

WAYNOKA PROPERTY OWNERS ASSOCIATION, INC.

GENERAL RULES & REGULATIONS

(Volume 1)

**Revised March 6, 2017
Adopted by WPOA BOARD of TRUSTEES,
Motion # 272, March 11, 2017**

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FOREWORD

The WPOA CODE of Regulations (ARTICLE II, SECTION 11) provides for the issuance of Rules and Regulations covering a variety of subjects, such as, building codes, lake rules, swimming rules, SECURITY, camping, vehicular rules, WATERCRAFT regulations, rent/lease rules, and general SUBDIVISION rules. Other volumes of the Rules and Regulations include: Volume 2: Building Code; Volume 3: Election Procedures Manual.

Violations of any WPOA rules or regulations are civil in nature and not criminal. Criminal actions come under the jurisdiction of the Ohio Revised Code.

Words shown in capital letters are defined in the WPOA CODE of Regulations.

If a conflict exists between this publication and any motion passed prior to the date of approval and adoption of this edition by the WPOA BOARD of TRUSTEES, this publication takes precedence. If a conflict exists between this publication and the CODE of Regulations (Blue Book), the CODE takes precedence. If a conflict exists between this publication and the Restrictive Covenants, the Restrictive Covenants take precedence.

Water and sewer services in the SUBDIVISION are provided by the Waynoka Regional Water and Sewer District (WRWSD), which is managed independently of the WPOA. Specific information about water and sewer service may be obtained by visiting the WPOA website (www.lakewaynoka.com) or by contacting the WPOA Administration Office.

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WAYNOKA PROPERTY OWNERS ASSOCIATION, INC. (WPOA)

GENERAL RULES & REGULATIONS

Notice: Unless otherwise specified, violations of rules/regulations will be subject to penalties stated in Fine Schedule 1. See Section IX for Fine Schedules.

I. MEMBERSHIP

MEMBERS-in-good-standing may request annual membership (GUEST) cards for their mother, father, grandmother, grandfather, sons and/or daughters, and their spouses and children or an individual declared by a MEMBER to be a partner. All cards are subject to a charge set by the WPOA BOARD of TRUSTEES. (Note: "Good standing" means paid in full of all WPOA and WRWSD established charges plus any outstanding fines.) All membership cards are issued at the WPOA Administration Office.

When requested by SECURITY all MEMBERS or GUESTS must provide a valid membership card.

The WPOA BOARD is committed to maintaining a safe and productive work environment for both WPOA employees and MEMBERS elected or appointed to serve in an official capacity. Harassment of WPOA employees, and/or BOARD members or volunteer officials by MEMBERS, TENANTS, VENDEES, GUESTS or another WPOA BOARD member(s) or employee(s) is neither to be condoned nor tolerated at WPOA. In general, harassment refers to conduct that is unwelcome, offensive, makes a reasonable person uncomfortable, debilitates morale, and/or interferes with work effectiveness. It includes, but is not limited to, all forms of workplace harassment as defined by the EEOC, as well as verbal harassment characterized by profanity, bullying, intimidating, shouting or otherwise confronting (publically or privately) in an uncivil manner. The WPOA BOARD will investigate any complaint of harassment or any observed harassment. If the BOARD determines that the complaint is with merit and that further action may be warranted, it shall refer the matter for review by the Citation Review Committee and by SECURITY for any further and appropriate action, in the reasonable discretion of the Committee and SECURITY. (Motion #269, January 6, 2017; amended upon adoption of this document, March 11, 2017)

II. LOTS/HOUSES

A property OWNER of multiple unimproved LOTS (no house on LOT) shall pay the annual DUES and only one (1) set of all annual assessment FEES.

A property OWNER of multiple improved LOTS (LOT with a house) shall pay the annual DUES on one LOT or rental FEE(S) if occupied, the homeowner FEE and all assessment FEES on each improved LOT. (Assessment FEES added by Motion # 242, December 13, 2014; Rental fees for family members added by Motion # 243, December 13, 2014)

Multiple OWNERS of a LOT shall each pay annual DUES, all assessment FEES, and ONE of the OWNERS shall pay the homeowner FEE (if improved LOT) established by the WPOA BOARD of TRUSTEES. (Motion #133, Feb 14, 2004)

When two or more LOTS are adjacent to one another, and a residence does not cross the common property line, the LOTS may be legally joined by means of a Joint LOT Agreement and registered as such in the Brown County Office of the Recorder. Joint LOTS (any LOT other than the one on which the residence

sits) are charged an additional LOT FEE each year. Other LOTs not considered as a joint LOT are also charged an additional LOT FEE.

OWNERS of lake front property must adequately protect the shoreline. Once notified of a deficiency in shoreline protection, property OWNERS will be fined the sum of \$100.00 for each month thereafter that the shoreline remains unprotected. (Resolution, Motion #17, September 12, 1998)

RECREATIONAL VEHICLES (campers) that are parked on a LOT or LOTS (including co-joined LOTS) with a house on them are not to be used for prolonged habitation while in those locations. A RECREATIONAL VEHICLE (camper) on the home owner's LOT can be connected to electricity or water for the purposes of normal maintenance and cleaning, but must be disconnected from electricity and water after completion of the maintenance or cleaning of the RECREATIONAL VEHICLE. Special permission to use a camper at the home owner's LOT for their VISITORS can be granted by the WPOA SECURITY department for up to 14 days per calendar year. (Motion # 220, June 8, 2013).

WPOA recreation areas such as Hiawatha, Kiddie Corral, Little Crow, Little Turtle, Red Cloud and so forth, are designated on plats recorded at the Office of the Brown County Recorder as "Lake Access" LOTS. MEMBERS are not permitted to build docks on such property.

