

Sugar Valley Lakes Homes Association

Rules and Regulations Governing The Use of Common Properties

The rights of membership, which include the right to use common Properties, are subject to payment of annual and special assessments levied by the Association.

Violation of published rules and regulations governing the use of Common Properties, facilities, and the personal conduct of any person thereon may, at the discretion of the Board of Directors, suspend the rights of any person for violation of such rules and regulations.

Association Road & Streets

- Any person operating a motorized vehicle within the Association must have a valid operators license, be insured for operating said vehicle, and be subject to the same “rules and laws of the road” as published by the State of Kansas for public roads.
- All motorized vehicles are subject to the posted 20 mph speed limit within the Association.
- No motorized vehicles may use Association roads to gain access to or drive on Members lots, Association or Common Properties without the knowledge and permission of said lot owner.
- Any motorized vehicle without a current license plate must obtain a permit from the Association office to operate on Association roads. Permits for said vehicles may not be issued or may be suspended, at the discretion of the Board of Directors, depending on the violation or the record of past violations.
- All motorized vehicles must be driven in a safe manner and in a manner that will not damage Association roads.
- Motorized vehicles are not allowed on Common Properties other than Association roads approved for member’s use. Common Properties not authorized for motorized vehicle use is properties such as but not limited to parks, dams, spillways, and maintenance roads.
- Trash and litter may not be disposed of or thrown from any motorized vehicle operating within the Association.
- Motorized vehicles may not be parked on Association roads without permission from the Board of Directors or the Association Manager.

Other common Area Rules

- All dogs must be leashed and in total control by the member when on Sugar Valley Lakes “Common Properties”. Common properties includes, but are not limited to, the Golf Course, Clubhouse, Swimming Pool, Swimming Beach, Parks, Roads, Dams, Easements, Association Docks, and Boat Ramps.
- Trash and litter may not be disposed of or thrown away on association Common Properties. All trash and litter must be disposed of at approved dumpsites. Only trash and litter generated while at Sugar Valley Lakes may be disposed of at the approved dumpsites. Only items listed on signs at the dumpsites may be disposed of at Association disposal sites. All other items must be taken to State Approved disposal sites located outside the development.
- Molesting of wildlife within the development is prohibited.
- Discharging of firearms, anywhere in the development is prohibited.
- No alcohol beverages allowed at the Swimming Beach or Swimming Pool.
- All “Common Properties” are for the sole use of members and immediate families who are under the age of 19 years old. Guests must be in the company of a member. Members are responsible for the actions of their guests and guests may be banned from the Association Common areas by the Association Manager, The Board of Directors or Association Security employees.
- Security personnel have the full backing of the management and the Board of directors. Security may, at their discretion, remove members or member’s guests from “Common Properties” for violation of Association rules and regulations. Should a member wish to appeal any action by management or security personnel, a member may protest directly to the Board of Directors at the next regularly scheduled Board of Directors meeting.
- The Association Board of Directors is vested with the authority to set or change rules and regulations, at their discretion for all “Common Properties”.
- Article IX Section 1 letter d of the Association Bylaws states that the Board of Directors shall have the power to adopt and publish rules and regulations governing the use of the Common Properties and facilities and the personal conduct of the Members and their guest thereon. No Member or their guests shall use foul language, harass any person, disrupt any activity or meeting and shall not display boisterous and or disruptive activity while on Association Common Properties. Common Properties include, but are not limited to, Association lakes, swimming beach, swimming pool, golf course, clubhouse, parks, parking lots, roads, bath houses or any other facility or property owned by the development. The Board of Directors may, at their discretion, suspend the rights of any such person for violation of such rules and regulations for a period of thirty days. The General Manager or security employees have been authorized by the Board of Directors to demand that any or their guest leave Association common Properties for violation of such rules but members have the right to appeal such removal directly to the Board of Directors at their regularly scheduled Board of Directors meeting.
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Revised 6/12/01

SUGAR VALLEY LAKES-HIDDEN VALLEY LAKES HOMES ASSOCIATION

Sugar Valley Lakes
800 Fairway Drive
Mound City, Ks. 66056
913-795-2120

FENCING REGULATIONS

Fences or walls may be constructed to a maximum height of 8 feet above the average grade, subject to restrictions in this regulation. Where a new fence or wall is constructed or an existing fence or wall is extended, a permit shall be required from the Association. A permit shall also be required for the replacement or reconstruction of 50% or more of the linear length of the entire existing fence or wall. Any such reconstruction shall comply with all the provisions of this regulation, except set backs.

Fences or walls (including retaining walls) shall be approved by the Architectural Control Committee prior to the issuance of a permit.

