



Association Rules Guidelines and Useful Information

May 15, 2024

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WELCOME - May's Point is a hidden gem here in the heart of Castle Rock Lake and your property is one facet of that gem. We all expect the community to develop appropriately to maintain that gem for our families and our neighbors. Owners and guests should expect to be able to get away to the lake for relaxation and the tranquility of being in the woods and out on the lake, taking a break from the normal routine at home. Please familiarize yourself, guests, and renters so that we all can contribute to creating that atmosphere that makes May's Point special.

We hope that all members respond in the spirit that the Board has in presenting this document to the membership; a spirit of courtesy, understanding, and respect for all of our neighbors' freedoms and rights. Most are common sense, dictated by local statutes or included in our Covenants and By-Laws. All are intended for the safety and well-being of our families, friends, and guests.

We all have a responsibility to protect and enhance the investments we have made in our properties.

EFFECTIVE DATE

These Rules are effective immediately.

CONFORMITY

Rules and Regulations are intended to conform, where applicable, to Wisconsin State Law, Juneau County Ordinances, Juneau and Germantown Township Ordinances, Fire Department Regulations, Wisconsin River and Power Company Rules, Wisconsin DNR and May's Point Waterfront Community Association of Declaration of Incorporation. These rules reflect Association documents:

- Articles of Incorporation dated Sep 26, 2003
- May's Point Waterfront Community Declaration of Covenants, Conditions, and Restrictions dated Sep 12, 2003
- May's Point Waterfront Community Association By-Laws

The Original documents referenced above are located on the Association Website at: www.mayspointassociation.com

DEFINITIONS

Association - The entity responsible for the operation of the Association.

Owner - The record of owner(s) of a Lot as reflected on the most recent deed recorded in the Official Records of Juneau County.

Guest - The temporary visitor(s) of an Owner or Renter visiting on-site

Renter - Approved renter by the owner and their guest.

Common Area/Amenities – Out lots and Piers.

RESPONSIBILITIES

Owners are responsible for the care and maintenance of their property and structures to maintain an appropriate feel and look of the central woods of Wisconsin. The Association is responsible for caring for and maintaining the Amenities or Common Areas.

APPLICABILITY

This document contains the Rules and Guidelines for all Owners, Renters, and Guests at May's Point Waterfront Community Association. Each Owner is responsible for providing the Rules to his/her Approved Rental Tenant(s) and guests. Unit Owner and Approved Tenant(s) are responsible for acquainting their Guest(s) with all Rules. The ultimate responsibility for any infraction and/or damages to Amenities or Common areas rests solely with the Owner.

ASSUMPTION OF RISK

All persons using the May's Point Waterfront Community Association Amenities and Common Areas do so at their own risk. The Association provides limited amenities and benefits to our Owners. These Rules are to ensure that these Amenities and Common Areas are administered and maintained fairly and consistently. Everyone who uses the Amenities and Common Areas shall be deemed to have read, understood, and agreed to abide by these Rules.

INSURANCE

Owners are responsible for maintaining the appropriate insurance types for their property, boats, vehicles, and liability. The association maintains the required insurance as outlined in our documents.

RULES UPDATES

These rules and guidelines may be updated and approved by the Association Board of Directors as required and will be distributed to all owners and posted on the Association website.

THE ASSOCIATION

A. Board of Directors - The Board of Directors (Board), is elected by homeowners within the community as specified in the Legal Documentation and governs the Association. The Board abides by the May's Point Waterfront Community Declaration of Covenants, Conditions, and Restrictions dated Sep 12th, 2003, and May's Point Waterfront Community Association By-Laws along with applicable local and state Statutes.

B. ARC Review Committee- Also commonly known as the Architectural Review Committee (ARC), this important committee is made up of volunteer community members that are responsible for reviewing proposed exterior home changes to ensure they follow the architectural guidelines that are set in the association's governing documents.

Reference: www.mayspointassociation.com, ARC Application.

C. Legal Documents – The Unit Owner, at closing receives a complete set of the legal documents for the Association and should periodically review them.

D. Recourse – Every Owner has the right to ask for changes by lobbying a committee and/or the Board. The ultimate decision to approve changes rests with the Board. If a Unit Owner does not agree with the decision, he/she can:

1. Get involved in Association matters.
2. Stay informed.
3. Offer a solution.
4. If necessary, changes can occur under the jurisdiction of the State, County, Township, or a vote by our Membership.

