

**EAGLE WOOD LAKE ASSOCIATION, INC.**  
**RULES AND REGULATIONS**

The following rules and regulations are the initial rules and regulations and are subject to change as deemed necessary by Eagle Wood Lake Association, Inc., Board of Directors:

**I. Lake Use**

- A. Use of the lake and its common property is restricted to Association members, their immediate family (husband, wife and children) and guests of Association members. An Association member must be present during the use by a guest.
- B. Boats must comply with all State of Nebraska Safety Rules and Regulations when operated on the lake and shall be properly licensed by the State of Nebraska.
- C. All boats allowed to operate on the lake shall be titled and registered in the name of an Association member. At all times, boats must be registered with Eagle Wood Lake Association and display an Eagle Wood Lake Association sticker, provided by the Association.
- D. Gas powered boat operators must be of legal operating age as defined by the State of Nebraska law. As defined by the Nebraska law, children of Association members and adult guests of an Association member will be allowed to operate gas powered boats if accompanied by an Association member or an Association member is on the premises.
- E. Boat speed limits on the lake shall be as follows:
  - 1. There shall be a no wake zone within 50 feet of the shoreline at all times. Between 10 a.m. and 8 p.m. motorized boat traffic shall be to the right and always in a counter-clockwise direction. (05.22.14)
  - 2. Maximum boat speed between 10 a.m. and 8 p.m. shall be 35 m.p.h. Boats will operate at no wake speeds before 10 a.m. or after 8 p.m. (05.22.14)
- F. Each residential lot is limited to the use of no more than one motorboat plus one other motorized water craft per lot at any one time.
- G. Personal motorized water craft, such as jet skis, are not allowed.
- H. If a boat is introduced into a body of water that is not Eagle Wood Lakes, the boat must be either:
  - a. Professionally cleaned; or
  - b. Sat out in full sun for at least 2 weeksbefore being reintroduced into Eagle Wood Lakes. (08.04.2020)

- I. Swimming and floating shall be confined to the area within 50' of the shoreline. (05.22.14) Children under the age of 12 **are required to** wear a life jacket at all times while in or on the water and/or must be accompanied by an adult capable of **swimming**.
- I. Water skiing or similar boating activities are permissible between 10 a.m. and 8 p.m. Water activity participants must wear life jackets and must remain at least 50' from the shoreline, rafts and other boats, and at least 15' from docks.
- J. Tow ropes shall not exceed 75' in length.
- K. The Eagle Wood Lake Executive Committee has the power to suspend lake privileges for any violations of the any Eagle Wood Lake Rules, By-Laws and/or Requests from the Habitat Committee or Architectural Committee and for non-payment of any assessment.

## II. Signs

- A. Signs for commercial purpose, except for garage and rummage sales, shall not be permitted on residential lots.
- B. Signs for real estate sales shall be permitted on the roadside (front) of residential lots.
- C. Association signs are permitted on common property.
- D. The developer shall be permitted to place signs of developer's choice on lots owned by the developer.

## III. Animals

- A. Not more than two household pets shall be maintained or housed on a lot. No other animals are allowed.
- B. All pets must be penned or on a leash, or under owner's immediate control, at all times.
- C. Pets shall not be allowed on the common properties except when in transit, carried or on a leash.
- D. Pet owners are responsible for immediate clean up after their pets.

## IV. Yard

- A. No chemicals of any kind or nature, other than that specifically approved by the governing board of the Association, shall be introduced directly or indirectly into Eagle Wood Lake or on any lot or lake shoreline.
- B. Lawns shall be watered only from the member's private well. Pumping from the lake is prohibited.

- C. Property owners are responsible for mowing their property. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain on any part of a lot.
- D. Garbage, refuse, rubbish or cuttings shall be placed in suitable containers and be discreetly concealed so as not to be visible from other lots or roads.
- E. All properties without buildings shall be maintained clear of personal property after each outing or use, except for fire rings, neatly stacked firewood, and harrows. Any exceptions or special circumstances may be approved by the executive committee at their discretion.

V. Fishing Regulation and Other Considerations

- A. Catch and release for all large game fish is encouraged by use of barb less hooks.
- B. Minimum size limit of 15" for largemouth bass. Catch and release is recommended for largemouth bass 18" or larger.
- C. No incidental or private stocking is permitted unless approved by the Association or lake developer.
- D. Bank fishing is allowed from an Association member's shoreline and the developer's unsold lots. Lake fishing is allowed from an Association member's boat. No bank fishing without written permission is allowed on shoreline owned by other persons.