Other WPOA owned waterfront LOTS that adjoin LOTS owned by MEMBERS are designated on plats recorded at the Office of the Brown County Recorder as "Common Access" LOTS and are also sometimes referred to as "Lake Access" LOTS. These LOTS differ from the WPOA Recreation area "Lake Access" LOTS as the purpose of these "Common Access" LOTS is to provide adjoining LOT owners with access to the lake. If you own a LOT which adjoins a WPOA-owned "Common Access" waterfront LOT, the following rights and obligations apply:

- No one can restrict your ability to use the WPOA LOT between your LOT and the water.
- The property lines of your LOT should be extended to the normal high water mark to determine how much of the WPOA-owned LOT you have special privileges and responsibilities for. Inside this area:
 - In accordance with the building plan a dock can be built but must meet the same set-back requirements as docks on lake front properties.
 - No structure, other than an approved dock, can be built on WPOA-owned property.
 - You are responsible for shore line protection.
 - You are responsible for maintaining the area (e.g., mowing).
 - You can landscape the area with approval of the WPOA Administration.
 - You can remove trees and plant trees with approval of the WPOA Administration.
 - You cannot restrict others' access with fences or hedges.
 - Other than the above restrictions, you should treat this WPOA property as an extension of your own LOT.

1. PETS

Only domesticated pets are permitted. No farm or exotic animals are permitted. Bee keeping is not allowed inside the Lake Waynoka SUBDIVISION. (Motion #111, May 11, 2002)

Dogs are limited to a total of three (3) permitted per household and must have a collar with owner identification and license. All dogs shall be leashed at all times when outside of a fenced or otherwise contained area. All pets will be controlled by their owner and not become a nuisance (excessive barking, etc.). Violations will be subject to penalties specified in Fine Schedule 1.

All stray animals within the SUBDIVISION will be reported to SECURITY which will attempt to contact the owner of the animal and take appropriate action. Repeated or unfamiliar stray animals will be reported to the Brown County dog warden and SECURITY.

Any animal that appears vicious or appears to be a threat to humans will be reported to SECURITY which will relay this report to a Lake Waynoka Ranger for action. All animal bites will be reported to SECURITY which will relay this information to a Lake Waynoka Ranger for action. Lake Waynoka Rangers report animal bites to the Brown County Board of Health and ensure all necessary actions are taken in relation to this report.

Canines that chase or bite humans or certain breeds of canines are defined by the Ohio Revised Code Chapter 955 as dangerous or vicious dogs. This chapter describes additional actions that owners of dogs defined as dangerous or vicious must take to restrain these dogs. This chapter also describes criminal charges that can result if a dog is found to bite a human more than once.

2. OPEN BURNING

An OWNER must notify SECURITY of the day, time and location of the burning. Burning is limited to grass, leaves or wooden debris from storms or construction (absolutely NO garbage.)

You must be in control of the fire at all times, and have a water source available.

The fire must be out before you leave the area.

3. TRASH AND WASTE POLICY

Residents and TENANTS are expected to subscribe to the trash hauling service contracted by the WPOA. The dumpsters at the lodge and the campground are not for the use of homeowners or individuals. Trash barrels at recreation areas are for trash generated at those areas only. Violations will be subject to penalties specified in Fine Schedule 1.

Owners are requested to place all trash cans at the edge of the road no sooner than the evening before pick-up and remove them within 24 hours after pick-up.

No raw sewage shall be dumped or drained on open grounds anywhere in the Lake Waynoka SUBDIVISION. Any violations shall be reported to the proper environmental authority.

4. LAKE WAYNOKA BEAUTIFICATION.

Flowers, shrubs and trees on Lake Waynoka common grounds and near buildings are for everyone's enjoyment. They are not to be picked, cut or destroyed.

If a property is unkempt, the OWNER can be cited. If corrective action is not taken, WPOA may clean up the property and bill the property OWNER.

If property is not maintained, e.g., peeling paint, peeling boards or siding/structural boards, missing shingles or roofing, broken windows or other structural damage, a citation can be issued to the property OWNER if it is not repaired within 60 days. Violations will be subject to penalties specified in Fine Schedule 3.

If the grass and/or ground cover on a property exceeds 5-6 inches in height, the OWNER can be cited for lack of grooming. If not corrected, the WPOA will mow and trim the property and a charge for this activity will be placed on the OWNER'S WPOA account payable in 30 days or privileges will be revoked.

Any property OWNER who collects non-operable pieces of equipment or other debris can be cited after a warning for trash and litter. Violations will be subject to penalties specified in Fine Schedule 1.

Littering is prohibited. Violations will be subject to penalties specified in Fine Schedule 1.

In the interest of beautification, liquid propane gas tanks are to be screened.

5. SIGNS & ADVERTISING

Real estate signs advertising property for sale or rent shall be placed on the “for sale/for rent” property only. They shall not be larger than 30” x 30”. Up to 2 signs can be placed on a LOT; one sign shall face the roadway and one may face the lake or rear roadway if applicable. No for sale signs shall be placed at any road intersections or within five (5) feet of the edge of the road. (Motion #139, October 9, 2004; Motion #160, March 11, 2006; Motion # 238, July 12, 2014.)

Real estate “Sold” signs must be removed from properties within 14 calendar days of closing on the property. The property OWNER can be fined \$50 if the sign is not removed. (Motion # 259, September 10, 2016)

If an open house is being held, one sign may be placed at the front entrance providing LOT number, address, date and time of the open house the day before such open house. Open house signs must be removed the day the open house is over.

Signs for family reunions and parties, etc. may be placed for directional purposes. Please remove these signs no later than 9:00 am the day following such party.

No political signs are permitted on any property within the boundaries of the Lake Waynoka SUBDIVISION. (Motion #213, October 13, 2012.) The exception is LOT #177 on Election Day when the Lodge is used as a polling location. Political signs will be allowed on LOT #177 ONLY and ONLY on Election Day per State of Ohio polling location regulations.

Each contractor may place no more than one sign on an OWNER’s property during the period of time that they are working at the site. Signs must be removed upon completion of construction.

No paid advertisement will be permitted in the WPOA monthly newsletter for those running for a BOARD of TRUSTEES position. (Motion #227, October 12, 2013)

6. ZONING GUIDELINES

The following is only an overview concerning building permits and construction at Lake Waynoka. Please contact the WPOA Administration office (937-446-3232) to obtain more information and permits.

No construction shall be commenced until the project is approved in writing by the building committee and all applicable FEES and DUES have been paid. A citation will be issued if any construction begins before a permit is issued and a \$100.00 fine imposed on the property owner. If construction continues, then an additional fine of \$100.00 per day will be assessed for every day someone works on the project. (Motion # 249, August 8, 2015)

Building permits are required for new construction of any building. This includes residence, deck, boat dock, detached or attached garages, storage buildings, swimming pools, doghouses, tree houses, boat lifts, fences, etc.

External changes to an existing structure do not require a new building permit unless the modifications

change the structural dimensions, color, or require inspections (e.g., new footers).

Pole buildings, garages and other roofed structures shall match the color and roofing material of the dwelling.

A Brown County Building Department receipt shall be submitted for any structure over 200 square feet. In lieu of a receipt, documentation from the Brown County Building Department stating such shall be submitted.

If any construction will disturb the soil, silt mitigation protection shall be installed and inspected by an agent of the WPOA prior to a permit being issued.

Approved shoreline protection shall be in place prior to a permit being issued for construction on any lake front or Common Access waterfront LOT.

The exterior shell of any building shall be completed within six (6) months from start of construction.

No building materials shall be placed on the LOT more than 30 days prior to the start of construction. Final grading shall be completed within 180 days following the start of construction, unless an extension is granted by the Building Committee due to unusually bad weather or other unavoidable delays. If the permit applicant owns the adjoining LOT, it may be used for material storage or access to the construction site. The construction debris should be kept at a minimum during construction. Clean up of debris shall be done on a regular basis during construction. A dumpster may be required to assist in maintaining the site. A portable toilet unit may be required during construction.

Neither WPOA, the Building Committee, nor any member thereof, nor any member of SUBDIVISION management, their heirs, representatives, successors or assigns shall be liable for damages to anyone submitting plans for approval due to mistakes in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans. Any person or entity submitting plans to the committee agrees that no suits for damages will be submitted in accordance with this article.

The BOARD of TRUSTEES shall be the final arbiter of construction materials and details.

III. PUBLIC AREAS

1. LODGE/CLUBHOUSE

The Lodge is available for use by all MEMBERS and their GUESTS from 7:00 a.m. – 11:00 p.m. daily. The Lodge small meeting rooms may also be used by reserving them through the WPOA Administration Office. An adult must accompany children under the age of twelve (12). No loitering or horseplay is permitted.

2. LOUNGE

The Lounge is governed by the liquor regulations of the State of Ohio. No one under 21 years of age is permitted in the Lounge unless accompanied by a parent or legal guardian. The hours of operation are posted.

3. RESTAURANT

See the Restaurant for hours of operation (may vary with season). No swimsuits; shoes and shirts must be worn inside the Restaurant.

4 NOISE

There will be reasonable quiet hours between 11:00 P.M. and 8:00 A.M. within the entire Lake Waynoka SUBDIVISION. Violations will be subject to penalties specified in Fine Schedule 2.

5 COMMON PROPERTY AREAS

All common picnic and recreational areas shall close at dusk unless proper arrangements have been made in advance with SECURITY for extended hours. Quiet fishing at the dam and common areas is permitted all night.

Picnic and Recreation areas are available for rent. Contact the SECURITY Office (937-446-3214) for details, charges, availability and restrictions.

Minors must be accompanied by an adult.

Fires are permitted only in WPOA-provided fire receptacles. Tents are not authorized.

Picnic tables in common areas are the property of the WPOA and are not to be removed from the area.

VEHICLES shall not be driven or parked off of the driveways and parking areas.

6 FIREARMS AND/OR DEADLY ORDNANCE

No MEMBER, TENANT or GUEST shall discharge a firearm and/or deadly ordnance in the SUBDIVISION at any time. NOTE: Discharge of a firearm within specified distance of an occupied structure, roadway or building is a violation of the Ohio Revised Code and will be investigated by Rangers.

Hunting of any kind is not permitted in the SUBDIVISION, except for animal population control approved by the WPOA BOARD.

Violations of this section will be subject to penalties specified in Fine Schedule 1.

IV. MOTOR VEHICLES

1 WPOA VEHICLE REGISTRATION

Registration of all VEHICLES must be done annually. All VEHICLES shall be operable, have current state license plates, and possess a current Lake Waynoka RFID or decal.

Registration is performed by SECURITY. State registration or title is required along with a current membership card of the person to whom the VEHICLE is registered or titled. RFID/decals will be placed on the driver's side of windshield.

RFID decals can be obtained by property owners instead of the traditional window decals for an additional cost. When a property owner sells a vehicle to a non-property owner or dealer with an RFID decal affixed to it, they must contact SECURITY or WPOA Administration and have the RFID decal disabled. If a non-property owner is found in possession of a valid functioning RFID on a vehicle that has not been deactivated by the previous owner, the property owner may be fined up to \$500.00 and the non-property owner may be charged criminally. Property owners who sell their vehicles to other property owners of Lake Waynoka may leave the RFID decal on the vehicle and an RFID transfer can be completed by contacting SECURITY or WPOA Administration.

If current FEES are unpaid a one (1) day VISITOR pass will be issued; the pass is valid to and from the owned property and does not allow use of the facilities, either as a property OWNER or as a GUEST of another.

Motorbikes, mini-bikes, go-carts, and/or ATV's are not to be operated in the SUBDIVISION.

Bicycles, scooters, etc. shall have reflective lights and a headlight when on the road at night. All must be operated safely at all times.

All drivers must be able to show SECURITY a valid driver's license and/or vehicle registration upon request.

2 SPEED LIMITS AND TRAFFIC LAWS

“WATCH FOR CHILDREN” at all times.

- 10 mph..... Campground
- 25 mph..... Crossing the dam and at posted locations
- 35 mph..... Unless otherwise posted.

All Ohio traffic laws relating to the operation, licenses, equipment and registration of motor VEHICLES shall be enforced in the Lake Waynoka SUBDIVISION. Violations of traffic laws will be addressed by Lake Waynoka Rangers. Traffic citations issued will be adjudicated by the Brown County Municipal Court.

3 PARKING

All VEHICLES will be parked at campsites, home sites or designated parking areas. No parking is permitted on the road way or on road right-of-ways (except for loading or unloading).

No overnight parking is permitted in recreation areas or Lodge parking lots unless approved by SECURITY. Violators may be towed at owner's expense.

