

2019

Woodcliff Rules & Regulations

Enclosed you will find a summary sheet of the changes to the rules from last year and the entire packet of the 2019 rules.

Summary of Changes to Woodcliff Rules & Regulations

Changes from 2018 rules were made in the rules for 2019 and are listed below. These changes are in **bold print and underlined** in the rules document to make them easier to locate. Please review each change. Make sure that all family and friends are aware of the changes and are familiar with ALL Woodcliff rules to avoid an encounter with security.

Page 4 General Regulation #9: Information regarding the recycle bins was added.

Dumping near or improper use of recycle bins, which is on common ground, will result in a citation and fine. Items go in the bin, not just over the fence. Acceptable items are plastics, milk jugs, aluminum, tin, newspaper, magazines and flattened and folded cardboard. Not acceptable items are: glass, batteries, Styrofoam, tires, paint cans, and furniture.

Page 9 Water Safety Regulation #5: Information regarding opening the boat ramp gate was changed to match current procedure.

The boat ramps are private property of Woodcliff Lakes and will be locked at all times. **Between Memorial Day and Labor Day, contact a Board Member at 402-720-7807 to schedule an appointment to have the gate opened and watercraft inspected for zebra mussels. Appointments are best scheduled during these times:**

**Every Day 6pm-8pm
Friday thru Sunday 10am-10pm or 6pm-8pm
In an emergency, other arrangements can be made.**

Page 9 Water Safety Regulation #12: The word "unlawful" was changed to "prohibited".

Water skiing is **prohibited** from sunset or 9:00 pm, whichever is earlier, until sunrise.

Page 10 Water Safety Regulation #25: The word "feet" was changed to "yards".

Jet skis cannot jump the wake of any boat towing a water skier, wake boarder, or within 50 **yards** of any boat as per Nebraska State Statute.

Page 11 Zebra Mussel Prevention Rule #1: Information regarding opening the boat ramp gate was changed to match current procedure and to include the Woodcliff Marina procedure.

Between Memorial Day and Labor Day, contact a Board Member at 402-720-7807 to have the gate opened and watercraft inspected for zebra mussels. Appointments are best scheduled during these times:

**Every Day 6pm-8pm
Friday thru Sunday 10am-12pm or 6pm-8pm
In an emergency, other arrangements can be made.**

Watercraft leaving the lake will have a tether attached from the boat to the trailer. If the boat is returned to the lake/ramp and the tether is in place, no decontamination is needed. Watercraft entering Woodcliff water with the tether still attached will be admitted immediately. **Boats being serviced by the Woodcliff Marina for repairs are exempt. Should the Woodcliff Marina be unable to make the necessary repairs, the Marina will tether the watercraft before it leaves to go to another repair shop.**

Page 12: Zebra Mussel Prevention Rule #6: Information on private boat ramps was clarified.

All private boat ramps within Woodcliff Lakes are for the private lot owners use only and shall comply with all Zebra Mussel Prevention Rules.

Page 12: Zebra Mussel Prevention Rule #7: Information on restrictions for launching motorized watercraft and for bypassing launching rules with a \$3,500 fine was added.

No motorized watercraft should be launched anywhere other than the two gated HOA boat ramps. Residents that launch powered watercraft from common areas, beaches or any boat ramp without being inspected are subject to a fine of \$3,500.

Page 13: Violation Consequences and Fine Schedule: Information on first violation consequences was clarified to indicate that a warning or a citation may result at the officer's discretion.

The first violation of any Woodcliff rule may be addressed with a warning **or a citation** at the officer's discretion.

Page 14: Violation of Zebra Mussel Prevention Rules Added new fine of \$3,500 for violating launching rules.

VIOLATION OF ZEBRA MUSSEL PREVENTION RULES #1 THRU #6 concerning rules for the prevention of Zebra Mussel infestations will result in a fine of \$1,000.00.

First Offense: \$1,000.00 Second Offense: \$2,000.00 Third Offense: \$3,000.00

**Launching watercraft without being inspected and/or from anywhere other than the two common ground boat ramps:
First Offense: \$3,500.00**

2019

Woodcliff Lakes Rules and Regulations

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The Woodcliff Lakes Association, for the safety and protection of all persons utilizing Woodcliff facilities, has established the following rules and regulations. These rules and regulations apply to all persons, including guests. It is the responsibility of the host to inform their guests of these rules and to assume the responsibility for their conduct while at Woodcliff. Ignorance of the rules and regulations will not be considered a valid excuse. Any member, upon observing a violation of rules and regulations, should notify Woodcliff Security.

Covenants take precedence over all rules and will be handled administratively by the Woodcliff Lakes Board of Directors and the Woodcliff Lakes Office.

