

Lake Martin RV Resort

RULES AND REGULATIONS (Revised February 2019)

ALCOHOLIC BEVERAGES

Each lot owner is responsible for any liability within the Resort growing out of or caused by the lot owner's use or consumption or the lot owner's guest(s) use or consumption of alcoholic beverages. Lake Martin RV Resort Property Owners' Association, Inc. (LMRVROA) is hereby held harmless for any acts resulting from or relating to the consumption of alcoholic beverages by lot owners or their guests.

When on common property, alcoholic beverages must be carried in an "opaque" container.

BATHHOUSE/RESTROOMS

Showers and restrooms are available for lot owners and guests. The last area in the women's restroom is handicap accessible.

BEACH

No glass, pets or tobacco products of any kind are allowed on the beach area. This includes the sandy area, water and piers.

BURN PILE

Untreated lumber, branches, roots, etc. are allowed on the burn pile. Items **NOT** allowed are metal, aerosol cans, paint cans, glass, treated lumber or sand. Please be conscientious of any items you place on the pile.

CLUBHOUSE

To ensure the availability of the Clubhouse, it is recommended that member(s) make reservations in advance. A \$50 rental fee will be charged along with a \$50 security deposit. If cleaned according to the guidelines set forth on the rental agreement, the security deposit will be returned. Usage is defined as any member holding an event. Members reserving the Clubhouse **MUST** be present during the reservation time and will be responsible for cleaning after event. To reserve the Clubhouse, contact Sherri Paul at sherri0612@gmail.com. **Reservation forms must be filled out and returned with rental fee and security deposit and returned to Sherri Paul. Reservation forms are in the Library and on our FB page.**

CONDUCT

Rowdy (noisy/disorderly) and abusive behavior is prohibited.

ENFORCEMENT OF ASSOCIATION RULES AND REGULATIONS

Except in situations that are deemed emergencies by the BOD, any lot owner(s) who willfully ignores any rule, covenant, etc., duly adopted by the Association and/or BOD shall be subject to a fine. Person submitting complaint must do so in writing and must identify yourself on the complaint form. Failure to identify yourself will result in no action by the BOD. Based on the merit of the complaint, the BOD will take the following action:

1st Offense-Warning letter from BOD to lot owner **2nd Offense**-\$100 **3rd Offense**-\$250 **4th Offense**-\$500

If a violation has not been rectified by the date established by the BOD, the BOD may institute a lien in accordance with the Association Bylaws pursuant to Article 8, under Compliance and Default.

ENTRANCE GATE

The entrance gate is closed 24/7 unless opened for a special event. **ONLY ONE CAR SHOULD ENTER PER OPENING OF THE GATE.**

FIREWORKS

No fireworks and flammables can be discharged from LMRVR common property or from owner's property. The only exception to this is the July 4th firework presentation.

GARBAGE

Household garbage is to be deposited in the dumpsters only. If you have non-household items for disposal, take to the dumpsters or burn pile, whichever is applicable. **Larger items, i.e. grills, water heaters, metal swings, will require**

personal removal from the Resort. Per Advanced Disposal, items of length, i.e. metal, boards, must be cut into 3' or shorter sections.

GOLF CARTS/BICYCLES

Personal Carts

Golf carts are the **ONLY** motorized, non-licensed vehicles allowed in the park. **ATVs or 4 wheelers are prohibited.** To operate a golf cart in the park, the driver must be 14 years of age or older. If under the age of 14, driver must be accompanied by someone at least 21 years, licensed, and seated next to the driver. Golf carts must be identified by lot number, i.e. G4, using 3" letters/numbers in a visible location, preferably front or rear, and must be a contrasting color to the cart. Right-of-way must be given to pedestrians and cyclists. Speeding and reckless driving is not permitted. Lot owners will be held responsible for anyone driving their carts. Golf carts and bicycles must have lights on after sundown.

Park Cart

- Adult use only.
- Contact Park Attendant for use.
- Cart must be cleaned after use.
- Cart **CANNOT** be used for launching watercrafts.

GUESTS

Lot owners are responsible for the actions of their guests.

ICE

Ice is available for purchase in the Ice Room at a cost of \$1.00 per bag. It is a self-service "honor" system, and payment should be deposited in money box located in Ice Room.

LAUNDRY ROOM

Use of the washers and dryers are for lot owners and guests. To wash and dry a load, \$2 must be deposited in the coin slots on the dryer. For washer use only, deposit \$1 in the drop box in the Ice Room. For dryer use only, deposit \$2 in the coin slots on the dryer. Remove your laundry as soon as complete.

MONITORING PROCESS

If it is brought to the attention (in writing) of the BOD that any of these Rules and Regulations are not being followed, the Board President will write a letter to the lot owner(s) asking for compliance.

MONTHLY DUES

Monthly dues of \$85.00 are due by the 1st of each month. Payment in advance is welcomed. If payment is received after the 10th, a \$10.00 late fee will be assessed. Please send dues to LMRVR, P. O. Box 3584, Montgomery, AL 36109.

