

# **LAKE OF THE WOODS SPORTSMAN CLUB LLC**

## **2021 RULES AND REGULATIONS**



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Telephone Number: (937) 696-2765**

**(Revised January 2021)**

*Preamble*

Lake of The Woods Club was established as a place where the owners of Recreational Vehicles can spend time away from their homes. To relax and enjoy the peace, quiet, and solitude, in natural surroundings, all of which is given a high priority. The club caters to members who respect the rights and safety of others, respect the property of the club and other members, and desire to protect our natural habitat. Trees, shrubs, and wildlife are to be preserved at all times. No trees or shrubs are to be cut or moved (living or dead) without prior knowledge and approval from the Club Manager. Offenders will be held financially responsible for any damage and/or replacement

### **Lake of The Woods Club** **Rules and Regulations**

Campgrounds by nature place people in close proximity to each other. It is for this reason that these rules and regulations attempt to assure each member a place of quiet and peaceful respite.

These rules have been established to assure the safety and sanitary operations of the Lake of The Woods Club and facilities. Members are required to inform their children and guests to observe all rules and obey the instructions of the Club Manager and Employees. Any failure to comply with these rules will be considered sufficient cause for immediate suspension of club privileges for the offending member and their guest a period of one (1) to seven (7) days and can also be considered sufficient cause for cancellation of membership in the club.

**The Lake of the Woods will not be responsible for any accident or personal injury, nor will they be responsible for losses or damages to personal property due to fire, theft, or vandalism.**

**Background Check & Policy:** In order to protect the family friendly environment of our park, we require a background check for each adult registered to your campsite. All adults ages 18+ applying for seasonal campsites must consent to a criminal background check in order to be considered for admission. Lake of the woods will not admit personas that it determines could endanger its campers and/or property based on the results of a criminal background check. Such determinations will be made on a case-by-case basis, taking into consideration factors such as the nature and severity of the offense(s) and the amount of time that has passed since the conviction(s). Applicants with convictions for sexual, violent, and/or alcohol related offenses, will not be considered for admission. In addition, any person who has been convicted of manufacturing and/or distributing controlled substances will not be considered for admission. The board of Lake of the Woods has the right to review all background checks and make a decision with the owner of Lake of the Woods having a final say in the decision.

### **Regulations Governing Recreational Motor** **Vehicles on the Lake of The Woods Grounds**

**RV or Camping Unit:** Acceptable camping equipment are travel trailers, campers or motor homes. All must be self-contained, factory-built and meet the regulations of Montgomery County, Ohio, as well as approved by the Club Manager. All units must use a deodorant and detergent in their holding tanks, namely, TST, Pine-Sol or an equivalent. Bottled gas connections must be installed by authorized personnel. Please contact the Club Manager if your camper is over ten years old, please provide a picture for approval.

**Campsite:** You must maintain a clean and orderly campsite. The member is responsible for the appearance and upkeep of their lot. The members are always to keep lawns mowed and trimmed and all flowerbeds kept

nice. If you are unable to take care of your lawn, the club's personnel can mow your lawn for a nominal fee. The Lake of the Woods has the right to terminate/suspend the membership of the member of the trailer/recreational vehicle if an identified problem is not rectified by the member. There is also no subleasing permitted by a member.

**Site Payment:** In the event club dues and fees are not paid within ten (10) days after the due date, your membership will be suspended. If the same is not paid within thirty (30) days after due date, your membership will be terminated, and your trailer/recreational vehicle will be removed from site. Thereafter, the vacant site will be available to new members.

**Sale of RV/Camping Unit:** If you sell your trailer be sure to notify the Club Manager as all new members must be approved before possession can be taken. All membership rights will terminate at the time that you give up your trailer or remove such trailer from the premises permanently. *If you sell your trailer before your lease has expired, your lot rent will not be returned to you.*

**Decks/Enclosures:** The existing shelters, deck enclosures, and decks that have been built may stay. If erecting a shelter in the future, you need to follow a design plan that has been approved by Lake of the Woods and get approval prior to erecting a structure. Please send plans to: [boardatlakeofthewoods@gmail.com](mailto:boardatlakeofthewoods@gmail.com)  
No privacy fences are permitted.