GENERAL REGULATIONS

1. No trespassing. Anyone caught on Woodcliff Lakes property without being an identified guest will be asked to leave. If not willing to leave, the county sheriff will be notified. Woodcliff Lakes is private property and intended for the use of homeowners and their guests. Solicitations are prohibited unless solicitor is a Woodcliff resident.
2. All dogs and cats must be on a leash or under control of the owner when off the lot owner's property. Within the owner's lot, unrestrained or unattended dogs and cats should be in a kennel or fenced yard (including invisible fencing). No stray dogs or cats are allowed. Dogs and cats found running at large will be placed in the kennels maintained at the Security office, and the owners will be assessed a \$50.00 kennel fee per animal, per day. Excessive barking, howling, and whining by dogs when outside will not be tolerated, and dog owners are required to take steps to prevent such behavior, or a citation will be issued.
3. Members are responsible and liable for the actions of their pets, as well as the pets of their family and guests, and must ensure that their pets have had all required shots.
4. Open burning is restricted to small, controlled recreational fires on a member's lot, tended by the member or guest, and must be contained within a constructed pit or fire ring. As per state regulations, burning materials are limited to tree limbs and untreated wood. Burning of tree limbs and untreated wood other than for recreational purposes requires a properly attained burning permit. Violators will be reported to the fire department.
5. No burn barrels or similar devices will be allowed for any reason.
6. All vehicles are required to have current registrations/licenses as per Nebraska State Law unless located in an enclosed garage.
7. All personal signs such as "garage sales", "parties", etc., are required to be removed within 24 hours of the event. No real estate "For Sale" signs shall be placed on any common ground or within 100 yards of the Woodcliff welcome sign located at the entrance to Woodcliff. Political signs are acceptable on private property but should be removed in a timely manner. Non-conforming signs will be removed and disposed of.

8. Public Address (P.A.) Systems and loud radios will not be permitted outdoors except for special occasions for a limited period. The lot owner will clear any festivities on common ground through the Woodcliff Office. Fireworks, stereos and other loud musical activities will not be tolerated after 10:00 pm Sunday through Thursday and after 1:00 am Friday and Saturday evenings. Consideration should be given to adjacent residences.

9. Dumping leaves, yard waste, or other “trash” into the lakes, on the roads, or on common grounds will NOT be tolerated. **Dumping near or improper use of recycle bins, which is on common ground, will result in a citation and fine. Items go in the bin, not just over the fence. Acceptable items are plastics, milk jugs, aluminum, tin, newspaper, magazines and flattened and folded cardboard. Not acceptable items are: glass, batteries, Styrofoam, tires, paint cans, and furniture.**

Anyone caught littering is subject to prosecution in Saunders County Court. If the litter is not voluntarily removed within 48 hours of notice, the violator will be assessed the cost of the cleanup, along with possible loss of lake privileges. Each lot owner is required to provide their own proper disposal of debris and yard waste. Information on companies providing disposal services is available at the Woodcliff Office.

10. No feeding of migratory geese and ducks is allowed. Feeding of migratory waterfowl interrupts the natural migration, and is detrimental to the species. Waterfowl staying on the lake due to the access of the supplemental feed is also detrimental to the lake’s water quality.

11. No vehicles, trailers, carts, motor homes, mobile homes (whether such items are licensed or unlicensed) shall be allowed to be parked on the roads or common areas, except temporarily (72 hours or less) in connection with special events and to accommodate guests of lot owners. Violators will be towed at the vehicle owner’s expense. Exceptions based on construction needs will be made in writing and submitted to the Board.

12. There will be no hauling in of sand, gravel, or other aggregate to repair, replace, or add to an existing beach. Any sand brought in to a lot or tract must receive board approval in advance. Sand may be replaced with Board approval – sand removal shall be proven via weight and / or volume. Any sand, gravel, or other aggregate brought in without Board Approval will be subject to a fine of \$500 for the first offense, \$1,000 for the second offense, and \$2,000 for the third offense and be removed at the expense of the lot owner.

13. Contractors must maintain a clean construction site, including an adequate dumpster for collection of construction debris and port-a-potty facilities. Construction vehicles may not be stored on lots unless construction is actually taking place on that lot. No construction equipment and/or material may be stored on the road without prior approval from the Board. Once approved and positioned, the material/equipment must be flagged and lit. The material and equipment may remain on the road for a maximum of fourteen (14) days. If permission is not approved and/or road damage occurs, the lot owner will be subject to a fine of \$500 for the first offense, \$1,000 for the second offense, and \$2,000 for the third offense.

14. No one shall engage in Malicious Mischief, or trespass onto another lot or property, to include vehicles, for the purpose of vandalism, such as, but not limited to, toilet papering, graffiti, egging, tampering with holiday decorations, or any other destructive prank. The penalty shall include both the attached citation fine and restitution for damages. Violators may be referred to the County Attorney’s office for criminal action depending on severity and circumstances.

15. No one shall engage in Criminal Mischief, or trespass onto another lot or property, to include vehicles for the purpose of criminal activity, such as, but not limited to, theft of gas, beer fridge raids, or theft of holiday decorations. The penalty shall include both the attached citation fine and restitution for damages. Violators may be referred to the County Attorney’s office for criminal action depending on severity and circumstances.