E. May's Point Website. www.mayspointassociation.com

LAKE LIVING

A. USE OF LAND

1. No noxious or offensive trade or activity shall be carried upon your property.
2. Camping is not permitted on your property.
3. Sleeping, living, or eating is not allowed in any detached or structure on your property.
4. No on-site un-housed storage of excess material or infrequently used vehicles is allowed.
5. Snowmobiles, boats, trailers, campers, ATV/UTV will be allowed, provided they are not kept closer than 30 feet from any public road or 10 feet of any property line and are properly screened by structure or vegetation.
6. Outdoor toilets are not permitted.
7. No horses, cows, goats, pigs, sheep, poultry, fowl, etc. of any kind will be kept on the property.
8. No seawalls or other shoreline stabilization are allowed unless prior written authorization from the WI DNR, Juneau County Zoning Office, and the WI River Power Company.
9. Reference: Article II, May's Point Declaration of Covenants, Conditions and Restrictions.

B. FIREWORKS

1. Although many types of fireworks can be purchased in the state of Wisconsin, they are all NOT LEGAL TO USE unless in compliance with state statute 167.10 and town ordinance 38. Only fireworks (generally ground - no aerial types) are for use within the state of WI.

2. No fireworks shall be used on any Association out lots, piers/docks or on the 100FT Shoreline Commons Area (SCA) that is owned by WRPCO.
3. Legal fireworks should only be used under adult supervision. They should not be used close to buildings, vehicles, dry areas, and groups of individuals.
4. Fireworks pose a significant fire danger. Take all precautions to prevent a forest fire. Ensure you have a water source and appropriate garden tools to put out a fire.
5. Reference: <https://docs.legis.wisconsin.gov>

C. DEBRIS-BRUSH BURNING

1. If you are burning debris or tree brush, a DNR burning permit is required unless there is 2" of snow cover in the winter.
2. Burning permits can be obtained <https://dnr.wisconsin.gov/topic/forestfire/permits>
 1. Follow all burning guidance and emergency "No Fire Periods"
 2. Reference: <https://dnr.wisconsin.gov/topic/forestfire/permits>
 3. Google: WisBurn

D. GRILLS AND FIRE PITS

1. Regular backyard fire pits and grills do not require a Burning Permit.
2. Ensure all precautions are taken to properly secure your burning area.
3. Ensure you have a water source and appropriate garden tools to put out a fire
4. Always extinguish all fires before leaving the area or going to bed.

Reference: <https://dnr.wisconsin.gov/topic/parks/camping/rules>

E. SHORELINE PATH and 100FT SHORELINE COMMONS AREA (SCA)

1. WRPCO (Wisconsin River and Power Company) owns the first 100' of shoreline that includes the path along the lake and May's Point piers.
2. Lakefront property owners are responsible for establishing WRPCO-approved view sheds and complying with WRPCO planting and mowing restrictions.
3. NO motorized vehicles (ATV / UTV/ Golf Carts/Go Carts/ Lawn Tractors/Snowmobiles etc.) are permitted on these paths. These paths are for pedestrian use only.
4. Non-compliance with any of WRPCO rules and restrictions can result in the loss of our Association's piers and lake access.

Reference: Wisconsinpower.com : Appendix A/SCA Development/shoreline path

F. PIER ACCESS OUTLOTS (2, 3, 7 and 9)

1. Motorized vehicle parking in graveled out-lots are for members or authorized renters to use for access to our piers.
2. The speed limit is a crawl; please park your vehicle appropriately so everyone can enter/exit.
3. No overnight parking.

G. MAY'S POINT WALKING TRAILS OUTLOTS (1, 4, 5, 6, and 8)

1. These areas are limited to pedestrian use only.
2. Do not operate ATVs/UTVs/Motorcycles/Golf Carts/Go Carts, etc. on these trails.
3. Reference: May's Point Association Map

H. ATVs/UTVs USAGE

1. ATV/UTV usage on all public roadways is governed by local ordinances.
2. Check with law enforcement agencies to understand licensing/operations requirements.
3. Club ATV/UTV maps are available at the Buckhorn and Marina stores for \$5.00
4. Reference: <https://crfatvc.com> for ATV/UTV clubs in Castle Rock Lake

I. Golf Carts:

1. Golf carts are not legal on public roads/streets in the State of Wisconsin.
2. Golf carts do not qualify as low-speed vehicles.
3. Reference: <https://crfatvc.com> for ATV clubs in Castle Rock Lake,
Reference Docs.legis.wisconsin.gov or the Townofgermantown.com

J. Hunting:

1. No hunting, target practice and the discharge of any firearms or weapons is allowed within the boundaries of the May's Point Association area. The Mays Point area and its lots are not large enough and do not have enough clearance with neighboring lots to allow for safe hunting as required by Wisconsin hunting regulations.
2. Hunting is not allowed on any Association out lot. Obay all posted "**NO HUNTING**" signs.