OFFICE BUILDING/LIBRARY

The Office and Library are available during all times. The books are loaned using the "honor system". Deposit returns and donations of current books, DVDs, etc. into the designated box located in the Library. This is **NOT** to be used for storage of any lot owner's personal property.

PARKING

Cars/Trucks

Guest parking is permitted in the gravel parking lot by the Office/Library. Do not park vehicles, golf carts, etc. on other lot owner's property without permission from that lot owner. There is **NO** parking on common areas

Boat/Utility/PWC Trailer Parking – Spring/Summer:

From May 1st until 3 PM on Labor Day parking of boats, boat trailers, utility trailers and/or other units are allowed in the following locations **ONLY**: 1) on property owner's lot, 2) rented parking space, 3) boat sheds.

Boat/Utility/PWC Trailer Parking – Fall/Winter:

From 3 PM on Labor Day until May 1st trailers may be parked in the parking lot near the Office/Library. Each trailer must be identified with the owner's lot number. Lot number should be placed on the trailer hitch or near the trailer tongue.

Boat/PWC Trailer Temporary Parking

Parking is allowed on Williams Drive while lot owners/guests are in the park. The boat/trailer must have proper identification. Vehicles/trailers cannot block the road. Parking around the gate and Ingram Blvd. is prohibited. Trailer

parking is allowed in an orderly fashion around the perimeter in the parking lot beginning **Labor Day at 3:00 pm until May 1st**.

PETS

No pets are allowed on the beach. They must be leashed when off owner's property. Underground electric fences are permitted. Clean up after your pet if not on owners' property. A fenced park is available for dogs to run freely.

PROPANE

Cost of filling tanks is \$20 for 20 lb. tank, \$30 for 30 lb. tank, \$40 for 40 lb. tank regardless of the amount of propane currently in your tank. If your tank is out of date or doesn't have your lot number on it, it CANNOT be filled. Payment methods required are exact change or a check made payable to LMRVR. Enclose payment in an envelope marked "propane" along with resident's lot number and name. Payment **MUST BE GIVEN TO** John or Sherri Paul prior to filling of tank. **DO NOT leave payment in the ice box.**

PROPERTY IMPROVEMENTS

Improvements to owner's lots must be approved by the Architectural Review Board (ARB). The ARB Guidelines and Standards are available on our Facebook page and in the Document Book located in the Library. All projects must be completed within **90** days from beginning of project start date.

QUIET HOURS

Quiet hours are from 10 p.m. to 8 a.m. Sunday through Thursday and 11 p.m. to 8 a.m. Friday and Saturday. This includes work being done by lot owners and contractors.

RENTAL PROPERTY

Boat/trailer parking, boat sheds, land for storage buildings and boat slips are rented ANNUALLY. Owners who have a waterfront lot only are not eligible for rental of a boat slip. Contact the Park Attendant to be added to the waiting list.

- No materials may be stored outside sheds, on trailer slips, or on walkways around wet boat slips. One storage bin per wet slip is allowed.
- The renter must keep all areas clean of miscellaneous items and debris.
- Personal property located on rental property must be maintained in a clean and orderly manner.
- All units should be washed and cleaned annually and maintained in good condition.
- A storage building in the woods may be sold to the next person on the waiting list. If the owner wishes, it may be removed from the park upon completion of the sale of lot owners' property. *Any negotiations must be between the seller and buyer.
- Rental property is limited to one rental type per lot.
- Upon the sale of lot owner's property, all rental types will revert to the park and will be reassigned using the rental methodology.
- A lot owner may not sublet his rental property to anyone. All rental property is to be used exclusively for the storage of personal property and/or watercraft of the lot owner.
- Upon forfeiture of rental property, the next resident on the waiting list will be offered said property.

SPEED LIMIT

The speed limit is 15 MPH. It is critical this be observed for our children's and residents' safety.

TOBACCO

Any and all tobacco products are prohibited on the beach area.

TRAILERS

All trailers (boat, PWC, utility, etc.) must be identified with the owner's lot number and should be placed on the trailer hitch or near the trailer tongue. The lot number (i.e. G4) must be in 3" letters/numbers in a contrasting color to the trailer. Any trailer requiring registration must have a visible, current registration on trailer.

WATERCRAFT

Those who are operating watercrafts are asked to respect the property, i.e. docks and boats, of lot owners. When leaving/entering a dock or when cruising along shore, reduce speed to idle speed to minimize wake action. When leaving the boat ramp, **OBSERVE** the NO WAKE zone. All watercrafts stored on rented property must have a visible, current registration on watercrafts.

WiFi

Internet is available in the Library/Office, Clubhouse and on the beach area. The guest password will change when the gate code changes, i.e. LMRV0614.

THESE RULES AND REGULATIONS OF THE ASSOCIATION WILL HELP US ALL TO ENJOY OUR RESORT AND TO FELLOWSHIP WITH ONE ANOTHER IN A CLEAN, SAFE AND ATTRACTIVE ENVIRONMENT.

Board Approved February 2019