PROPERTY MAINTENANCE

1. Regular mowing of lawns and removal of weeds from beaches and lots shall mean that neither grass nor weeds shall exceed the height of one (1) foot.
2. Seawalls shall not be allowed to deteriorate to the degree that the mechanical functions shall be compromised. This shall include no materials missing nor falling, floating, or protruding into the lake. All repairs must be made by the end of the season observed and reported.
3. Docks and Shore Stations must be maintained to the extent that they are functional, safe, and usable. In the event of failure, repairs will be made or the item will be removed from the Lake by the end of the season observed and reported.
4. Washouts: The home owner is responsible for proper drainage on his property. The home owner must repair washouts, or make arrangements of said repair, within thirty (30) days of the event so as to prevent further sand from dumping into the Lake.
5. Trees on the owner's property must be trimmed to the extent that dead, damaged or split overhangs are removed from impingement onto adjoining properties and/or buildings within one month of being observed or identified.
6. Painting: A home that is showing neglect to the extent of 50% peeling paint, or absence of paint (excluding log homes), must be painted by the owner by the end of the season or at the beginning of the next. The season is defined as May 1st – October 1st.
7. Rubbish, garbage, or junk shall be defined as unused, unwanted, broken, or unattended materials left or strewn about the property. This shall include, but is not limited to, glass, rags, paper, foodstuff, or metal. Homeowner shall remove such items within one week of notification by the Board.

ROAD SAFETY REGULATIONS

1. The maximum speed limit on all Woodcliff roads is as posted, or as conditions prevail. All vehicles must be operated in a safe and responsible manner. This includes all modes of transportation (including ATVs, UTVs, golf carts, snowmobiles, and any other non-licensed motor vehicles). All-terrain vehicles (ATVs), UTVs, golf carts, snowmobiles, etc. are motor vehicles and should be operated with the same care and prudence as an automobile. ATVs include four-wheelers, three-wheelers, go-carts, mini-bikes with wheels 12 ½" in diameter and smaller, snowmobiles, golf carts, amphibious vehicles, and other similar vehicles, etc. No dirt bikes shall be allowed. UTVs are described as an off-road all terrain utility vehicle with a side-by-side seating configuration. Examples of UTVs include: Rangers, Rhinos, Gators, Razr's, and Mules.
2. All "road closed", "restricted area", "stop", "yield", "speed limit", and "one way" signs must be obeyed.
3. No one without a valid driver's license or permit in possession will be allowed to operate an automobile on Woodcliff roads. Those with "Learner Permits" must have an adult with them, as per Nebraska State Statute. School permits should be used in conjunction with school functions as per Nebraska State Statute.
4. Automobiles/trucks are not allowed off-road on Woodcliff common ground properties at any time, day or night, except for the purpose of maintenance by Woodcliff Lakes personnel.

5. Operating vehicles, All-Terrain Vehicles (ATVs), UTVs, golf carts, snowmobiles, any other non-licensed motor vehicle, or watercraft carelessly or recklessly will not be tolerated. Careless operation shall be operation without due caution for the circumstances and may include, but is not limited to, excessive speed, racing, spinning, swerving, or other unsafe or illegal actions. Reckless operation shall be operation in such a manner as to indicate an indifferent or wanton disregard for the safety of persons or property.
6. No one shall operate a motor vehicle, All-Terrain Vehicle (ATV), UTV, golf cart, snowmobile, or any other non-licensed motor vehicle on Woodcliff roads or property while under the influence of alcohol or drugs. If there is reasonable cause to believe an operator is intoxicated, they will be subject to a field sobriety test with a Breathalyzer. A Blood Alcohol Content (BAC) of 0.08 or higher is considered intoxicated. Refusal to submit to the Blood Alcohol Content (BAC) test will result in the same penalty as Driving While Intoxicated/Driving Under the Influence. Intoxicated drivers involved in accidents, refusing to comply, or those who continue to violate will be referred to the Saunders County Sheriff's Office for criminal prosecution. Vehicles may be impounded for safe keeping, at the owner's expense. Minors in possession of or consuming alcohol (MIP) may be cited.
7. Operators and passengers on motorcycles must wear Department of Transportation (DOT) approved helmets, as per Nebraska State Statute, while operating on Woodcliff property.
8. No vehicles, ATVs, UTVs, golf carts, snowmobiles, other non-licensed motor vehicles, or anything else, shall ever be parked on either side of the gate at Twin Lakes Drive.
9. Parking is not allowed at any time on the non-residential side of the exterior road which includes Platte Shore Drive, North Lake Shore Drive, and South Lake Shore Drive.

ALL-TERRAIN VEHICLE (ATV) SAFETY REGULATIONS

1. Operators and occupants of "four wheelers", "three wheelers", mini-bikes, go-carts, or snowmobiles, who are under 18 years of age, must wear a Department of Transportation (DOT)-approved helmet. It is strongly recommended that all operators and occupants, regardless of age, wear helmets.
2. Amphibious ATVs, UTVs, golf carts, snowmobiles, and other motorized vehicles that are not state licensed vehicles must follow ATV regulations with regard to traffic rules, hours of operation and equipment specifications, unless otherwise stated.
3. All non-licensed motor vehicles (i.e. ATVs, UTVs, golf carts, snowmobiles) must prominently and legibly display their lot number, which shall be securely attached to the vehicle (Example: S-1000 or T-1000). All lot numbers must be kept clean and readable at all times. The lot number shall be displayed on either the front or the rear of the vehicle. This is a year-round rule. In addition, all non-licensed motor vehicles must display a Woodcliff logo, such as those used on watercraft, which will be registered and issued by the Security office. All non-licensed motor vehicles will be properly insured.
4. Only non-licensed motor vehicles that belong to lot owners will be allowed on Woodcliff property. No guests are allowed to bring in ATVs, UTVs, golf carts, snowmobiles, or any other non-licensed motor vehicle.
5. All ATVs and UTVs must be equipped with a United States Forest Service qualified spark arrester. All ATVs and UTVs must also have and maintain a factory-approved baffled muffler of 90 decibels or lower at all times. The decibel level will be checked with the following procedure: A decibel meter will be used, 20 inches from the exhaust outlet, at a 45-degree angle, with the throttle slowly opened to 50%. Any ATV or UTV found not in compliance will immediately be returned to the resident's cabin and parked until the necessary repairs or

modifications are completed and the appropriate decibel level is obtained. A warning will be issued at that time documenting the violation and sound level. If the ATV or UTV is caught being operated prior to repairs being completed, a citation will be issued. Decibel levels can be checked by contacting Security and arranging a test. This requirement does not apply for non-combustible engines (e.g. electric vehicles).