Retaining walls may be permitted where they are reasonably necessary due to the topography of the lot(s), where the wall is located at least 2 feet from the street(s) right-of-way, and where the wall does not extend more than 42 inches above the average ground level of the land being retained.

All fences or walls constructed prior to the adoption of these regulations which do not meet the standards of this permit may be replaced and maintained resulting in a fence or wall of the same size, type and material: provided, however that no fencing shall be replaced or reconstructed in a manner which obstructs the sight distance of an intersection.

A decorative fence or wall not more than 30 inches high may be constructed in the front yard provided that it is not constructed on the street right-of-way. For purposes of this section, a "decorative" wall or fence shall be limited to such structures constructed of wood rail, masonry, wrought iron or spaced wood pickets. Where such construction has both a finished and unfinished surface, the finished surface shall face outward.

Fencing and walls shall not be constructed within lake-shore or golf course easements.

All fences and walls shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface.

All fence segments abutting a designated thoroughfare shall provide one gate opening per lot to allow access to the area between the fence and edge of the street for maintenance and mowing.

Specific types of fencing not allowed shall be: barbed wire, chicken wire or hog-tight wire: random log or brush type materials: barbed wire topping to chain link fencing: solid slatted fencing (allow ½ slat width air spacing): other materials not in conformity with the residential character of the property.

Members constructing fencing or walls on easements should understand that at any time it may be necessary to remove them at their expense because of utility or other construction requirements.

File:SVFENCING

Effective date: 10/09/2000

SUGAR VALLEY/HIDDEN VALLEY LAKES HOMES ASSOCIATION
Boating Regulations

1. All State of Kansas Division of Parks and Wildlife Watercraft Regulations rules must be followed on all Association Lakes.
2. All boats must be registered at the Clubhouse and annual fee paid prior to placing watercraft on any Association lake or pond. All lot fees must be paid before permits will be issued. Proof of insurance is required.
3. No limit on watercraft registered but members are allowed two (2) watercraft on the lake at the same time.
4. No guest watercraft allowed on any Association lake or pond.
5. Yearly watercraft permits must be displayed on the right rear side of the watercraft and will be coded by the Association staff at the time of purchase for ease of identification.
6. All traffic on the lakes shall move counter-clockwise.
7. **HIGH SPEED BOATING, WATER SKIING, AND PERSONAL WATERCRAFT USE IS PERMITTED ON THE MAIN LAKES.**
8. **NO WAKE** from sunrise to 10:00 am daily and **NO WAKE** after sunset **daily**.
9. **JET SKI HOURS ARE 11:00 AM TO 4:00 PM ONLY on WEEKENDS** and **NORMAL boating hours Monday through Friday.**
10. **High-SPEED USE OF ANY WATERCRAFT IS NOT ALLOWED** when visibility is poor or during low light hours of the day.
11. **No wake speed must be maintained by all watercraft closer than fifty (50) feet from the waters edge and docks and when in a no wake speed area. This includes leaving and approaching docks.**
12. Moving or damaging lake marker buoys will result in suspension of the right to the use of common properties including but not limited to the Association lakes and may result in legal action.
13. No watercraft allowed in designated swimming beach areas.
14. The maximum allowable length for motorboats is 22 feet, for pontoon boats the limit is 28 feet.
15. Racing watercraft on Association lakes is not allowed. No person shall operate a watercraft on Association lakes which can be classified as a racing boat under the A.P.B.A. (American Power Boat Association) racing classes of watercraft, whether commercially built or homemade.
16. Zigzagging or making unsafe sharp turns is prohibited. No watercraft operator shall cross the path, within one hundred (100) feet of another watercraft.
17. No sitting on the gunwale. No person shall sit on the gunwale or outer rail of any watercraft or the front or rear thereof while the watercraft is being operated on the lake in excess of 5 miles an hour.
18. No person operating watercraft on Association lakes shall allow any unsafe operation of said watercraft or shall not allow any unsafe action within said watercraft, such as, but not limited to, rocking the watercraft, causing the watercraft to tip, engaging in such actions or conduct that might endanger another person or distract the watercraft operator.
19. The Association Board of Directors, Manager, Lakes Committee and Security personnel reserve the right to determine the meaning of the "Common Area" and Watercraft rules.
20. All operators of high-speed watercraft are cautioned that sailboats, canoes, paddleboats and rowboats have the right of way regardless of date or time of day.
21. Ski ropes shall have a maximum length of fifty (50) feet.
22. The Association Board of Directors, Manager and Security employees have the right to suspend any member, or remove any watercraft from Association lakes for up to thirty (30) days at the time of the rules violation. Members who wish to appeal such action may present their reasons directly to the Board of Directors at any regular Board of Directors monthly meeting. Members who have been suspended from using Association "Common Areas" including the lakes, may be required to obtain and pay for a new permit.

SUGAR VALLEY-HIDDEN VALLEY LAKES HOMES ASSOCIATION
MOTORHOME / CAMPER / TRAILER
SUMMER TEMPORARY CAMPING
PERMIT RESTRICTIONS

1. Association permits are required for any motor home, camper or trailer placed on any building lot for Summer Temporary Camping. Permits are not valid until Association Security has inspected said unit for location, type, size, pad type and condition. Security will place a current permit sticker on the window facing the street.
2. Only motor homes, campers and trailers of rigid sided construction, in good condition, showing no damage or rust and given written approval by the Association will be permitted on a building lot for the summer months from April 1 through October 31.
3. Any unit so situated that it can not be readily moved to a sewage dumping station, must be serviced by a 1500 gallon sewage holding tank.
4. Use of on board "porta-potti" type toilets are permissible, when emptied into the Association dumping station located at the bath house.
5. Units with built-in sewage holding reservoirs must be moved to the Association dumping station at the bath house or must install a holding with a minimum capacity of 1500 gallons. **Emptying sewage or gray water into containers for transportation to the dump station is not permitted.** Emptying sewage or gray water on the ground, in the lakes or non-approved areas **WILL** result in the loss of the temporary camping permit and a fine by the County in which the lot is located. **Additional fines will be levied per the Kansas Statute 65-170d which states that no person shall place or discharge or permit any sewage to flow in any of the waters of the State. The result could be a penalty or fine up to \$10,000 per day. Mr. Dillingham, with the Kansas Department of Health and Environment, says that the person in violation may also have to endure the cost for clean up and damage thereof.**
6. All units must be level and placed on an approved pad.
7. Wheels must remain on the unit and will always remain non permanent.
8. **Lots must remain free of debris, junk and unsightly accumulation of materials. When units are removed, by October 31 of each year, all materials such as trailer steps, grills or any other unsightly items, junk or debris must be removed from the lot.**
9. Units may not be placed on easements. All units must be placed a minimum of ten feet (10 ft) from the front, sides and back lot lines.
10. Units may remain on building lots, for temporary camping, from April 1 to October 31 of each year. **Any unit not removed by October 31 will be moved to the Association parking area at the owners expense.**
11. **The association reserves the right to cancel or revoke summer temporary camping permits for any unit on any building lot.**

NOTE: Temporary camping permits are valid from April 1 through October 31 of each year. All motor homes, campers or trailers must be removed no later than October 31.