4 BACK GATE

Traffic through the back gate is restricted to emergency VEHICLES, cars and pickup trucks with RFID decals. All construction traffic, RECREATIONAL VEHICLES, boats, and VEHICLES with TRAILERS must enter the front entrance. All VEHICLES may exit the back gate. (Motion #7 June 13, 1998)

5 UNDER SPEED VEHICLES

Under speed VEHICLES (e.g., golf carts) as defined in the Ohio Revised Code can be used on the roadways and other property of the Association if they meet all requirements of the WPOA USV checklist and display an annual decal. (Motion # 253, January 9, 2016)

6 SHORT-TERM VISITOR AUTOPASSES

Short-term VISITOR auto passes are issued to persons not qualified for a GUEST card or for a person doing work at the MEMBER's home for a short interval. A short-term VISITOR auto pass must be requested by a MEMBER, in person, or by a telephone call to SECURITY, and shall be made for a specific period not to exceed five (5) days. Contact SECURITY for information on other types of passes.

The property OWNER shall be legally responsible and liable for damages and expenses incurred because of the property OWNER'S GUESTS or VISITOR'S misconduct. (Resolution)

Specially marked passes for specific Lake Waynoka social events and sponsored property OWNER events may be issued and dated for that event date only.

7. SPECIAL PASSES FOR CONSTRUCTION AND CONSTRUCTION REQUIREMENTS

All contractors and their workers must check in with SECURITY at the front entrance.

Once a property OWNER has received an approved building or construction permit from the WPOA Administration office the property OWNER will provide the SECURITY office with the name of the primary contractor or primary sub-contractor(s) and the location of the construction site. The contractor will provide the SECURITY office with a list of all sub-contractors assigned to the construction project.

All contractors/sub-contractors will provide SECURITY with information about the construction site. Delivery VEHICLE (e.g., concrete trucks) operators must identify the builder and project site to SECURITY prior to entry onto WPOA property. SECURITY will then issue a GUEST pass (not to exceed 5 days) and allow access to the project site.

Workers not identified to SECURITY by the property OWNER or primary contractor/sub-contractor will not be granted access until a GUEST pass is called in by the property OWNER or identified by the primary contractor/sub-contractor.

In accordance with quiet time addressed in the WPOA Rules and Regulations, construction involving loud machinery or tools cannot commence prior to 8:00 AM.

Contractors or sub-contractors are responsible for removal of mud or excessive construction debris left on roadways as a result of construction.

From November 1 through April 1 of each year, all construction traffic (2 ton or greater) is restricted to one half of their gross maximum payload. If the vehicle is overweight, it will not be permitted to enter the SUBDIVISION.

8 SEMI-TRACTORS (RESOLUTION, January 12, 1991)

No semi-tractors shall be permitted to enter Lake Waynoka SUBDIVISION and travel on the streets and roads except for the purpose of making local deliveries or pickups within the SUBDIVISION. No property OWNER or GUEST of a property OWNER shall be permitted to park a semi-tractor on any LOT or roadway within Lake Waynoka SUBDIVISION except for the limited purpose of making deliveries to or pickups from such LOT and only for such time as is reasonably necessary to accomplish such purpose.

V. HEALTH & RECREATION FACILITY

The Health & Recreation Facility, which includes the indoor and outdoor pool areas, tennis courts, outdoor basketball courts, and the fenced pavilion south of the outdoor pool, is provided for all MEMBERS-in-good-standing and their GUESTS. MEMBERS and GUESTS must always conduct themselves in a safe and lawful manner, consistent with the following Rules and Regulations.

1. GENERAL RULES

Please see posted notices for current hours of operation.

There is a fee per person, per day for all non-WPOA MEMBERS. The fee is set by the WPOA BOARD of TRUSTEES.

Inappropriate public displays of affection are not permitted.

Proper attire is required at all times. Offensive or sexually explicit graphics or words on clothing are prohibited anywhere in the Facility.

No loud, boisterous, foul or abusive language shall be tolerated anywhere in the Facility

Smoking is not permitted anywhere in the Health & Recreation Facility.

It will be the responsibility of the MEMBER or guardian of a minor for any repairs should the equipment be damaged or broken through misuse.

2 SAFETY

Staff members, attendants and lifeguards on duty must be obeyed at all times. The Waynoka Property Owners Association shall not be responsible for injuries.

3 SECURITY

To enter the Facility all MEMBERS must show a valid WPOA membership card and must carry valid ID while at the Facility.

All persons must be prepared to show proper identification to verify age.

MEMBERS are responsible for the conduct of their GUESTS.

In the event a staff member, attendant or lifeguard requests that you leave, you must do so immediately.

V-a. GYMNASIUM, FITNESS ROOM & GAME ROOM

The Gymnasium, Fitness Room, and Game Room are located inside the Health & Recreation Facility building.

1. GENERAL RULES

Within the Facility an adult must accompany anyone under the age of 12 at all times except as otherwise noted.

Athletic attire and proper athletic shoes should be worn at all times inside the fitness room or the gymnasium. Patrons using the fitness room or the gymnasium are requested to use athletic shoes other than what they wear coming into the building.

No shoes with wheels are allowed inside the Facility.

No food or drink (except water) is allowed in the fitness room or gymnasium.

Locks may be used on the lockers in the locker room, however, they must be removed when the individual leaves the building.

2. SAFETY

No one under 16 years of age will be permitted in the fitness room. Exceptions to this rule are: children 14 and 15 years of age may use the fitness room if accompanied by a parent or legal guardian. Children under 14 years of age may use the fitness room only if under doctor's written orders and a parent or legal guardian must accompany them.

V-b. INDOOR POOL AND SPA

The indoor pool and spa are located inside the Health & Recreation Facility building.

1. GENERAL RULES

No food or drinks are permitted in the indoor pool area.

Swimmers must wear proper swimming attire at all times.

Children in diapers must wear swim diapers.

2. SAFETY

Lifeguards are not provided for the indoor pool and spa area; the WPOA assumes no obligation to do so.

Swimmers swim at their own risk.

Swimmers must shower before entering the pool and towel off before exiting the pool area.

No one under the age of 18 is allowed in the spa.

Diving is not permitted in either the indoor pool or spa.

Metal and plastic toys are not permitted in the pool.

No running is permitted anywhere in the pool area.

Dunking, pushing or horseplay in the pool or pool area is prohibited.

V-c. OUTDOOR POOLS

The outdoor pools are located adjacent to the Health & Recreation Facility building. While the pools are supervised by lifeguards provided by the WPOA, the WPOA has no obligation to do so.

1. GENERAL RULES

Lifeguard equipment is for use by the lifeguards only.

