

LUSHMEADOWS ASSOCIATION

FACILITY USE

RULES AND REGULATIONS

LUSHMEADOWS RULES AND REGULATIONS

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LUSHMEADOWS RULES AND REGULATIONS

PURPOSE:

The purpose of this document is to provide rules and regulations to govern the use of the recreational facilities of the Lushmeadows Association, Inc. (June 28, 1963) and in consonance with the CC&Rs and By-Laws of the Association.

AVAILABLE FACILITIES:

The specific facilities covered by this document are:

- A. The Association Clubhouse, which is available to members for a daily usage fee for individual member uses.
- B. The daytime use of Dawn Lake and Mallard Lake, including the associated picnic tables, Bar-B-Ques, playgrounds, swimming beach, and fishing privileges.
- C. Dawn Lake campground sites, which are available for overnight usage during the summer. The summer season is generally May 1st to Oct 1st, depending on the weather. Members may use campground facilities at no cost for up to 14 days.

GENERAL CONDUCT:

The facilities of the Association are intended for the use and enjoyment of all members and guests of members. This means that persons using the facilities should be aware of others using the facilities and refrain from conduct that would detract from the enjoyment of others. All users are asked to keep noise to a minimum and pick up their own trash.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 1.

GENERAL RULES

Violations of the following rules and regulations listed in this document may result in suspension of permission to use Association Facilities:

1. Any member using facilities must be a member in good standing of the Lushmeadows Association or their guest.
2. Members shall be responsible for their guests while they are on Association property, which includes non-payment of fees and damages.
3. Guests when using the facilities must be accompanied by their sponsor or have in writing, a statement from their sponsor authorizing their use of the facility.
4. All persons driving a motorized vehicle on Association property must proceed very slowly in order not to endanger others using such property, particularly children and pets.
5. Riding of motorized vehicles is limited to driveways only.
6. Horses are not allowed on the Dawn lake property.
7. Pets are to be on a leash at all times.
8. No weapons of any kind shall be discharged on Association property, including pellet guns, B-B guns, paint balls, sling shots, and bows and arrows.
9. Nudity is not permitted on Association property.
10. The Association does not loan or rent any equipment or facility not specifically called out in this document.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 1.

GENERAL RULES (CONT.)

11. Use of Association facilities for business for profit, partisan political purposes, or religious worship services is strictly prohibited.
12. For security and insurance purposes, all facilities have gates and are locked. Members may be issued a single key for a deposit of twenty-five (25) dollars. When members or guests enter a gate they must be sure it is closed behind them and closed and locked when they leave. For certain functions the gates may remain open as allowed by the Board of Directors.
13. Usage of the Lushmeadows Association Clubhouse or Dawn Lake group campsite/facilities shall be subject to the execution of a usage agreement by the user, sponsoring member and approval of the Board of Directors.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 2

CLUBHOUSE

The Clubhouse is available for Association Functions and use by members and their guests as follows.

The Clubhouse usage agreement includes use of the following facilities:

- A. Meeting /Dining Room
- B. Two restrooms (one is disability accessible)
- C. Full kitchen usage which includes refrigerator, stove, oven, plates, cups, silverware, 2 dishwashers, and counter with multiple electrical outlets.
- D. Large fireplace (for use in winter)
- E. Tables and chairs
- F. Bingo Board and associated equipment.

Scheduling of the Clubhouse usage will be on a first paid fee basis. All reservations must have the prior approval of the Board of Directors.

The facility manager shall maintain a current calendar of all events/functions involving Association facilities. The facilities manager can be reached at 966-4611.

CLUBHOUSE USAGE RULES AND REGULATIONS

The Clubhouse may be used by members and guests of the Association under the following stipulations :

1. The Clubhouse and immediate facilities may be used by members or their guests for their own personal use. Usage fee is \$50.00 per day plus a refundable cleaning/security deposit of \$50.00 (both are due at time of reservation). Requests for use of the facilities should be given to the Facilities Manager as far in advance as possible to avoid scheduling conflicts and obtain Board approval. It is recommended that reservations be made at least 1 month before the event

LUSHMEADOWS RULES AND REGULATIONS

SECTION 2

CLUBHOUSE (CONT.)