### **General Rules and Regulations**

**Pets:** All pets shall always be on a leash in all areas of the club. Members are not allowed to have more than two (2) pets per leashed area. **Pets are to never be in the Lake of the Woods buildings.** You are not allowed to have any livestock on the grounds, including chickens and ducks.

**Vehicles/Utility Trailers:** You are permitted two vehicles to be parked on your site, provided they fit and do not hang over into the road or another campsite. Do not park on empty campsites. If there is not enough room for vehicles on your campsite you can park at the clubhouse parking lot. Members are requested to drive and park on areas provided for those purposes and no parking in the grass at any time. All members are expected to observe the speed limit of five (5) miles per hour or less throughout the club grounds. No motor vehicles will be permitted to remain at a cabin site or campsite if the motor vehicle has been inoperable for a period of more than ten (10) days. If this should occur, the motor vehicle will be towed away at the expense of the owner of said motor vehicle.

**Tents:** Tents may be used for guests, you must notify the manager for approval. There will be a twenty dollar (\$20.00) charge each night per tent on the members lot. Tents must be taken down each day. No storage buildings, sheds, or decks can be erected without prior knowledge of the Club Manager. Permanent residence on club grounds by members is not permitted. Trailer sites are limited to one trailer/recreational vehicle, which must be owned by the member.

**Motorcycles, Mopeds:** Motorcycles and mopeds may be driven to and from the park but must be parked at the club manager's office. They are not to be driven around the park.

**Scooters, ATVS:** Are prohibited. Unregistered vehicles and off-road recreational vehicles are not permitted. Golf Carts are permitted, see below.

**Golf Carts:** A golf cart is a motor vehicle. Therefore, it should be operated in a safe manner just as one would with any other type of motor vehicle. Following safe driving practices will protect the driver, passenger, pedestrians and property from injury and damage. What is terrific fun could turn into a tragedy.

1. All golf carts must be equipped with a horn of some type.
2. All golf carts that are used after dark must be equipped with a front head light and rear tail light.
3. Brakes should be in good working condition. A golf cart should not be used if the brakes are not working properly.
4. All tires should be in good condition. A blowout of a tire could cause a serious accident.
5. All golf cart drivers must be at least fourteen (14) years of age and tall enough to reach the accelerator and the brakes with sitting erect on the seat.
6. State of Ohio Motor Vehicle Laws pertaining to driving must apply at all times. Drive on the right-hand side of the road, operate the golf cart at a safe speed and use hand turn signals if necessary.
7. All golf carts must display a lot number or cabin number on the rear bumper for identification purposes.
8. Golf carts must obey five (5) mile and hour speed limit while on the grounds of the Lake of The Woods Club.
9. Golf carts are not to be driven on the grass in the trailer areas unless on trails or designated areas. Hitting golf balls is prohibited.
10. All riders on a golf cart must be seated. Golf carts are limited to no more than four (4) individuals on one cart.
11. Use of golf carts on county roads is not recommended and is subject to the State of Ohio Motor Vehicle Laws. Public street/road use may result in fines and/or arrest.
12. Golf carts are prohibited from traveling around the lake and in certain other areas that are designated by signs and barriers.
13. Electric golf carts only.

Offenders of safe driving should be reported to the Club Manager. The **Lake of The Woods** respectfully request that everyone use safe driving habits for the protection of all members and guest of the Lake of The Woods Club. Members are responsible for the use, operation and maintenance of their golf cart and assume the risk of such operation.

**Firearms/Weapons:** The firing of any firearms, air rifles, paint guns, and pellet guns on Lake of The Woods premises is always prohibited.