No glass or alcoholic beverages are permitted in the pool area. Attendants have the authority to check all coolers and bags being brought in.

The adult-only pool is reserved for anyone 18 years or older. No one under 18 is permitted in the pool area or the pool. Anyone in this area should be prepared to offer identification to verify age.

No individual audio devices with external speakers are permitted.

Swimmers must wear proper swimming attire at all times.

All swimmers are cautioned that they are swimming at their own risk – even when lifeguards are on duty.

Children in diapers must wear swim diapers.

2. SAFETY

Lifeguards on duty must always be obeyed.

No one under 12 years of age will be permitted in the pool area without supervision of a parent

or responsible person 16 years of age or older.

Children using/wearing flotation devices (arm wings, rafts, etc.) must be under direct adult supervision.

Diving is permitted only in designated areas of the pool. Divers should check for other swimmers making certain the area is clear before diving into the pool.

No gum chewing is allowed anywhere in the pool area.

Any items to be used within the swimming pool area or the pool must be approved by the lifeguard. No more than one person shall be permitted on the diving board or the slide at any one time.

Swimmers are required to pass a swimming test with lifeguard before being allowed to be in the “deep” area of the pool.

Individuals must not enter the Health & Recreation building wet – everyone must “towel-off” before going inside. From a safety and hygienic aspect, shoes should be worn when going into the building from the pool area.

No shoes with wheels are allowed.

No running is permitted anywhere in the pool area.

Dunking, pushing or horseplay in the pool or pool area is prohibited.

VI. CAMPGROUND

1. GENERAL RULES

The campground was developed for the MEMBERS to use for recreation. It was not intended as a place to establish permanent residence.

Family camping is available April 1st through November 1st. Nightly camping FEES are required.

GUESTS or VISITORS eighteen (18) years of age or older may camp without the MEMBER being present after checking in at the Campground Office and paying the necessary camping FEES, however, the MEMBER must contact the Campground Office for prior authorization.

RECREATIONAL VEHICLE(S) are defined as VEHICLES manufactured specifically for human occupancy, including, but not limited to campers, tent campers, travel TRAILERS, camping vans, and motor homes. Only RECREATIONAL VEHICLES complying with the current definition of a manufactured camping unit are allowed in the WPOA Campground. [See Ohio Revised Code 4501.01.]

The WPOA BOARD of TRUSTEES annually determines the amount of camping FEES required to operate the campground. These FEES do not represent a lease hold on any camping pad. All FEES shall be paid in advance of camping. FEES are for each campsite, per RECREATIONAL VEHICLE, per tent, per night. If any FEES are 30 days past due all membership cards and RFID decals associated with the users account will be suspended. A current membership card must also be shown to the Campground attendant.

All WPOA RECREATIONAL VEHICLE decals must be renewed annually, either at the Campground Office or at SECURITY. Proof of ownership is required (title, registration) along with your current WPOA

membership card.

A campsite area is defined from electric box to electric box to the road.

There must be fifteen (15') feet between RECREATIONAL VEHICLES, including all projections, at all times. Hitches must face the road. All TRAILER types are to be mobile at all times, capable of a fast hook-up and be able to pull out in case of an emergency (e.g., fire, weather, etc.). (ORC)

Self-contained camping will be limited to 48 hours in a week and no more than 96 hours within a 30 day period from November 1st to April 1st. The Campground Manager must be notified in advance of use. (Motion # 266, November 12, 2016)

No more than two (2) electrical outlet plugs are to be used by each campsite. Only the power cord supplied by the RECREATIONAL VEHICLE manufacturer can be used to supply electric power to the VEHICLE. If using an extension cord for any other purpose it must be twelve (12) gauge or larger wire. When the Camper is going to be away for more than 48 hours all electrical connections must be terminated (patio/decoration lights, bug zappers, small appliances, etc.) The exception is the main power cord to the VEHICLE. However, no air conditioners, furnaces, stoves/ovens, TV's, radios or unnecessary lights can be left on.

Unless devices are an integral part of the RECREATIONAL VEHICLE, refrigerators/freezers, stoves/ovens and propane tanks are prohibited. Gas grills are an exception, however, only one (1) gas tank per grill and only two (2) grills per campsite are permitted. There cannot be any barrels or large containers for fuel (diesel, gas, kerosene, etc.) placed on any campsite. Only current State and Federally approved containers, not more than 5 gallons total, are allowed.

Campers, except full hook-up sites, cannot connect their RECREATIONAL VEHICLE permanently to any water supply. Water availability is for filling your fresh water tank only. Failure to comply with this regulation will result in termination of camping privileges. Faucets on full hook-up sites should be turned off when RECREATIONAL VEHICLES are not in use.

All sewage (toilet) waste must be disposed of at the provided "Dump Stations." Gray water can be disposed of in the dishwasher traps or at the "Dump Stations." Sewage waste lines MUST be connected to the disposal tank or capped at all times. Failure to comply with these regulations will result in termination of camping privileges.

All trash/garbage and campfire ash must be put into plastic bags, properly sealed, and then placed into the dumpsters provided by the Campground. Bags shall contain only general household trash generated while camping. Absolutely no hazardous waste, refrigerators/freezers, air conditioners, tires, batteries or paint cans shall be placed in dumpsters. The dumpsters provided are for Campers use only.

All Campers must maintain their campsite in a neat and orderly fashion. Swing sets, jungle gyms or swimming pools are not permitted. The WPOA has the right to perform regular inspections. If it is determined that the campsite needs to be cleaned, WPOA personnel will perform this work and the MEMBER'S account will be charged. Camping privileges can be suspended if the clean-up charge is not paid.

The bathhouse is specifically for showering, lavatory and toilet use only. No laundry or dish washing, sleeping, game playing and/or dumping is permitted. Only toilet tissue is to be flushed. Pets, excluding service animals, are not allowed in any restroom facility, or bathhouse. Loitering will not be tolerated.

The playground equipment is designated for use by children under twelve (12) years of age except for the basketball court. Skateboarding is only allowed at the basketball court. Playground hours are from 8:00 am to 11:00 pm. Parents or legal guardians must supervise and be responsible for their children and minor GUESTS at all times.

Pet Owners must:

Not allow more than three (3) pets per campsite.

Contain the pet or be on a leash under the owner's control at all times. Not leave pets unattended at any time.