6. All ATVs, UTVs, golf carts, snowmobiles, and any other non-licensed motor vehicles must display a lighted headlight and taillight at all times of operation after dark, or in low light, or low visibility conditions.
7. All ATVs, UTVs, golf carts, snowmobiles, and any other non-licensed motor vehicles must be equipped with a brake system maintained in good operating condition.
8. The following age restrictions shall apply:
 - a. No one under the age of 12 will be allowed to operate an ATV, golf cart, snowmobile, or any other non-licensed motor vehicle on Woodcliff roads or property unless accompanied by an adult, either on the same ATV, golf cart, snowmobile, or non-licensed vehicle, or adjacent to them. Those under 16 years of age must complete and pass the ATV Safety Course prior to operating an ATV, UTV, golf cart, snowmobile, or any other non-licensed motor vehicle without adult supervision. Proof of age may be required. ATVs must be size appropriate to the operators.
 - b. No one under the age of 12 will be allowed to operate a UTV (see #1 under Road Safety Regulations) on Woodcliff roads or property unless accompanied by an adult, either on the same UTV or adjacent to them. Those under 16 years of age must complete and pass the ATV Safety Course prior to operating an ATV, UTV, golf cart, snowmobile, or any other non-licensed motor vehicle without adult supervision. Proof of age may be required.

See Attachment 1 (page 12) to these rules and regulations. This attachment contains age requirements, time restrictions, and other restrictions regarding the operation of ATVs, golf carts, UTVs, boats, snowmobiles, and jet skis.

9. ATVs may be operated on the roads or designated common areas only between the hours of 8:00 am and 11:00 pm. No ATVs will be allowed to operate after 11:00 pm anywhere in Woodcliff, including on the owner's premises. Golf carts and UTVs only, with appropriate lighting, are allowed to operate until 1:00 am by licensed drivers, age 16 and over.
10. No weaving, spinning, doing "wheelies", or operating in an erratic manner will be tolerated on Woodcliff roads and will be considered careless operation. Doing these types of activities on the roads is not only unsafe, but damages the road surface treatments and will not be tolerated.
11. All non-licensed motor vehicles must give pedestrians and joggers the right-of-way and maintain at least a 10-foot clearance from them.
12. No more than two non-licensed motor vehicles may travel abreast and must remain on the right side of the road.
13. No more than two occupants on an ATV will be allowed. Passengers on UTVs, golf carts and similar vehicles must be seated in a seat.
14. All non-licensed motor vehicles will obey all traffic signs and controls as well as all rules of the road.
15. All non-licensed motor vehicles are required to come to a complete stop when entering roadways from any residence or common area.

16. No unauthorized motor vehicles of any type (including ATVs, UTVs, snowmobiles, and golf carts) are allowed to operate on the islands in either lake at any time, except for the purpose of maintenance.
17. It is recommended that all youth ATVs have an orange flag attached at a height of six (6) feet above ground.
18. All ATV, UTV, and golf carts and any other non-licensed motor vehicles shall be operated with liability insurance coverage in effect.

