



## Activity Restrictions / Rules of Use and Conduct

### *Prohibitions and Restrictions*

1. Use of the club house by a non-member.
2. Use of any facilities by minors, without a responsible adult.
3. Use of any watercraft that creates a whitewater wake in any area of the lake.
4. Use of any trapping device to capture animals or birds without approval from the Board of Directors.
5. Use of a firearm, except in an emergency, for the protection of persons or property.
6. Use of pellet or air guns, bow and arrows, or other devices capable of casting a projectile.
7. Any commercial business venture that is conducted in such a manner as to interfere with the rights of other owners to have Lake Hollybrook as a quiet and orderly residential community. This shall include any use of signs or sounds and use of common area for parking. The Board of Directors may restrict any commercial activity as to time and operation, to ensure compliance with this goal.
8. The keeping of a pet animal that is not properly vaccinated against rabies: or, that is a danger to persons, property or to other animals due to demonstrated viciousness; or is creating a nuisance by continuous barking and noise making; or is running unrestrained about the lake property. All pets must be confined to members property unless carried or on a leash. Animals that are not pets may be removed per Owen County stray animal policies. It is important that pets wear collars so they will not be mistaken as stray animals.
9. Creation of, or the continuation of noise or odor that is offensive to other members.
10. Use of any motorized vehicle, dirt bike, or other device that causes damage to corporate property; creates unreasonable noise, dust, or odor, or that interferes with the allowable uses of corporate properties by members and guests.
11. Storage and accumulation, or parking of non-operative vehicles, appliances, or general debris and trash.
12. Use of property, or participation in any activity, in violation of a federal, state or county law or ordinance.
13. The confinement, or keeping, of any farm or exotic animal is prohibited. This includes, but is not limited to: goats, sheep, pigs, horses, cattle, and chickens. All variance requests shall be presented in writing to the Board of Directors. Any exceptions shall be granted by the Board of Directors and shall be done so in writing to the member.

14. Boat and boat trailers stored on Lake Hollybrook parking area must be registered with the board of directors yearly, and parked in designated parking area. No other types of vehicles may be parked in this parking area.

### Rentals

Permission to rent a property does not transfer to a new owner when a property is sold.

1. Limit of 10 rental properties. Homeowner must obtain written permission from the Board of Directors to rent a home and may be required to join a waitlist.
2. Landlord must provide the HOA with tenant contact information, a copy of the lease, and provide results of criminal history report.
3. Landlords are held accountable for renter infractions.
4. Landlords must provide copies of the Activity Restrictions/Rules of Use and Conduct to the tenant
5. Adherence to Activity Restrictions/Rules of Use and Conduct must be a condition of all lease agreements.

## ***Building Restrictions***

### Houses

All new structures intended for, or used for, occupancy shall meet the following standards. Existing structures are exempted. Prior to commencement of construction of any new structure or the addition to any existing structure, written plans showing compliance must be presented to the Board of Directors for approval. All construction of any new structure or the addition to any existing structure must have a county building permit. The corporation shall be entitled to a court order prohibiting the violation of these restrictions, including an order for removal.

- 1B. They shall be only for single family occupancy.
- 2B. They shall contain a minimum of 750 square feet of interior floor space.
- 3B. They shall have a permanent foundation and shall not be of the mobile home variety.
- 4B. They shall be situated not closer than twenty (20) feet from the water's edge of the lake, and not less than ten (10) feet from a side yard boundary of an adjoining lot owned by another member of the corporation, and not be less than ten (10) feet from a roadway of right-of-way line.
- 5B. Septic tanks and finger systems shall not be located within fifty (50) feet of the lake water's edge or within twenty (20) feet of any other lot boundary line that separates lots owned by different members, without consent of all adjoining property owners.
- 6B. Docks, piers, sides and other structures intended or used for access to the lake shall not extend more than fifteen (15) feet into the water. All such structures shall be attached to land. No free-floating structures shall be used, even if anchored to the lake bottom.

### Outbuliding

All new structures for sheds, barns, or garages shall meet the following standards. Existing structures are exempted. Prior to commencement of construction of any new structure or the addition to any existing structure, written plans showing compliance must be presented to the Board of Directors for approval. The corporation shall be entitled to a court order prohibiting the violation of these restrictions, including an order for removal. A building permit may also be required through Owen County Building Department based on the type, style and size of the building.

- 1C. They shall be located on the property so they do not impede views of the lake. (See 4B above)
- 2C. Limit of 1 outbuilding per residence.
- 3C. Constructed of durable material that blends with the existing residence.

### ***Safety, Environmental and Nuisance***

All buildings shall be maintained in a reasonable manner so as not to create a common nuisance or a hazardous condition. In order to maintain property values of all memberships, the Board of Directors shall have the authority to require structures and lots to be maintained in accordance with the standards adopted and published from time to time.

### ***Abandoned/Unoccupied Outbuildings and Houses***

Abandoned houses or outbuildings that have not been occupied within the last fiscal year, and such property that is not adequately maintained may be repaired or removed by action of the Board of Directors. Notice of any action required of a member to be taken by the Board shall be given to the member owning such property at least thirty (30) days prior to the Board taking action. If action to properly maintain property is not taken after notice to the member owner, costs of such repair or removal shall be assessed to the owner and may constitute a lien upon the property owned by that member. Such cost shall include interest at the rate of 10% per annum. Should an emergency exist, the Board shall have the authority to waive the 30-day notice to the owner, followed by a notice sent by certified mail.

### ***Member Rights and Responsibilities***

Each and every present and future owner of Lake Hollybrook Property will be bound by each and every one of the foregoing provisions, specifications, regulations, rules, and restrictions concerning the use and occupancy of property of Lake Hollybrook: Upon failure of any lot owner to comply with any of the foregoing provisions, notice and fair hearing as set out in the By-Laws will ensue. Lake Hollybrook Inc. or any property owner shall have the right at law or in equity to obtain compliance with these restrictions, with costs, charges, interest and attorney's fees assessed against the non-complying property owner and his/her property.