

## **RULES OF THE PINE LAKE ASSOCIATION**

*Approved by the PLA Board of Directors on November 13, 2008*

***Please review these rules carefully. If you have children or invite guests to Pine Lake, be sure they understand these rules as well.***

PINE LAKE ASSOCIATION (PLA) is a non-profit corporation whose members are the owners of lots in Pine Lake Addition or subsequent Pine Lake Additions to the Southeast Quarter (SE 1/4) of 15-9-7, Lancaster County, Nebraska. The Association owns the lake, approximately 23 acres, and owns the private park areas (called outlots) which make up the access areas to the lake and the bridle path. In the restrictions underlying every residential lot in Pine Lake Addition or subsequent addition are contained certain authorities on the part of the Pine Lake Association Board of Directors to manage the lake, dam, and outlots. In this document, Pine Lake refers to the neighborhood.

PINE LAKE GOLF AND TENNIS CLUB and PINE LAKE STABLES, INC. are private nonprofit corporations with their own rules, members, and dues.

The following are the rules of the Pine Lake Association (PLA) regulating the use of the lake and outlots. Of course, these are not the only rules governing Pine Lake residents and additional information on Pine Lake's articles of incorporation, by-laws, and covenants can be found at [www.pinelakeassociation.org](http://www.pinelakeassociation.org). Refer to government offices on all applicable City, County, and State laws.

1. The lake and all property owned or controlled by PLA is for the exclusive use and benefit of the dues-paying members of PLA and their families. Guests on Pine Lake property must be accompanied by a member at all times.
2. All members of PLA are obligated to prevent unauthorized persons from using the Lake or other private property under the control of PLA.
3. Lake frontage of each lot located directly on the lake is privately controlled for a distance of 20 feet from the shoreline and may be marked, if desired by owner, by floating buoys. Members not owning lots fronting the lake shall enter the lake from the outlots.
4. In using the lake, each member or guest is obligated to furnish his own lifesaving or other protective devices and equipment.
5. No hunting shall be permitted and no firearms discharged in Pine Lake and all City and State regulations must be followed.
6. Dogs must be under the control of the owner on all Pine Lake property.
7. To reduce the negative impact of phosphorus on the lake, all Pine Lake residents should use zero phosphorus lawn fertilizers. Plant material should not be dumped in lakes or holding ponds.
8. Building projects on private property must often be approved by the PLA board of directors. Refer to your covenants and lot restrictions before planning a new addition or structure.
9. Bridle paths and outlots:
  - No vehicle except for mowing and normal maintenance will be permitted on the bridle path or bridle path easements. Motorized vehicles are confined to paved streets.
  - Construction debris, household materials, yard trash, grass clippings, etc. are prohibited on bridle paths and outlots. Those responsible for littering may be required to remove it or pay for its removal.
  - Digging in, building on, or obstructing portions of the bridle path or outlots is prohibited.
  - Do not enter buildings or fences on PLA property without permission.
  - Bridle path easements must be maintained by the property owners, including tree trimming.
  - Hiking and horseback riding for members and their guests is allowed on all bridle paths and outlots.

#### 10. Boating:

- Private lakes are not exempt from any local or state laws. All watercraft must abide by the State of Nebraska boating laws, and Game and Parks Commission's boating rules. All watercraft must be equipped as per State of Nebraska law.
- All watercraft used or operated on the Lake must be owned in the same name as that of the property owner or of their guest. All watercraft used or operated will be the responsibility of the Pine Lake resident and includes the actions of their guests.
- PLA members not having private docking facilities may use the dock at the south end of the dam. Boats should not be unattended at the dock and vehicles should not be unattended at the boat ramp. Contact a board member to request a key for the boat ramp gate.
- Jet skis and powerboats should load and unload at the dock or beach with no wake. Remain outside the buoys at all other times.
- Safety of everyone is most important. PLA reserves the right to exclude all powerboats and jet skis should the conditions or actions warrant. PLA recommends Boater Education classes for all operators and strongly discourages the use of alcohol while operating powerboats and jet skis.
- Speed boating, water skiing, and jet skiing are not allowed before sunrise or after sunset. Any boat may be used quietly for purposes other than speed boating or water skiing with no restriction on hours.
- There shall be no more than three powerboats or jet skis boating at a time. In the event there are more than three powerboats desiring to use the lake for speed boating at the same time, each operator shall operate his boat or jet ski for one hour and then relinquish the lake.
- Only one boat may tow one skier at a time. The boat must not pull more than one skier at a time. The boat towing must contain a driver and a spotter and display the state regulation 12 x 12 inch orange flag when the person is down in the water.
- The users of all boats, including sailboats and slow-moving crafts, shall give consideration to the use of the Lake by other boats. Powerboats must relinquish right-of-way to non-powerboats and swimmers.

#### 11. Beach use:

- The beach is for the exclusive use of PLA members, supervised children, and their guests. No lifeguard is provided and swimming is at your own risk.
- No vehicles of any type are permitted on the beach.
- Glass objects should not be brought to the beach. Litter should be placed in the proper receptacle or removed.
- No fires shall be permitted at the beach, except in the event that a proper area is provided.
- Fishing is not permitted from the beach.
- Diving from any floating or fixed platform is not permitted.
- **HEALTH NOTE:** Ingesting water affected by algae blooms can cause illness. Humans and pets should avoid contact with water that appears iridescent, greenish-blue, or oily.

#### 12. Fishing:

- Fishing facilities at Pine Lake are for the exclusive use of PLA members and their guests. Guests must be accompanied at all times by the member.
- All hooks, lures, fishing line, and trash must be deposited in a trash can or removed.
- Unused minnows are not to be released into the lake under any circumstances.
- In order to maintain a balance of fish in the lake, please remove all injured fish from the lake plus 10-13" bass, 7-10" crappie, and all bluegill and sunfish. Bullhead and catfish can be released.