WATER SAFETY REGULATIONS

1. Each year boats and water craft will be inspected for safety equipment, state registration, insurance and lot numbers. A color-coded Woodcliff sticker will be issued annually upon submission of the Woodcliff Lakes Association Watercraft Registration Form including Lake Health Fee payment, and inspection. Registration and inspections will be completed before splashing any watercraft **AND MUST BE DONE BEFORE MEMORIAL DAY WEEKEND**. To speed up the process, a completed Woodcliff Lakes Association Watercraft Registration form, including copies of State Registration, Proof of Insurance, and payment of Lake Health Fee for each watercraft should be sent to the Woodcliff Office. The watercraft fee will be waived if selling one watercraft and buying a new one in one calendar year as long as the old sticker is removed and delivered to the office when registering the new watercraft. **_BOATS NOT COMPLYING WITH THIS REGULATION INCLUDING BOATS ON LIFTS, WILL IMMEDIATELY BE ISSUED A CITATION, ADDITIONALLY THOSE ON THE LAKE WILL IMMEDIATELY BE REMOVED FROM THE LAKE.** Any watercraft with 10 HP or less are exempt from the Lake Health Fee but must still meet all other requirements for watercraft. Non-Motorized watercraft need only the lot number; no Woodcliff registration or decal is required. If Security determines that the violation or violations represent a potential hazard to the resident or other boat operators, such as no operable fire extinguisher or proof of insurance, Security may remove the boat from the lake until compliance with such safety violation. **DEMO OR LOANER BOATS MUST OBTAIN A TEMPORARY WOODCLIFF STICKER FROM SECURITY BEFORE BEING SPLASHED ON WOODCLIFF LAKES.**
2. All boats operating on Woodcliff lakes will comply with all U.S. Coast Guard-approved safety rules and regulations as established by the State of Nebraska. The State requires that all boats be registered and that there is a proper display of the numbers issued by that entity.
3. All Woodcliff residents are required to display their lot numbers (using contrasting colors) on the back of both sides of their watercraft. The lot numbers applied to the boats shall measure 3" in size, and these shall be applied prior to the time that the boats are placed in the water. All Woodcliff residents shall also display Woodcliff decals on the back of both sides of their watercraft. All watercraft shall also display the State registration number on the front half of the vessel, which will be applied to the boat prior to launching. In addition, all jet skis must be identified by lot number and display a Woodcliff logo on the rear of the jet ski. No guest boats or guest jet skis are allowed. Any demo watercraft on Woodcliff lakes must obtain a temporary Woodcliff demo decal from the Woodcliff Office or Security. To obtain a demo decal, you must have a dealer plate or, if it is a private seller, proof of insurance is required.
4. Maximum length of all hulled watercraft on either lake is 22 feet, (actual length to be measured by tape if there is any question as to accuracy of manufacturer's specification, or MSO. The swim platform will not be included in the measurement if it is removable, but included in the measurement if it is a permanent part of the watercraft.) Approval of any questionable boats will be left up to the discretion of the HOA Board for final decision. Pontoons are limited to 30 feet in length. Any deck boats owned or purchased prior to implementation of these rules on 4/1/05 will be grandfathered in. No jet boats are allowed. No jet-driven boats, manufactured by personal watercraft companies or any other company, that can be construed as a boat and not a form of jet ski will be allowed on the lake.

5. The boat ramps are private property of Woodcliff Lakes and will be locked at all times. **Between Memorial Day and Labor Day, contact a Board Member at 402-720-7807 to schedule an appointment to have the gate opened and watercraft inspected for zebra mussels. Appointments are best scheduled during these times:**

Every Day **6pm-8pm**
Friday thru Sunday **10am-10pm or 6pm-8pm**
In an emergency, other arrangements can be made.

6. The following areas are designated as “No Wake” (maximum 5 mph/no visible wake): the marina area and entrance channel leading to it, Church’s Cove, Quack Bay, Poehling’s Bay, South Cedar Bay, North Cedar Bay, Horseshoe Bend, and the cove in the island in Lake Ski-Di. Skiers cannot be towed into and out of any cove.

7. All of Lake Tirawa is designated as “No Wake” (maximum 5 mph/no visible wake). No jet skis or jet boats are allowed on Lake Tirawa at any time. All boating will be in a counterclockwise direction adjacent to the island.

8. All boating and skiing on Lake Ski-Di will be in a counterclockwise direction adjacent to the island. This will allow boat operator’s unlimited maneuverability next to the shore to pick up dropped skiers, etc. Anyone skiing elsewhere on the lake will be in violation of this rule.

9. All boats towing water skiers must have a responsible observer at least 12 years of age in addition to the operator. Rearview mirrors are not a substitute for an observer.

10. All water skiers, wake boarders, knee boarders, and occupants of jet skis will wear U.S. Coast Guard Approved Type III PFD (life jacket). Ski belts are not acceptable.

11. All water skiers must remain a minimum of 50 feet from all docks or 75 feet from shore while skiing.

12. Water skiing is **prohibited** from sunset or 9:00 pm, whichever is earlier, until sunrise.

13. All water skiers must know and use the official water skiing signals.

14. All boats must have a sound-producing device (horn) with which to signal.

15. All boats operating later than sunset, or earlier than sunrise, must have the proper fore and aft running lights in use and may not exceed 5 mph (no visible wake). Jet skis will not be allowed to operate later than sunset, or earlier if light conditions dictate. Jet skis will not be allowed to operate prior to sunrise, or later if light conditions dictate.

16. All watercraft must have a U.S. Coast Guard-approved life jacket on board for each occupant. Children under 13 years of age must wear life jackets at all times (per state law) when the watercraft is underway.

17. All boats must have an orange flag to alert traffic on Lake Ski-Di of skiers in the water. Only boats with skiers down in the water shall display the orange flag. The driver of an oncoming boat should only raise their hand to acknowledge they have the downed skier in sight.