Provide all pets with a collar showing owner identification and current license. Be able to show proof of current rabies vaccination for each pet.

Not allow their pets to become a nuisance (excessive barking, etc.).

Clean up after their pets either on their campsite or anywhere within the Campground.

Failure to comply with any of these pet regulations will result in termination of camping privileges and/or requiring the pet be permanently removed from the campground.

The pavilion is available for all MEMBERS to use. Reservations can be made for the pavilion by contacting the Campground Office; all other times are on a "first-come, first-serve" basis. NO skateboarding, bikes or VEHICLES are permitted in the pavilion.

WATERCRAFT and/or boat TRAILERS are not permitted in the Campground except to load or unload with a one (1) hour time limit. The WPOA provides boat and/or TRAILER parking. This parking area can only be used during camping season, April 1st to November 1st, by current Campers. Each boat and boat TRAILER must display a current WPOA boat/boat TRAILER decal. Washing any VEHICLE or power washing of any WATERCRAFT is strictly prohibited. Annual washing of permanent RECREATIONAL VEHICLES is allowed.

All VEHICLES (including bicycles) operated within the campground must obey all posted rules. The speed limit is ten (10) mph. Only WPOA-approved motorized VEHICLES (gas or electric) with licensed drivers are allowed in the Campground. No VEHICLES other than those designed for camping are to be stored in the Campground, with the exception of WPOA-approved golf carts. AFTER DARK, BICYCLES MUST HAVE LIGHTS AND REFLECTORS, FRONT AND REAR, SPECIFICALLY DESIGNED FOR BICYCLING.

Quiet time is 11:00 pm. to 8:00 am. Any disturbances to fellow Campers (loud music, fighting, barking dogs, etc.) will be cause for a citation and a fine any time of the day or night. Be courteous to your neighbors.

State law prohibits smoking in any enclosed building (e.g., bath house, restrooms, and Campground office, etc.).

Any concerns not covered by the Rules and Regulations of the WPOA or the Campground will be addressed by the Campground Manager, the General Manager, or the WPOA BOARD of TRUSTEES as necessary.

Violations of Campground rules will be subject to penalties specified in Fine Schedule 1. Repeated offenses may be cause for termination of campground privileges.

2. PERMANENT CAMPSITE RULES

Permanent campsites are available to MEMBERS and MEMBER'S card holding GUESTS based on availability. A "Campsite Use Agreement" must be signed by each permanent Camper. MEMBERS who

currently have a permanent campsite shall be permitted to retain the campsite provided they have, by April 1st of each year, paid all WPOA/WRWSD membership DUES/FEES/assessments and are MEMBERS-in-good-standing. Failure to pay by April 1st can cause termination of camping privileges. MEMBERS desiring a permanent campsite or desiring a different campsite may request to have their name placed on a waiting list at the Campground Office. Camping FEES must be paid in full or monthly in advance. MEMBERS who choose the monthly payment must pay prior to using their assigned campsite.

Campsites cannot be transferred from one user to another.

Any permanent campsite not being used on a regular basis may be asked to vacate their site at the discretion of the Campground Manager, to free up unused sites for others to use.

Permanent Campers must provide their own picnic table (Motion #5, April 9, 1988) and fire ring or a means to contain their campfire. Fire rings cannot be larger than three (3') feet in diameter. All firewood must be stacked neatly. All campfire ash must be disposed of properly by placing cooled, bagged ash in dumpsters. Spreading fire ash in ditches or around trees is strictly prohibited.

Any improvements to any campsite (gravel, patio/decks, storage unit, etc.) must have prior approval from the Campground Manager. Gravel replacement is the responsibility of WPOA if deemed necessary. No trees shall be cut or damaged by a Camper.

Each campsite is allowed one (1) deck or patio no larger than twelve feet by twenty feet (12' X 20') in the defined campsite location, after Campground Manager approval. Decks, patios, or roofs cannot be attached to any RECREATIONAL VEHICLE. Decks must be placed on concrete block pads.

Each campsite is allowed one (1) storage unit no larger than eight feet by ten feet (8' x 10'). This storage unit must be placed behind the RECREATIONAL VEHICLE. All items to be stored must also be placed neatly behind the RECREATIONAL VEHICLE. The Campground Manager must approve all buildings.

Each permanent Camper has the option to mow and trim their own campsite or pay WPOA for mowing/trimming service. If they choose to mow/trim themselves, it must be done every two (2) weeks. Permanent campsites not mowed/trimmed shall be done by the WPOA and the charge shall be added to the Camper's account. The decision to mow will be made by the Campground staff and the decision will be final. This mowing charge must be paid before the campsite can be occupied. Perimeter campsites must maintain at least seven-and-one-half (7-1/2') feet from the property line. All electric cords and water hoses must be stored out of the way of mowing/trimming.

Winter Storage is available to all permanent Campers November 1st to April 1st for a fee determined by the WPOA BOARD of TRUSTEES. Winter storage FEES are due November 1st. Campers are responsible for preparing their RECREATIONAL VEHICLE for the winter weather. All electric cords must be disconnected. Full hook-ups must disconnect sewer and water hoses. Outside items (furniture, grills, etc.) must be secured or stored away from the campsite. Fire rings must be cleaned out and all trash disposed of. All tent canopies or screened tents and their frames must be taken down. Tarpaulins used to winterize must be removed by May 1st of each year.

Campsite Use Agreement

The Campsite Use Agreement is made between Waynoka Property Owners Association, Inc. (WPOA) and the Campsite User. Both parties agree to comply with the current WPOA, WPOA Campground, and all State of Ohio rules and regulations. WPOA accepts no responsibility for any damage or theft.

This Agreement will expire and be terminated if Campsite Users violate any of these rules and regulations or become delinquent in camping FEES or any other WPOA/WRWSD FEES. Campsite Users will be notified and given five (5) days from the termination date to vacate the WPOA Campground.

If the Campground Manager and the Campsite User are unable to correct any such problem prior to termination, the Campground Manager will so notify the Campsite User, in writing both by regular U.S. Mail and Certified Return Receipt Mail, that an action will be filed in the Brown County Municipal Court for seizure of abandoned property. Campsite Users will be given ten (10) days from the mailing date to remove all personal property.