2. In the event of cancellation of the event, the deposits will be returned up to one (1) week in advance of the scheduled event if no other members have requested usage for that date. At the time of cancellation one day's Usage fee may be retained to off-set loss of revenue. Cancellation less than 1 week in advance of event will result in the loss of usage deposit.
3. Intended use of alcoholic beverages must be included on the application form.
4. An Association member must be on the premises for all functions to assist in the management of the facility.
5. Any decoration used for an event must be removed after the event with no visible residue or damage.
6. The Clubhouse must be left in the condition it was in at the time of the signing of the usage agreement.
7. At no time shall the entrance and exits or the driveways be blocked. This is necessary to allow other members access and allow emergency vehicle access at all times.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 3

LAKE AREA FACILITIES

The Association owns two lakes for the use of Association members.

Dawn Lake is approximately 5 acres and is located at 4292 Sierra Pines Rd. off the Eastern end of Clouds Rest (see map in Appendix B). The Dawn Lake area has:

- A. two restrooms,
- B. 10 picnic tables,
- C. 9 BBQs,
- D. trash containers,
- E. water supply,
- F. designated swimming area.

Mallard Lake is approximately 4 acres and is located behind the clubhouse. At this time it has no amenities. Mallard lake is included on the map in Appendix B.

DAY USAGE

Day usage of these lakes and picnic facilities is available at no cost to Association members and guests, however parties of more than 10 people require the approval of the Board of Directors.

The lakes and surrounding Association owned area may be used by members and guests of the Association under the following stipulations:

1. Trash should be disposed of in available containers
2. If BBQs are used, they must be tended until the coals are extinguished.
3. **NO BONFIRES ARE ALLOWED AT ANY TIME.**
4. Pets are to be on a leash all times.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 3 (CONT.)

BOATING

Boating is allowed in both lakes, subject to the following restrictions:

1. No gasoline powered boats are allowed
2. No boat shall enter the designated swimming area.

SWIMMING

1. **All swimming is at one's own risk.** The Association does not provide Life Guards.

FISHING

Fishing is allowed in both lakes. The Association maintains an Aquaculture license which permits members and their guests to fish without a state fishing license. To maintain the abundance of fish in our lakes, your Association requests that you practice "catch and Release".

Fishing is allowed, subject to the following restrictions:

1. The limit for catfish and bass is three fish per day (combined total), per person. Limit on blue gills is 10 per day per angler.
2. Only one rod/pole per person is permitted. The use of trot lines, seines, nets, gigs or any other device (other than Pole/rod) for catching fish is strictly prohibited.
3. The taking of frogs by any means is prohibited
4. No fishing is allowed in the designated swimming area of Dawn Lake.
5. Live bait (i.e. minnows, frogs, mud suckers, etc.) is not to be used. Use of worms or grubs is allowed.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 4

CAMPGROUND

The campground (Dawn Lake Only) is available for Association functions and use by members and guests as follows.

1. No vehicle is allowed within 15 feet of any BBQ pit.
2. Vehicles (including utility trailers) must not be parked closer to the lake than the boundary marked by the red wooden posts.
3. Fires are permitted in BBQs only and must be tended until the coals are extinguished.
4. An established campsite must not be left unoccupied for more than 24 hours. VIOLATORS will be subject to a daily camp fee of an additional fee equal to the normal daily usage fee for each day the campsite remains unoccupied.
5. All recreational vehicle waste from sinks, showers, and toilets must be self contained. Dumping of waste water (gray or sewage is not allowed).
6. Trash receptacles are provided. Place garbage in plastic bags to reduce the fly and yellow jacket problem. Wherever practical, members and guests are requested to dispose of their own trash and garbage, away from Lushmeadows.
7. Pets must be kept on a leash at all times.
8. Excessive noise will not be tolerated at any time. Quiet hours are between the hours of 10:00 PM. and 8:00 AM.
9. Campsites are to be left clean.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 4

CAMPGROUND (CONT.)