18. No dropping of skis will be allowed from 12 noon to 6 pm on weekends from Memorial through Labor Day.

19. Towables of any type are not permitted.

20. No parasailing, air chairs, kite skiing or wake surfing are allowed.
21. Motor-less watercraft will be allowed on Lake Ski-Di from sunrise to sunset but must stay within 30 feet of the shoreline. If such watercraft becomes a nuisance to water skiers, they will be instructed to leave the lake.
22. Amphibious All-Terrain Vehicles (“amphibs”) may not operate on Lake Ski-Di on Saturdays, Sundays or Holidays. Amphibs must operate close to shore so as not to impede boat traffic. Amphibs may not operate in the water during hours of darkness without appropriate navigation lights. All amphibs must follow all Nebraska state boating regulations while on the water (i.e., driver must be 14 years of age or older, vehicle must be properly registered, etc.)
23. No one under the age of 14 years will be allowed to operate a motorboat or jet ski. All operators born after 12/31/1985 must be properly certified and carry that certification with them at all times while operating the watercraft. Certification is recommended for all watercraft operators independent of age. No one under the age of 16 may tow a skier or wake boarder.
24. Jet skis may not operate between 12:00 pm and 5:00 pm on Saturdays, Sundays, and Holidays from Memorial Day weekend through Labor Day weekend, to include all coves and bays.
25. Personal watercraft (jet skis) must travel counterclockwise around the lake. Personal watercrafts are not allowed to pull skiers and shall be operated in a safe and prudent manner. Occupants of a personal watercraft will not exceed the number of occupants that it is designed for, i.e. 1 passenger, 2 passengers, 3 passengers. Jet skis cannot jump the wake of any boat towing a water skier, wake boarder, or within 50 yards of any boat as per Nebraska State Statute.
26. A maximum of two watercrafts per lot can be in use on Lake Ski Di at one time.
27. No glass containers are permitted on either Lake Ski-Di or Lake Tirawa, including all the coves and bays.
28. Swimming and/or wading in Lake Ski-Di and Lake Tirawa is confined to within 25 feet of the shoreline only. Swimming to the island in Lake Ski-Di and Lake Tirawa is prohibited. No swimming and or wading within 50 feet of the spillways in Lake Ski-Di.
29. On holidays, pontoon boats will be allowed to operate unless Security determines that boat traffic is too heavy. To avoid boat congestion, pontoons and slow cruising boats must be operated close to the dockside of the lake and out of the ski channel.
30. Both Lake Ski-Di and Lake Tirawa are strictly off limits to air boats and hovercrafts.
31. Woodcliff reserves the right to prohibit any and all watercraft from the lakes which the Woodcliff Lakes Board deems to be unacceptable, whether due to size, noise, or speed.
32. No bow riding or swim platform riding will be allowed. No passengers may ride outside the railing on pontoons while underway.
33. No tampering or moving of “no wake” or “swimming” buoys will be allowed.
34. No one shall operate a watercraft on the Woodcliff lakes while under the influence of alcohol or drugs. If there is reasonable cause to believe an operator is intoxicated they will be subject to a field sobriety test with a Breathalyzer. A Blood Alcohol Content (BAC) of 0.08 is considered intoxicated. Refusal to submit to the Blood Alcohol Content (BAC) test will result in the same penalty as Driving while Intoxicated/Driving Under the Influence (DWI/DUI). Any operator of a watercraft involved in an accident or refusing to comply will be

referred to the Saunders County Sheriff's Office, or Nebraska Game and Parks officers. Violator's watercraft may be impounded for safe keeping, at the owner's expense.

35. No boat will be allowed to create undue or damaging wake. The operator of the vessel will be held responsible for any damage caused by his/her vessel.

36. Boats shall not carry more passengers, nor weight than they are rated for.

ZEBRA MUSSEL PREVENTION RULES

1. All watercraft removed from either Lake Ski Di or Lake Tirawa shall complete a mandatory five-day quarantine and/or present certification of professional decontamination from a local marina before splashing in either of Woodcliff's lakes.

Between Memorial Day and Labor Day, contact a Board Member at 402-720-7807 to have the gate opened and watercraft inspected for zebra mussels. Appointments are best scheduled during these times:

Every Day 6pm-8pm
Friday thru Sunday 10am-12pm or 6pm-8pm
In an emergency, other arrangements can be made.

Watercraft leaving the lake will have a tether attached from the boat to the trailer. If the boat is returned to the lake/ramp and the tether is in place, no decontamination is needed. Watercraft entering Woodcliff water with the tether still attached will be admitted immediately. **Boats being serviced by the Woodcliff Marina for repairs are exempt. Should the Woodcliff Marina be unable to make the necessary repairs, the Marina will tether the watercraft before it leaves to go to another repair shop.**

Watercraft/docks/lifts without a tether must provide certification that professional decontamination has been completed or be inspected to ensure they are dry and have been quarantined for seven (7) days. Watercraft with ballast tanks MUST be professionally decontaminated and present a copy of the receipt at time of re-entry. Boats without ballast must be inspected to ensure they are dry and have been quarantined for 7 days."

2. Homeowners must be vigilant and responsible for all forms of craft or 'toys' that they put into the Lake such as: wake boards, paddle boats, kayaks, canoes, floaties, and the like. If they are used on other bodies of water please be sure to follow the protocol listed in #5 below before using in Woodcliff Lakes.

3. Previously owned docks or lifts, other than ones already on the Lake, must be cleaned according to protocol listed below in #5 before installation.

4. Vendors or contractors who utilize water craft on Woodcliff Lakes water shall be required to clean equipment according to the protocol listed below in #5. A Vendor Agreement to access the ramps must be completed.

5. **PROTOCOL FOR CLEANING WATERCRAFT, TRAILERS, USED DOCKS OR LIFTS, TOYS AND EQUIPMENT:**

- a) REMOVE all plants and mud and dispose of in trash.
- b) WASH hull, trailer, equipment, bilge and other exposed surfaces with high-pressure hot water (140-155 degrees). DRY as much as possible.
- c) DRAIN all water from the boat (pull all plugs) and dry all areas, including the motor, motor cooling system live wells, ballast tanks, bladder, bilges, and lower outboard units.
- d) DRY watercraft for at least five (5) days in warm, dry weather and up to thirty (30) days in cool, moist weather before launching into fresh water.
- e) OR HIRE A LOCAL MARINA QUALIFIED TO CLEAN & CERTIFY WATERCRAFT.