Building Regulations

1. Owners and builders are urged to obtain a copy of current Covenants and Restrictions and their By-Laws before proceeding with construction. In the event that the Covenants and Restrictions or County codes are more restrictive than this application, the most restrictive provisions will apply. Linn County is zoned and it is necessary to obtain a building permit from the Zoning Administrator in Mound city, (where applicable). Linn county and Association building permits are required for, but not limited to: any additions to existing structures, moving or constructing any structure on any lot and placement of holding tanks. Placement of docks, fences, walls, additions to drives/sidewalks, trenching or any major earth or gravel work require only an Association permit. Repair of driveways in kind does not require a permit. If in doubt, please check with the General Manager for clarification/additional information. Permit applications must be filed with the Association for signature and approval by the General Manager and the Architectural Control Committee.
2. Approved holding tanks with a minimum capacity of 1500 gallons must be installed on any lot containing a dwelling house, single wide or double wide manufactured home. Linn County and association permits are required. See Sanitation Code of Linn County for minimum standards.
3. Outside toilets are not allowed on any lot.
4. The exterior of the permitted structure shall be completely finished within six months of commencement of construction. If not completed within that time period, a new permit is required.
5. All materials used for construction of the exterior of the permitted structure shall be new. All permitted structures shall be painted or stained on the exterior.
6. Sheds and garages are to be used for storage only and must not contain living accommodations.
7. Not allowed on any lot are accumulations of trash, debris, vehicles not currently registered: vehicles disabled more than one month, campers/sheds/trailers/boats/docks or boathouses that are in disrepair or are unsightly.
8. Signs, other than addresses shall not be placed or maintained on any lot.
9. Construction of fencing, requires a permit. Only Association approved types and heights of fences are allowed. Contact General Manager for details.
10. Placement of mobile homes or single wide trailers constructed prior to June 15, 1976 is not allowed.
11. Mobile home and camper plats are 5, 7, 9, 17, 18, 19 and 22 at Sugar Valley Lakes and 3, 4, 8, 9 and 10 at Hidden Valley Lakes.
12. Single wide manufactured homes are not permitted on building lots.
13. Placement of a dwelling house or a manufactured home or camper on lots located in the plats listed in section 11 above shall not be closer than 25 ft. to the front lot line, with a 10 ft. setback from the side and rear lot lines.
14. Campers with self contained holding tanks may use the Association's waste water dumping facilities. Dumping of sewage including "gray water" is not permitted except at the Association's waster water dumping facilities.
15. See Linn County's Zoning Regulations for minimum standard construction. Placement of new & existing mobile homes require a permanent poured or concrete block enclosure. Existing mobile homes that are remodeled must have enclosures constructed in the same manner. Additions to manufactured homes must comply with all requirements of C.A.B.O. One and Two Family Dwelling Code.
16. Building lots are all lots not located in plats listed in paragraph 11 above.
17. Dwelling houses must have a minimum of 600 square feet of floor space and must be situated on a permanent foundation.
18. Basements may not be occupied until the exterior of the dwelling is completed.
19. Pull type trailers, motor homes, campers and tents may be placed on building lots only when being used for temporary camping as outlined in Article III, Section 1 (f) of the Declaration of Covenants and Restrictions. Temporary camping during the period November 1-March 31 is defined by the Association as camping only when the member is present overnight and must not exceed ten days per month. Extended camping permits must be executed for the summer season (April 1-October 31). Summer temporary camping permits will be issued with certain restrictions and may be cancelled or denied, for cause at the discretion of the Board of Directors, General Manager, or the Architectural Control Committee. See separate form..
20. All double wide, modular and other types of manufactured homes on building lots shall have footings and permanent concrete curtain walls. No skirting is allowed.
21. Before construction proceeds on a vacant lot, applicant is urged to obtain his own surveyor to establish lot corners. The Association cannot warrant correctness of existing lot corner stakes.
22. The following codes and references are on file in the General Manager's office for the use of applicants.
 - A. Linn County Zoning Regulations.
 - B. The Sanitation Code of Linn County.
 - C. CABO One and Two Family Building Code.
 - D. National Electric Code.
 - E. KCPL 1998 Electrical Service Standards.
 - F. Soil Survey of Linn County.
 - G. SV and HVL E911 Addressing Plans.
 - H. Guidelines for Manufactured Housing Installation, International Conference of Building Officials.
23. **REQUIRED PRIOR TO/DURING CONSTRUCTION SIGNATURE SCHEDULE:**
Staking checked by _____ (for Association) Date _____
Initial construction phase checked by _____ (for Architectural) Date _____
Final construction checked by _____ (for Architectural) Date _____

ELEVATION NOTES

1. Rear setback shall be 10 ft. minimum. For lake and golf course lots, setbacks shall be as shown on page 4 of this application. Floor elevations shall be no lower than:
2.

<u>LAKE</u>	<u>ELEVATION</u>
SV Main Lake	977.00
HV Main Lake	916.00
SV Nine Acre Fishing Lake	988.00
SV Seven Acre Fishing Lake	1007.00
SV Three Acre Fishing Lake	995.50
SV Lake No. 5	997.00
HV Lake No. 2	937.40
6. On lots abutting the golf course or lakes listed above, the golf course or lake side of the dwelling may be designated the front. Street setbacks remain at 25 ft. Corner lots require 25 ft. setback on both street sides.
7. Other structures on lots with no dwellings thereon must be located inside all easements shown on page 4 of this application.
8. On lake lots, there is an Association easement 10 ft. wide on the lake shore, measured up the bank from elevations listed below:
9.

<u>LAKE</u>	<u>ELEVATION</u>
SV Main Lake	970.00
HV Main Lake	910.00
SV Nine Acre Fishing Lake	980.00
SV Seven Acre Fishing Lake	1004.00
SV Three Acre Fishing Lake	994.90
SV Lake No. 5	996.00
HV Lake No. 2	930.00

This easement shall extend the right of use by members, member's families and member's guests, but shall not entitle them to use any of the docks, boats and any other personal property of the owners of record of the lake lots.
10. Owner shall conduct his own survey to establish that minimum living space can be attained on his lot and to establish floor elevation. Obtain current lake level datum from General Manager. Owner is urged to verify elevations with surveyor of his choice.
11. References: Declaration of Covenants and Restrictions Article III, Amendment Article 1, current building and camping permit forms and their attachments, Board of Directors July, 1997 meeting minutes.
12. Rear setback shall be 10 ft. minimum. For lake and golf course lots, setbacks shall be as shown on page 4 of this application. Floor elevations shall be no lower than:
13.

<u>LAKE</u>	<u>ELEVATION</u>
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SV Nine Acre Fishing Lake	988.00
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