Reference: <https://docs.legis.wisconsin.gov/> state statute 29.083 and 29.301/304

K. Pier Usage:

1. No trash, fishing bait, hooks, debris, etc. are to be left on the piers and decks.
2. Do not stretch ropes across piers as it creates a trip hazard.
3. Please don't leave wagons, bikes, or water toys on the paths or piers that would hinder other member's use of the piers.
4. When refueling with a portable gas tank on the pier: please do not smoke, turn your boat engine off, and clean any overflow to minimize excess fuel going into the water.
5. Properly tie up your boat and secure your equipment.
6. Report pier damage, dead trees, or branches that are leaning over your pier that potentially could be easily blown over on the pier during a storm.
7. Please send an email to Frank Bisceglie (fbisceglie@att.net) Please provide a description and any photos of the issue.

L. Signs.

1. No commercial or business signs are allowed.
2. Displaying of the US Flag, Armed Service Flags, Team Flags are permitted

M. Speed Limits:

1. Please ensure that you are adhering to the speed limits.
2. Safety First – Let's make the safety of our walkers and bikers a priority.

N. PETS.

1. Owners are responsible for the care and security of their pets.
2. It is recommended that pets be walked on leashes.
3. If your pet leaves a deposit in someone's front yard, please pick it up.
4. Keep barking dogs inside your home.

O. GARBAGE, REFUSE AND RECYCLABLES

1. Owners are responsible for contracting with local companies for trash disposal or deliver their trash to a locally authorized waste collection site.
2. Follow all county and township ordinances regarding disposal and recycling.
3. Plastic bags take several years to break down. In respect for the environment, we encourage everyone to use approved recycling bins and practices.
4. Do not leave garbage for pick up on the street in plastic bags. Always use a garbage can with a cover.
5. Please secure the cover of your garbage can with a bungee cord when you put it out on the street to keep the raccoons from spreading your garbage around the neighborhood.
6. Reference: <https://dnr.wisconsin.gov/topic/Recycling>

P. Inoperable Vehicles/Equipment.

1. All disabled or junk vehicles and equipment are not to be stored on your property.
2. Such Vehicles/Equipment should be kept in a garage or removed from sight.

Q. EMERGENCIES, ACCIDENTS AND INCIDENT REPORTING

1. Call 911 to report any legal or medical emergencies to the local authorities.
2. Please report any damages to association amenities or common areas to frankbisceglie@att.net. The secretary will forward to the appropriate board member to follow.
3. If you observe infractions to these rules, or have a question or concern, please share it with a board member or send an email to mayspointassociation@gmail.com.

BE A GOOD NEIGHBOR

A. Quiet Hours.

1. Please be respectful of your neighbors and observe the following quiet times: (a). Mon-Thursday/Sundays: 10:30 pm – 7:00 am
(b). Friday-Saturday: 11:30 pm – 7:00 am
2. Walk off your property and do a sound check for loud music and voices.

B. Light Pollution.

1. All exterior lighting shall not interfere with the use or enjoyment of neighboring properties.
2. Consider using the lowest wattage lights to meet your immediate area lighting needs.
3. Street lights and high-mounted light fixtures travel a long way.
4. If you can see your neighbor's windows, they can see your lights.
5. Motion sensors can be very distracting when going on and off all night.

Entity	Name	Telephone Number
Electrical Power	Alliant Energy	855.255.4268
Natural Gas	Alliant Energy	855.255.4268
Propane Gas	Roche A Cri	608.339.6211
Telephone and Internet Service	TDS	855.220.2592
Trash Removal	LRS Recycle Waste	855.220.2592
Fire Department (non-emergency)	Necedah Fire Dept	608.565.2412
Sheriff's Department (non-emergency)	Necedah Police Dept	608.565.2405
German Township Office	Town of Germantown	608.562.5751
Necedah Township Office	Necedah Town Hall	608.565.3140
Juneau County	Juneau County office	608.847.2400
Burn Permit Hotline	Juneau County Daily Fire Risk	888.947.2876

WI River and Power (WRPCO)	https://www.wisconsinriverpower.com/secure/ssl/contact	800.53.WATCH
Board of Directors	Frank Bisceglie	fbisceglie@att.net
May's Point Architectural Review Committee	Jeannine Chamoun	jeanninec11@gmail.com
May's Point Website	www.mayspointassociation.com	