**Campfire:** All members are reminded to use extreme caution with fire, **Do Not** leave a campfire unattended and be sure the campfire is completely extinguished before leaving. All lot sites and cabins with a fire pit must have a fire extinguisher on site, per health department. Always fully extinguish matches, cigars, cigarettes, and pipes and dispose of them in a proper manner.

**Trash:** Our dumpsters are emptied on *Tuesday of each week*. Anyone found bringing large trash items or garbage into the club to dump will be fined Four Hundred Dollars (\$400.00) for this violation. This is the fee to have the waste removed from dumpster. The use of dumpsters are for trash only. If the trash does not fit in a trash bag, *do not leave the same in the dumpster. Please do not leave old bikes, lawnmowers, swing sets, furniture, lawn chairs, stoves, refrigerators, tires, box springs, water heaters, metal from sheds, building material, or large metal items, etc., in the dumpsters or the surrounding area. If you are found to be leaving any of these items at the dumpsters, you will be asked to remove the same. If you do not, you will be charged for the removal and fined One Hundred Dollars (\$100).*

Please keep all areas around the lake free from cans, bottles, and litter of any nature. For sanitary reasons and to control vermin, all decomposable garbage must be enclosed in plastic garbage bags before disposing in trash containers. If any member or their guest is found to be littering a fine of twenty-five dollars (\$25.00) may be imposed by the Club Manager.

**Fishing, and Dock Rules:** THE CLUB OWNER MAY ADOPT A "CATCH AND RELEASE" POLICY AT ANY TIME WHEN THE BOARD DETERMINES IT NECESSARY. NOTICE OF THE ADOPTION OF SUCH A POLICY SHALL BE COMMUNICATED TO THE MEMBERS BY THE CLUB MANAGER BY THE POSTING OF THE POLICY IN THE CLUB BULLETIN BOARD AND DESIGNATED SIGNS AROUND THE LAKE. SAID "CATCH AND RELEASE" POLICY, WHEN ADOPTED, SHALL SUPERSEDE AND TAKE PRECEDENCE OVER ALL OTHER PROVISIONS OF THESE RULES AND REGULATIONS PERTAINING TO "FISHING RULES" MAY RESULT IN THE SUSPENSION OF FISHING PRIVILEGES. IN THE EVENT THE SITUATION IS NOT RESOLVED THE MEMBER WILL BE FINED FIFTY (\$50) DOLLARS FOR REPEATED OFFENSES AND MAY BE EVICTED FROM THE LAKE OF THE WOODS CLUB.

*"Grass Carp" may not be removed from our lake, and if accidently caught must be immediately released. If a member or his guest is caught with a grass carp in their possession, fishing privileges will be suspended and the member may face a possible fine of fifty dollars (\$50).*

Fishing limits per person per day are as follows: Two (2) Bass (each under fourteen (14) inches in length), two (2) Catfish, four (4) Crappie and unlimited Bluegill. Even though Lake of The Woods Club has a limit on the Bass, Catfish, Crappie, please practice catch and release. This will insure that other members will have the same fishing enjoyment for years to come. *At all times guests must be with a member while fishing.* No guests are permitted to be on the lake after dark without being accompanied by a member. Pleasure boating is permissible in designated areas.

**Boats: All boats must have your lot # on them.** The use of electric trolling motors only are permitted on the lake. Only two or three person "Jon Boats" or similar style fishing boats are permitted on the lake.

Generally, boats not in use are not to be kept along the bank or at docks for long periods of time during any day, unless you have a physical disability which requires you to keep the boat along the bank or at a dock.

Members that have a physical disability are exempt from removing their boat provided they have delivered to the Club Manager appropriate documentation which sets forth the nature and extent of their physical disability.

In the event a member chooses not to exercise this option, then the member will be required to pull their boat out of the lake each day when they are finished using their boat and store the boat in the area designated by the Club Manager for this purpose or return their boat to their trailer site or cabin.

**Grandfather Clause Regarding Pontoon Boats:** The use of pontoon boats on the lake is strictly prohibited. However, members that owned and used a pontoon boat on the lake during the summer of 2008 have received a special dispensation from the Club Owner regarding their pontoon boats. Therefore, these members', as identified by the Club Owner, may continue to use these specific pontoon boats on the lake in the future.