10. The campground may be scheduled for daily usage by groups, subject to approval by the Board of Directors; however, such groups will be limited to a maximum number of 30 individuals. Exceptions to the maximum number of individual may be made at the Board's discretion.
11. Members/immediate family. No usage fee shall be assessed for the first fourteen (14) days of use during camping season. Thereafter, a fee of five (5) dollars per day will be assessed for use during the camping season, May 1st until October 1st.
12. A usage fee of fifteen (15) dollars per day will be assessed for each campsite and will be paid in advance. At time of check-in guests may request a key for the campground gate, to be used only during their immediate camping period. On deposit of twenty five (25) dollars, a key will be issued. The deposit will be refunded on return of key at the end of immediate camping period.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 5

KEY POLICY

Purpose:

This Key Policy of the Lushmeadows Association is intended to keep a record of keys assigned to those people who should have access to the various Lushmeadows facilities.

The chairman of the Lakes and Grounds Committee shall be responsible for the distribution of all keys. The Chairman shall also be responsible for the retrieval, and record keeping of all keys distributed.

The keys to be addressed in this policy and approved recipients are as follows:

All members of the Board of Directors, the Recording Secretary, and the Chairman of the Lakes and Grounds Committee are authorized to have any Lushmeadows Association key necessary.

Facility Gate Key:

- Opens Gate to Lushmeadows property where Clubhouse and Mallard Lake are located.
- Opens Gate to Dawn Lake, where campgrounds, restrooms, picnic area, swim beach, and playground are located.

Approved Gate Key Recipients:

- All members in good standing that have paid the key deposit charge of \$25.00. The deposit will be returned upon the return of the key to the Association. After the sale of property, the key must be returned within 60 days or the deposit is forfeited.

LUSHMEADOWS RULES AND REGULATIONS

SECTION 5

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- **KEY POLICY (CONT.)**
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- Any outside service provider deemed appropriate by the Lakes and Grounds Chairman.
- Persons who have Board of Directors approval for reservations of the clubhouse or a campground site.

Whale Lock Keys:

- Opens Firehouse
- Opens Pumphouse at Clubhouse facility
- Opens Dawn Lake Pump House
- Opens Dawn Lake restrooms
- Opens Drop box

Approved Key Recipients:

- Lakes and Grounds members as determined by the Lakes and Grounds Chairman.
- Chairman of Rummage Sale.

Clubhouse Keys:

- Opens Clubhouse

Approved Key Recipients:

- All Committee Chairpersons.
- Key members of the Lakes and Grounds Committee (as determined by the Lakes and Grounds Chairman).
- Sponsors of persons using the clubhouse for a private party or an ongoing clubhouse activity (E.G. 4H Group).

LUSHMEADOWS RULES AND REGULATIONS

SECTION 5

- - KEY POLICY (CONT.)

Clubhouse Office Keys:

- Opens Clubhouse Office

Approved Key Recipients:

- All Committee chairpersons.
- Key members of the Lakes and Grounds Committee (as determined by the Lakes and Grounds Chairman).

These revised Rules and Regulations have been approved by the Board of Directors, Lushmeadows Association, Inc. and are to take effect on Oct.12th, 2005