VI. Vehicles

- A. No unlicensed or inoperable motor vehicle shall be stored or parked on any road or residential lot.
- B. No parking of any object is permitted on the outside lane of any roadway.
- C. Camping trailers, boat trailers, motor homes, trucks or recreational vehicles may be parked not more than 15 days per year. Any exceptions must be submitted to the Executive Committee for review and approval.
- D. Lots that contain a dwelling are permitted to park up to 2 trailers in the front, side, or rear yard of the owner's lot provided they are parked on a paved or graveled surface.
- E. Association roads (Loup Lane and Canopy Lane) are private roads that are to be used exclusively to access Eaglewood Lake lots.
- F. The maximum speed limit on all Eagle Wood Lake Subdivision roads shall be 25 M.P.H. or as posted.
- G. No driving of ATV vehicles or snowmobiles is permitted on the ice during winter.
- H. All motorized vehicles shall be operated only on the roadways or designated easements.

- I. At all times, ATVs must sign an ATV Waiver Form, be registered with Eagle Wood Lake Association and display a white flag with an Eagle Wood Lake Association sticker, which is provided by the Association.

VII. Miscellaneous

- A. Pumping from the lake is prohibited.
- B. Disposal of water from a heat and cooling system or any other mechanical devise into the lake is prohibited.
- C. Members shall not use or permit their guests to use firearms, air or gas operated guns, , nor shall they engage in or permit trapping on their property. Provided, however, it may be determined by the Board to promote a program for beaver trapping to control beaver, gar and carp. Bow and arrow or spear guns are allowed to be used only on nuisance fish; i.e., gar, carp.
- D. Portable toilets are prohibited unless a dwelling is under construction in accordance to the regulations of the Architectural Committee.

VIII. Compliance with Rules and Regulations

- A. The Executive Committee shall be responsible for investigating allegations of violations of rules and regulations.
- B. Within 10 days after any alleged violation comes to the attention of the Executive Committee, the Executive Committee, shall serve written notice thereof upon the alleged violating member(s). Service may be given by delivering the notice to the member personally, by delivering the notice to any person 18 years of age or older at the member's residence, or by sending the notice by certified mail to the member at his or her address as indicated in the records of the Association. The notice shall set forth the alleged violation and shall be accompanied by a copy of these rules and regulations.
- C. The member shall immediately cease the prohibited activity.
- D. The member shall have the right to respond to the violation. The response shall be in writing and shall be delivered to the Executive Committee within five days after service of notice referred to above.
- E. The Executive Committee shall investigate each alleged violation within a reasonable time.
- F. Upon conclusion of its investigation the Executive Committee shall make a written report setting forth its findings. A copy of such report shall be served upon the alleged violating member(s).
- G. A member may appeal the findings and by delivering written notice of appeal to the President within five days after receipt of a copy of the Executive Committee's report, in which case the Executive Committee shall hear the matter at its next regularly scheduled Executive Committee meeting. The Executive Committee may in its sole discretion adjourn, continue and reconvene such hearing from time to time or call a special meeting.

- H. Not more than 30 days after its receipt of a Committee report with respect to any alleged violation the Executive Committee shall in its sole and absolute discretion impose the sanctions recommended by the Committee, impose lesser sanctions, or send the matter back to the Committee for further investigation.
- I. Nothing herein shall be deemed to permit any person to violate or continue to violate these rules and regulations during pendency of any investigation or appeal.
- J. The Executive Committee shall also take such steps as it may deem appropriate in dealing with violations of these rules and regulations by non-members.

The intent of the above rules is to allow a compromise between the full enjoyment of the benefits of lakeside living and the limitations necessary to maintain a peaceful and desirable residential community. None of the above provisions shall be interpreted to limit the Association's right to modify the rules and regulations if the Association deems it desirable in the future to do so. It is understood that heavy equipment, excavators, loaders, etc., used by the developer to maintain or excavate the lake or shoring are excluded from the above regulations. It is further understood that the Association is empowered to enforce and modify the above rules and homeowners who do not abide by said rules shall forfeit their rights to the use of any water areas of the lake and may become subject to fines levied by the Association and termination of lake rights for non-complying members.

The undersigned acknowledged receipt of a copy of the foregoing rules and regulations.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Developer, Eagle Wood Lake Association, Inc.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchaser