

**GROVELAND HOMEOWNERS ASSOCIATION
RULES and REGULATIONS (Revised October 2009)**

The Groveland Homeowners Association is a place designed to promote family and community life. Experience has shown that this spirit can best be preserved by adherence to a set of rules. All residents, whether owners or renters, are expected to obey the following rules and see that they are observed by their guests.

SUMMER SUNDAY WORSHIP: During the hours of Sunday worship at the Auditorium (approximately 10-11:30 a.m.) there shall be no lakefront activities such as boating and swimming, or other activities of a distracting nature such as home repair, yard work, outdoor sports, etc.

NOISE ABATEMENT: Quiet should be maintained Sunday through Thursday between the hours of 11 p.m. and 7 a.m. daily and between midnight and 8 a.m. Friday and Saturday. Tennis court lights will be turned off by 10:30 p.m.

ALCOHOLIC BEVERAGES: The keeping and consumption of alcoholic beverages on GHA Common Grounds is not permitted.

PROPERTY MAINTENANCE: Homeowners and occupants shall make every reasonable effort to maintain their homes and grounds in good repair and appearance. Dumping of refuse on the Grounds is prohibited. No dumping is permitted in the swamp area.

ROADS & PARKING: Stop and speed signs must be obeyed. The speed limit is 15 miles per hour.

Vehicles that are not in usable condition may not be parked outside. Violation of this Woodland ordinance will be reported to local police for tagging and towing.

Boats, trailers, campers, or work trailers may not be parked on roads, parking areas, or on private driveways and yards for more than 3 days. Storage for this type of item may be available on the property south of Breezy Point Road, space permitting. Violators will be notified and if not remedied, vehicles mentioned will be tagged and towed at the owner's expense.

Any exception to the parking rules requires pre-approval by the Board.

MOTORIZED BIKES / GO-CARTS: Adoption of Minnesota Public Safety Regulations and Rules for our needs with specific reference to:

1. No one under 15 years of age can operate motorized bikes or go-carts.
2. No one can carry a passenger on motorized bikes or go-carts.
3. Every driver must have liability insurance.
4. If the driver is 15 years of age, he or she must have taken a motorized bicycle safety course and obtained a motorized bicycle permit.
5. If the driver is 16 years of age or older, he or she must have either a regular driver's license or a motorized bicycle permit.
6. Motorized vehicles shall be parked only in designated parking areas. Such vehicles are prohibited from using the improved walking pathways and the lawn areas of the common property. Excluded are use of vehicles for repair and maintenance of the lakefront.

GOLF CARTS: To assure the safety of cart owners, residents and guests, and to protect the common property:

1. Golf carts shall be operated in compliance with the Minnesota law governing motorized vehicles and operators must have a driver's permit.
2. All carts must carry adequate insurance to protect the owner and the Association from liability damages.
3. Only four-wheel electric golf carts shall be permitted on the Groveland Grounds.
4. Reflective tape or other acceptable reflectors shall be installed on the front and rear of each cart. A light shall be required if the cart is used after dark.
5. Parking is a major concern. Off-street parking is required of the owner.
6. All carts must be operated and maintained in a safe and responsible manner at all times.
7. Owners must have a recreational vehicle insurance binder and supply a copy of this contract to the Secretary of the GHA Board.

COMMON PROPERTY USE:

The common property is maintained for the pleasure and use of homeowners and their families. To avoid conflict, the following general rules apply:

1. Use of the auditorium and picnic areas can be scheduled with the Board representative for social activities.
2. Family and non-family groups of 25 persons or more must have Board approval.
3. All non-family gatherings on the lakefront must be hosted and attended by a GHA member.
4. Homeowner(s) must provide all kitchen supplies.
5. The Association member hosting a group is responsible for informing their group of the Ground's Rules and insure, by their presence, that normal activities of residents are not impaired. Common property must be returned to its proper condition by member after use by their group.
6. The weekend – **Friday evening through Sunday evening** – is the time when most of the Homeowners and their families have time to enjoy the Common Properties of Groveland. Members wishing to invite groups to the Grounds are encouraged to have such groups during the week. The weekend is defined as Friday after 5 p.m. and all day Saturday and Sunday. When a period of the weekend is desired, the following limitations apply:

Use of Common Property by groups of 25 or more persons are limited to six weekends per season.

RESERVATION FEE RULES

Definition: Non-Family Group is when less than half of attendees are member's family.

	Usage Fees as stated			
		Auditorium		Picnic Areas at Lakefront
Family group of 24 or fewer	no fee	Reservations with Social Chair recommended	no fee	Reservations with Social Chair recommended
Non-Family group of 24 or fewer	No fee	Reservations with Social Chair recommended	no fee	Reservations with Social Chair recommended
Non-Family of 25 or more	\$100	Board Approval required	no fee	Board Approval required
Family Group of 50 or more	\$100	Board Approval required	no fee	Board Approval required
Family Group of 25-49	\$25	Board Approval required	no fee	Board Approval required

PETS: See separate policy.

STRUCTURAL ALTERATIONS: See separate policy.

RESIDENCE LEASING: See separate policy.

HOME OCCUPATION: See separate policy.

BOATING AND LAKEFRONT: See separate policy.