.S.A. 45-215 *et seq.*, I request access to or copies of the following records (*please be as specific as possible in describing the records you want and the time period your request covers; attach additional pages if necessary*):

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I request the information be provided in the following format if possible (please check one):

☒ Paper

☐ Electronic

My contact information is:

Name: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_  
Street Address City State Zip Code

Email Address: \_\_\_\_\_

I certify that I do not intend to, and will not: (A) Use any list of names or addresses contained in or derived from the records or information for the purpose of selling or offering for sale any property or service to any person listed or to any person who resides at any address listed; or (B) sell, give or otherwise make available to any person any list of names or addresses contained in or derived from the records or information for the purpose of allowing that person to sell or offer for sale any property or service to any person listed or to any person who resides at any address listed.

Sincerely,