6. All private boat ramps within Woodcliff Lakes **are for the private lot owners use only and** shall comply with all Zebra Mussel Prevention Rules.

7. No motorized watercraft should be launched anywhere other than the two gated HOA boat ramps. Residents that launch powered watercraft from common areas, beaches or any boat ramp without being inspected are subject to a fine of \$3,500.00.

FISHING REGULATIONS

1. State law requires that residents and guests fishing in Woodcliff's Lakes must have a valid State of Nebraska fishing permit and abide by the rules established by the Nebraska State Game and Parks Commission.
2. All bag limits are per state law except Muskie, Walleyed Pike, and Wiper fish which are catch and release only.
3. No bass or catfish less than fifteen (15) inches may be taken from either lake.
4. Boat fishing on Lake Ski-Di will not be allowed between 12:00 noon and 6:00 pm on Saturdays, Sundays or Holidays from Memorial Day through Labor Day weekend. However, fishing is allowed all year round in no-wake areas.
5. Guests may fish in either of Woodcliff's lakes only when accompanied by a Woodcliff resident or with a proper guest fishing permit obtained from the Woodcliff Office or Security. The guest permit will be good for no more than 3 days, and must be signed by Security or an authorized agent, and the lot owner/host. The person applying for the permit must produce a valid State of Nebraska fishing license, and obey all Woodcliff rules, and the laws of the State of Nebraska. The authorizing lot owner will be held responsible for the actions of the guest, and his rule and law infractions, and the attached penalties.
6. Bow fishing for Carp and Gar will be allowed on both lakes on weekdays only, and after dark with the use of spotlights. Fishing licenses are required and must be in possession. Arrows must be tethered with the appropriate fishing line for retrieving the arrows and fish. Fish must be removed from the lake and disposed of properly. Anyone under the age of 16 must have adult supervision 19 years of age or older. **RESIDENT BOATS ONLY** and any guests must be accompanied by an adult resident. Fishermen will be responsible for any damages to persons or property. The resident lot owner is responsible for their guests and their guests' actions. Violations of any of the above provisions will result in a citation and revocation of these privileges for the offender.

HUNTING REGULATIONS

1. The shore of the Platte River is a State Game Refuge for a distance of 20 rods, or 330 feet from the river's edge extending inland adjacent both shores to include Woodcliff Lakes. There is no hunting of waterfowl on the refuge. Use of firearms on the refuge is restricted.
2. Rifles, shotguns, pistols, pellet guns, BB guns, paintball guns, or any other firearms, as well as archery, will not be discharged or shot anywhere on the Woodcliff Lakes property or on individual lots without permission from the Woodcliff Lakes Board. This rule does not apply to Security in the normal performance of their duties.

DISCIPLINE AND ENFORCEMENT OF RULES AND REGULATIONS

1. Woodcliff will be patrolled, and violators will be subject to enforcement under the Woodcliff Lakes' Covenants, Woodcliff Lakes' By-laws, Woodcliff Lakes' Rules and Regulations and enforcement procedures; or criminally in Saunders County Court.
2. With the assistance of Security, the board of directors will keep records of violations of the by-laws, rules and regulations, or law violations, with respect to members or their guests.
3. Documented warnings and citations will be issued for violations of the foregoing covenants, bylaws, and rules and regulations. Continued disregard for the rules and by-laws may result in permanent revocation of privileges. Lot owners are responsible for the actions of their guests.
4. Under extenuating circumstances, the Woodcliff Board of Directors and/or Security, reserve the right to take reasonable actions when conditions appear to threaten the safety or security of Woodcliff residents and property.
5. Criminal offenses will be turned over to the Saunders County Sheriff's Office and Saunders County Attorney for prosecution. Woodcliff Lakes and Woodcliff Security will not get involved in civil matters between residents, or involving residents, such as, but not limited to, property line disputes, or contract disputes.

VIOLATION CONSEQUENCES and FINE SCHEDULE

The first violation of any Woodcliff rule may be addressed with a warning **or a citation** at the officer's discretion.

Violations resulting in a citation will be reviewed by the Woodcliff Lakes Board of Directors at the next regularly scheduled meeting. Members have the right to contest any citation. To contest a citation, a member must notify the Woodcliff Office, by phone or mail, within ten (10) days of receiving the citation of the intention to contest the citation at the next regularly scheduled Board meeting. Failure to notify the Woodcliff Office will indicate that the citation is not to be contested. If a member, or their guest, is found in violation, the resulting fines will be assessed accordingly:

VIOLATIONS OF THE RULES, (unless specified below), will result in a fine of \$50.00 on the first citation. The second violation/citation of the same rule will result in the fine doubling, or \$100.00, and the process will repeat in this manner, doubling per violation of the same rule.

First Offense: \$50.00 S Second Offense: \$100.00 Third Offense: \$200.00
and so forth...

VIOLATION OF THE *RECKLESS OPERATION* RULES will result in a fine of \$100.00 on the first offense/citation, and subsequent violations/citations will result in the fine being doubled for each occurrence thereafter.