**Docks:** The building of private docks in or around the lake for your personal boat is strictly prohibited. The existing docks are the only docks that are allowed on the lake. The board of directors must approve in writing any construction in or around the lake in the future.

**Noise/Fighting:** Loud, boisterous, profane, gross, inebriate or antagonistic conduct is always prohibited. Radios, televisions, stereophonic devices, etc. must be used in moderation so as not to disturb or be offensive to other members. Management may require that such devices are turned off at a certain hour in the evening. *The Lake of The Woods will not tolerate fights, arguments, or any disturbance. Any form of domestic violence will cause both persons to be evicted immediately*

**Club House:** Every social event must be approved by the manager, so events won't become conflicted with one another. There will be a seventy-five ( \$75.00 ) charge for rental fee, and a fifty dollar (\$50.00) deposit. If the clubhouse is not cleaned and furniture is not returned to its original spot the \$50.00 will be forfeited. The manager will check the clubhouse to make sure clean up has been completed. There is to be no alcoholic beverages left in the clubhouse at any time. If these rules can not be followed, then the manager will be the only one that will have a key. In turn you will have to sign the key out to every social event thereafter. Please follow all rules posted at the club house and clean-up after yourself !

**Swimming Pool/Lake Swimming Area:** *There is no life guard on duty. The Club Manager and the Club Owner expects all members/guests to conduct themselves in a mature and responsible manner.* No one is allowed in the swimming pool in clothing other than a swimming attire, I.E., swimming/bathing suits. No pets are allowed in the swimming pool area. *All children under fourteen (14) years must have an adult, over the age of eighteen (18) years, present to swim.* Glass containers of any type are prohibited in the area of the swimming pool. The swimming pool hours are from 10 a.m. to sunset.

**Children:** Unmarried minors (under 18 years of age) living in the home of the member are considered family members. *Parents must assume responsibility for the actions of their children.* All children under twelve (12) years of age must be with a parent at all times after dark. No one under the age of thirteen (13) years old shall be on the lake in a boat without an adult. Please do not allow your children to play on the swinging bridge, or around the spillway. Please do not allow your children to go on other member's lots without permission. Please do not allow your children to play on boats. Please be sure your children and guest are aware of all of the Rules and Regulations of the Lake of The Woods Club.

**Guest:** A guest is defined as anyone who is not named on the lease or is not an immediate family member of the lessee, husband, wife and minor child or children. Guests are not permitted on the grounds of the Lake of The Woods Club in the absence of the member. Guests, including those at a trailer or cabin site, do not have Club Facility privileges. All members must be responsible for the conduct and decorum of their guests. Guests must abide by the existing Regulations and Rules pertaining to all Club Facilities. Guest privileges may be revoked if abused. The Club Manager may limit the number of guests of any member for any one day.

**Cabins:** Any such conduct of a lessee/member, which results in damage to the cabin will be the responsibility of the lessee/member and the cost of repair will be charged to the lessee/member at the termination of the lease. Any damage to a cabin due to frozen water pipes caused by the lessee/member's failure to keep a cabin heated during cold weather, or similar neglect of the lessee/member, will result in the lessee/member being held responsible for all resulting damages. At no time shall any device, building or structure of any kind, such as sheds or satellite dish, be constructed without the written permission of the Club Managers knowledge. All yards must always be maintained and kept clean and mowed by the lessee/member. Absolutely no construction, building, or remodeling is permitted to any cabin. At no time should a lessee/member hammer nails in the walls or otherwise do any interior damage to the cabins.

All rent is due and payable by the 1<sup>st</sup> of every month, after the 5<sup>th</sup> there will be a \$10.00 a day late fee. Failure to pay rent in a timely fashion may result in an eviction notice being presented to the lessee/member by the Club Manager. Any complaints by the lessee/members should be reported immediately to the Club Manager for proper disposition.