President

Recording Secretary

LUSHMEADOWS RULES AND REGULATIONS

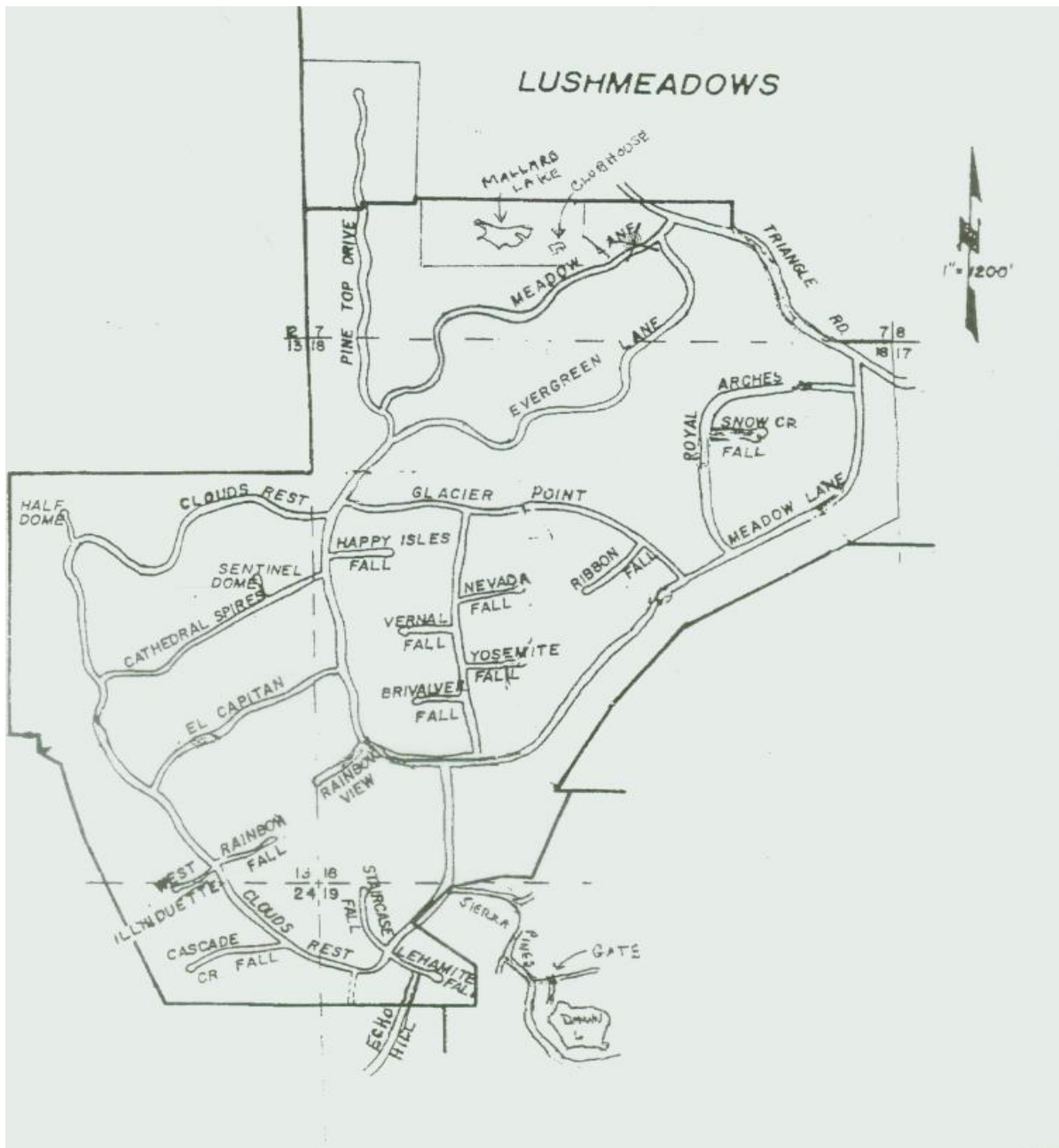
APPENDIX A

GLOSSARY

Board of Directors	A body of 7 members in good standing that govern the activities of the Lushmeadows Association Inc.
Governing Documents	The Lushmeadows Association Inc. Articles of Incorporation, Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, and Rules and Regulations.
Lushmeadows Association Inc.	A non-profit corporation created on May 24 th 1963, for the purpose of managing and improving it's recreational and park facilities.
Lushmeadows Mountain Estates	Those properties defined in the Lushmeadows Association Inc. CC&Rs.
Members/immediate family	Owners and relatives living in household.
Members of Lushmeadows Association Inc.	Any Lushmeadows Mountain Estate property owner.
Member in good standing	A Lushmeadows Mountain Estates Property Owner in compliance with it's Governing Documents.
Owner	Any deed holder of a property in Lushmeadows Mountain Estates.
Rules and Regulations	A set of requirements, established by The Board of Directors for the use of Lushmeadows Association Inc. facilities and properties.

LUSHMEADOWS RULES AND REGULATIONS

APPENDIX B LUSHMEADOWS



LUSHMEADOWS RULES AND REGULATIONS

APPENDIX C

DAWN LAKE MAP