RECREATIONAL VEHICLES and personal belongings will be removed from the WPOA Campground in accordance with Section 3729.13 of the Ohio Revised Code. All WPOA/WRWSD delinquent FEES and all costs will be applied to the MEMBER'S account for collection.

The Campsite Use agreement terminates at the end of the current camping season and will automatically renew at the beginning of the next camping season unless one of the parties decides not to renew.

3. TEMPORARY CAMPSITE RULES

The WPOA requires that all temporary Campers check in and out at the Campground Office or with SECURITY if the Campground Office is closed. The Campground Office hours will be posted. Quiet time is 11:00 pm. to 8:00 am.

Campsites designated as temporary may be used for a maximum of 14 consecutive days. Temporary campsites are furnished with a picnic table and a fire ring. Temporary campers must arrive before the WPOA quiet hour of 11:00 pm. Temporary campsites are not permitted any external structures other than small steps into their RECREATIONAL VEHICLE or portable canopies. Decks are not permitted. Temporary Campers must also follow all WPOA and Campground Rules and Regulations.

VISITOR Campers will be restricted to temporary campsites only. MEMBERS are responsible for their VISITORS.

Doubling-up on campsites may be allowed up to a maximum of three tents/RECREATIONAL VEHICLES per campsite if there is five (5') feet between VEHICLES, including all projections, at all times. Doubling-up requires nightly camping FEES.

VII. LAKE

1. BOAT REGISTRATION

Only boats owned by WPOA MEMBERS are permitted in or on the lake and registration is performed at SECURITY when entering the SUBDIVISION. All boats with any type of motor require a WPOA boat decal which must be renewed on an annual basis. This includes row boats/paddle boats/canoes equipped with a trolling/electric motor. All boats within the geographical boundaries of the Lake Waynoka SUBDIVISION which are required to have, or are eligible for, a title under the Ohio Revised Code, must display a current WPOA boat decal on the left side of the boat. All Ohio Division of WATERCRAFT requirements must be met and maintained on all boats.

A valid State license tag and a current WPOA boat TRAILER decal is required on boat TRAILERS.

The boat may be inspected for State required safety equipment (Coast Guard approved) upon entering

the SUBDIVISION; spot checks will be made on the lake from time to time by SECURITY.

All boat owners must carry boater's liability insurance and sign a form indicating such at the time of WATERCRAFT registration.

If you were born after January 1, 1982, you must have successfully completed a NASBLA approved Safe Boating Course to operate a boat on Lake Waynoka and provide the state issued card certifying completion when registering WPOA WATERCRAFT. (Law of the State of Ohio.)

Newly purchased boats may be given a decal based on the bill of sale or title.

All bilges and live wells must be flushed before entering the SUBDIVISION.

All lavatories must be sealed and absolutely no dumping into the lake is permitted.

Houseboats, jet boats, wind surfers, hang gliders, airplanes, and personal WATERCRAFT (vessels less than 16 ft. in length, propelled by machinery and designed to be operated by an individual sitting, standing, or kneeling on the vessel rather than by an individual sitting or standing inside the vessel) are not permitted on the lake. Paddleboats, kayaks, canoes, and paddleboards must adhere to all WPOA WATERCRAFT regulations.

Boat owners are responsible for the removal of any sunken boat and the cleanup of any spills.

Rental watercraft are not permitted to be operated on the waterways of Lake Waynoka unless they are rented from the Marina Operator approved by the Board. (Motion # 268, January 6, 2017)

Violations of this section will be subject to penalties specified in Fine Schedule 4.

2. LAKE BOATING AND FISHING GUIDE

Areas designated as NO WAKE are within 50 feet of the dam and main lake shorelines, all coves and inlets in their entirety beginning at their main lake entrance point, and the entire upper end of the lake east of the NO WAKE buoys placed at the entrance to this area.

NO WAKE is defined as the lowest speed possible to maintain headway and navigation. A rule of thumb is that the wake of the boat should not move moored WATERCRAFT or other floating objects.

Fifteen (15) feet on either side of the centerline of the coves is reserved for boat right-of-way.

During lake lowering, when the lake is lowered, during refill and during periods of dangerous water (water overflowing shorelines and/or docks) the maximum boat speed is NO WAKE.

The entire lake is designated a NO WAKE zone between sunset (dusk) and sunrise or when at least one (1) photocell-operated light is on at the dam, the Beach or Pontiac Recreation Area.

Skiing is not permitted in **NO WAKE** areas.

Boating and fishing are NOT allowed inside the buoyed beach swimming area.

NO SCUBA diving is permitted. Exceptions may be made on an individual basis by contacting the WPOA General Manager (e.g., for dam inspection, Brown County Search and Rescue Training, etc.).

Any non-motorized WATERCRAFT (e.g., paddle boats, canoes, kayaks, etc.) MUST stay within the 50 ft. NO WAKE area along the main lake shorelines. Such craft may cross the lake, but must do so as quickly as possible; no loitering is permitted in the main lake area.

Violations of rules in this section will be subject to penalties specified in Fine Schedule 1.

3. DOCKING

No permanent docking is allowed other than at WPOA rental or public docks or MEMBER private docks.

Boats may be docked at the Marina docks and ramps for 30 minutes.

Boat launching must be done at the Marina launching ramp or the MEMBER'S own private launch ramp. No common areas are to be used for boat launching.

4. WATERCRAFT OPERATION

All accidents involving WATERCRAFT and/or towing a person on water skis or similar device, especially those involving personal injury, must be reported to SECURITY as soon as possible after the accident.

All persons using the Lake Waynoka waterways shall comply with Ohio Department of Natural Resources (ODNR) WATERCRAFT Laws and Lake Waynoka (WPOA) Rules & Regulations. MEMBERS are responsible for whoever operates their WATERCRAFT – family member, GUEST, etc.

Any and all boats must go counter-clockwise (traffic pattern with the shoreline on the starboard (right) side of the powercraft) around the lake.

Buoys mark special use, hazard and no wake areas. Only WPOA-authorized buoys are permitted to be in place. Relocating buoys is not permitted.

Boats may pull one (1) skier or one (1) tube or similar device. No water skiers, tubers or persons on similar devices are allowed to “drop off” to the shoreline or a dock.

Tubes and similar devices may not have more passengers than the designed occupancy.