First Offense: \$100.00 Second Offense: \$200.00 Third Offense: \$400.00
and so forth...

VIOLATION OF *WATER SAFETY REGULATIONS* RULE #1 concerning yearly inspection of watercraft and adherence of Nebraska Registration Numbers, Woodcliff Lot numbers, and Woodcliff color-coded watercraft stickers will result in a fine of \$250 AND if on the lake, immediate removal from the lake until this regulation is met.

First Offense \$250.00 Second Offense: \$500.00 Third Offense \$1,000.00

VIOLATION OF ZEBRA MUSSEL PREVENTION RULES #1 THRU #6 concerning rules for the prevention of Zebra Mussel infestations will result in a fine of \$1,000.00.

First Offense: \$1,000.00 Second Offense: \$2,000.00 Third Offense: \$3,000.00

Launching watercraft without being inspected and/or from anywhere other than the two common ground boat ramps:

First Offense: \$3,500.00

VIOLATION OF THE DRIVING WHILE INTOXICATED/DRIVING UNDER THE INFLUENCE (DWI/DUI) AND BOATING WHILE INTOXICATED/BOATING UNDER THE INFLUENCE (BWI/BUI) rules will result in a fine of \$500.00. Intoxicated operators involved in accidents will be immediately referred to law enforcement agencies.

First Offense: \$500.00 Second Offense: \$1,000.00 Third Offense: \$2,000.00

VIOLATION OF THE MINOR IN POSSESSION (MIP) rule will result in a fine of \$250.00.

First Offense: \$250.00 Second Offense \$500.00 Third Offense \$1,000.00

VIOLATION OF THE RULES PERTAINING TO DUMPING OF LEAVES, YARD WASTE, OR OTHER TRASH INTO THE LAKES will result in a fine of \$500.00 on the first offense/citation, and subsequent violations will result in the fine doubling per offense/citation. THESE SAME FINES APPLY TO BRINGING IN SAND, GRAVEL, OR OTHER AGGREGATE WITHOUT BOARD APPROVAL.

First Offense: \$500.00 Second Offense: \$1,000.00 Third Offense: \$2,000.00

DUMPING YARD WASTE OR TRASH ON COMMON GROUND, or any other Woodcliff Lakes property will result in a fine of \$250.00 per offense/citation, and subsequent violations will result in the fine doubling per offense/citation thereafter.

First Offense: \$250.00 Second Offense: \$500.00 Third Offense: \$1,000.00

In addition to all fines, a lot owner will be responsible for any costs incurred by the Woodcliff Lakes Association in collecting such fines and enforcing the covenants, rules and regulations of the Woodcliff Lakes Association. Unless otherwise specifically provided to the contrary, the fines shall be per citation. Violations by an individual within a period of twelve (12) months for the same rule will be considered a repeat violation for purposes of fines. As per 2010 Nebraska State Law LB 736, Woodcliff Lakes Inc., serving as the Homeowner's Association, has the right to file a lien on a member's real estate for assessments and fines imposed and uncollected.

VERBAL THREATS to members, Security, Board Members, and/or its employees will be cause for immediate suspension of lake privileges. The Woodcliff Lakes Board will not tolerate disregard for the safety of others or abusive language from offenders at any time.

VERY SERIOUS VIOLATIONS, regardless of the number of offense, will be handled on an individual basis, and can result in immediate loss of Lake Privileges. In situations where life, limb, or property is put into imminent danger, immediate suspension of all lake privileges pertaining to the violation will occur.

For the purpose of this document, "Lake Privileges" are defined as use of facilities, lakes, roads, common grounds, ATV privileges, and watercraft privileges at Woodcliff Lakes, save for ingress and egress from the main gate to the member's lot by use of the roads. Loss of privileges will be enforced upon the violator, and the lot owner, if the violator is a guest.

ATTACHMENT 1

<u>Vehicle</u>	<u>Age Requirement</u>	<u>Time Restrictions</u>	<u>Restrictions</u>
ATV & Snow-Mobiles	Under Age 12	8 am -11 pm	Helmet Required Must be accompanied by an adult.
	Age 12-16	8 am -11 pm	Helmet Required Must have passed ATV safety course.
	Age 16-18	8am - 11pm	Helmet Required
Golf Cart & UTV	Under Age 12	8am - 11pm	Must be accompanied by an adult.
	Age 12-16	8am - 11pm	Must have passed ATV safety course.
	Age 16 and older	8am - 11pm 8am -1am	Driver must be licensed for later time restriction.
Boat	Age 14- 15	May not operate from dusk til dawn	Must have and carry boater's certification. Towing of any type prohibited.
	Age 16-17	May not operate from dusk til dawn	Towing of skiers & wakeboards allowed
	Age 18 and older		Anyone born after 12-31-85 must have and carry boater's certification
Jet Ski	Age 14-18	May not operate from dusk til dawn.	Must have and carry boater's certification. Towing of skiers prohibited.
	Age 18 and older	Jet skis may not operate from Noon- 5:00 pm on Saturdays , Sundays and Holidays from Memorial Weekend through Labor Day Weekend.	Anyone born after 12-31-85 must have and carry boater's certification

Woodcliff Lakes Association

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RETURN SERVICE REQUESTED

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