When pulling a skier, a tube or similar device there must be at least two (2) people in the boat. One passenger must act as an observer and this person must be 10 years of age or older.

Tubes, floats or similar devices must be removed from the water when not in use (not left floating in the lake).

No person is permitted to be on skis, on tubes or similar devices during refueling.

Violations of this section will be subject to penalties specified in Fine Schedule 1.

5. SWIMMING

Swimming is not permitted outside of NO WAKE areas other than in designated swimming areas.

Swimming is allowed in the coves other than the entrances. Fifteen (15) feet on either side of the centerline of the coves is reserved for boat right-of-way. Boats have the right-of-way in coves.

Floating trampolines, slides, or similar devices are not allowed outside of designated NO WAKE areas.

Floating trampolines, slides, or similar devices must not obstruct or hinder boat traffic-at any time, and such devices must stay out of the defined waterway. Trampolines, slides or similar devices, including mooring buoys and floating decorations, shall be removed from the lake or be secured at the shoreline when not being used.

Swimming in the lake and at the beach is at YOUR OWN RISK at all times.

Violations of rules in this section will be subject to penalties specified in Fine Schedule 1.

6. FISHING

The WPOA BOARD of TRUSTEES has adopted the rules and regulations for fishing as described with the Ohio Department of Natural Resources (ODNR). These rules as noted below will be enforced by the lake patrol and the BOARD trusts all true sports will comply.

Lake Waynoka encourages a catch-and-release policy. Specific limits for fish are posted.

Seining of minnows and gigging of frogs is prohibited. Fishing using bank lines, set lines or trotlines is prohibited

White Amur must be returned to the lake.

EXCERPTS FROM ODNR RULES

<u>SPECIES</u>	<u>DAILY LIMIT</u>	<u>MINIMUM SIZE</u>
Crappies	20	9 Inches
Large Mouth, Small Mouth And Spotted Bass +	3	15 Inches
Walleye	3	15 Inches
Channel Catfish	6	None
Bluegill	None	None

+ Possession and size limits for Largemouth, Smallmouth and Spotted Bass are waived for the Lake Committee Bass Fishing Tournaments; all fish caught in the tournaments are released.

VIII. MISCELLANEOUS INFORMATION

1. BULLETIN BOARDS

There are three bulletin boards located in the Lodge hallway. These boards are for the use of the MEMBERS of the Lake Waynoka community. Please be courteous of others by observing the following guidelines.

One board is labeled "For Sale/Want to Buy." You may post on this board descriptions of items you are trying to sell/buy. The posted article should not be larger than 8 ½ by 11 inches. It should be dated with a posting date. The article may stay on the board for 3 months or until it is sold (whichever occurs first). After three months, if the item is not sold, you may repost a new article with a new post date. Please, no multiple posting for the same item.

Another board is labeled "Services." This board is for our MEMBERS to advertise services they offer, and for vendors that buy advertisement space in our Waynoka Newsletter to post free ads on the board. Articles posted on this board should be no larger than 8 ½ by 11 inches. No multiple posting except for business cards. Business cards may be stacked one behind the other and placed on the board. At the start of each year this board will be cleared of all postings and if you still want your service posted, you will have to repost it.

The third board is labeled "Events and Lost & Found." There are no restrictions on the size of the posted articles but please be considerate of others who may wish to post items on the board. The Event Poster may stay on the board until the day after the event. Lost & Found articles must be dated with a posting date and may be posted up to three months. After 3 months you may repost a new article for the same item with a new posting date.

2. LIBRARY

There is a free library in the lodge that contains various books, puzzles, etc. MEMBERS can donate items to the library as well as use any of them at the Lodge or take them home to use. Once you are finished with the item, please return it to the library so that others may enjoy it.

3. WPOA ELECTION PROCEDURES

Specific election requirements, procedures and practices relevant to the annual election of TRUSTEES and special membership votes are stated in the Election Procedures Manual which is Volume 3 of the General Rules and Regulations.

IX. FINE SCHEDULE & APPEALS PROCESS

1. FINE SCHEDULE

The following fine schedule generally provides for a written warning as the first step in the enforcement process. A Ranger or SECURITY Officer may issue a WPOA citation in lieu of a written warning based upon the nature and circumstances of the violation.

Schedule 1:

- 1st Offense: Written Warning
- 2nd Offense: WPOA Citation with \$50.00 fine
- 3rd Offense: WPOA Citation with \$75.00 fine
- 4th or more Offenses: WPOA Citation with \$100.00 fine

Schedule 2:

- 1st Offense: Written Warning
- 2nd Offense: WPOA Citation with \$50.00 fine
- 3rd Offense: WPOA Citation with \$75.00 fine
- 4th or more Offenses: Minor Misdemeanor Citation to Brown County Municipal Court (Disorderly Conduct)

Schedule 3:

- 1st Offense: Written warning with 14 days to correct
- 2nd Offense: WPOA citation with \$50.00 fine and 30 days to correct.
- 3rd Offense: WPOA citation with \$75.00 fine and 30 days to correct.
- 4th or more Offenses: WPOA citation with \$100.00 fine and 30 days to correct.

Schedule 4:

1st Offense: Written Warning with 7 days to correct.

2nd Offense: WPOA Citation with \$50.00 fine and 7 days to correct.

3rd Offense: WPOA Citation with \$75.00 fine and 7 days to correct.

4th or more Offenses: WPOA Citation with \$100.00 fine and 7 days to correct.

Fine does not include cost of boat sticker.

Unless otherwise specified, violations of rules/regulations will be subject to penalties stated in Fine Schedule 1.

2. APPEALS PROCESS

The Citation Review Committee shall convene as necessary for a hearing requested by a MEMBER receiving a citation or other enforcement action taken by or issued by an authorized agent of the WPOA. After receiving a written copy of a citation or enforcement action, a MEMBER may appeal the citation by appearing before the Citation Review Committee on the date and time denoted on the citation or enforcement action. Hearings are to be held in an executive or closed session. MEMBERS will be responsible for the actions of any approved invitees during the hearing.

All fines resulting from a citation must be paid within 30 days after the date of review/appeal on the citation or as directed by the Citation Review Committee. Failure to do so will result in the MEMBER not being in good standing. All MEMBER cards and gate decals under the MEMBER'S account will be deactivated at that time. (Motion # 261, September 10, 2016)

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