

# *Lake Jane Estates*

## *Rules & Regulations*

*Revised January 16<sup>th</sup>, 2009*

### *General Rules*

1. The Annual Meeting of Lake Jane Estates shall be held on the last Sunday of July at 2:00PM in Lake Jane Park.
2. Lake Jane Estates' membership shall run from July 1 through the following June30. Assessments for the purpose of maintaining our park and lake are due and payable on July 1<sup>st</sup>. Lake fees will be assessed August 1<sup>st</sup> with lien procedures enforced as set forth in Article IX of the By-Laws.
3. Debra Jane Lake Addition to the City of Bonney Lake is an RS Single Family Detached Residential District and as such, camping is not permitted.
4. No target practice or hunting with arms of any type will be allowed.
5. No livestock, chickens, or fowl shall be permitted on any tract in Lake Jane Estates.
6. No signs shall be posted on any tract except with the written approval of the Lake Jane Estates Board of Trustees, except real estate signs (6 months), and garage & moving sales, etc., which all must be dated (7days).
7. Any property owner diverting water from its natural course must provide a substitute course through his property.
8. As set forth in Article II, Section 3 of the By-Laws, no member may extend the use of community facilities to any tenant of rented/leased property in Lake Jane Estates.
9. All short-plat applicants will pay for costs incurred by the Association in reviewing and processing their applications. Short-plat applicants are required to pay a \$200 deposit at the time they submit their application to the Association. Costs incurred by the Association during the review and processing of the application will be deducted from this deposit. The applicant will be provided with a report of the costs deducted at the end of the review process, and any unused funds will be refunded to the applicant. Costs in excess of the deposit will be charged to the applicant. This rule applies regardless of the Association's ultimate decision regarding the short-plat application. (Rule added September 18, 2008.)
10. Only paid-up members may use the community facilities including park, pool and lake.
11. LJE Community properties including the parks, pool and lake, may not be used for any commercial purpose.

### *Park*

1. The number of guests using the community facilities is limited to 75 per membership at any one time. Guests consisting of one's immediate family, such as father, mother, children, grandchildren, or grandparents are excluded from this limitation. Larger numbers may be allowed with the prior approval of the Board of Trustees. A rental fee of \$35 plus a \$100 refundable deposit will be assessed for all park rentals.
2. Members are responsible for the conduct of their guests and must accompany them.
3. Adults have preference on the tennis court after 7:00 PM daily.
4. All dogs must be kept on a leash in both the upper and lower parks. Members are responsible for cleaning and proper disposal of all animal waste.
5. Debra Jane Lake Parks official hours will be Summer hours of April through September from 7:00 AM to 10:00 PM and Winter hours of October through March from 7:00 AM to 6:00 PM, except that after-hour use will be permitted to members in good standing upon 48 hours prior notice to the Board of Trustees.
6. Neither horses nor motorized vehicles will be allowed on the lawn areas of either park.
7. No overnight camping is permitted in the parks or on the islands of the lake.
8. No overnight parking of any vehicle, trailer or equipment is permitted in the parks without the written permission of the Board of Trustees. Motor-homes or campers granted permission to park, may not be occupied while parked overnight. Vehicles parked overnight or longer should be parked off to the side so as not to prevent other members from conveniently using the parking facility. All overnight parking is at the vehicle owner's risk. Lake Jane Estates assumes no responsibility for damage or injury due to overnight or long term parking. Anybody parking a vehicle, trailer or equipment overnight on Lake Jane Estates property without the permission of the Board of Trustees will be towed at the owner's expense.
9. Open fires of any size for any purpose are prohibited on Lake Jane Estates park and islands without the written permission of the LJE Board of Trustees. Propane and charcoal bar-b-ques with the flame in a metal container covered by a metal grill are permitted in the parks. No propane or charcoal bar-b-ques are permitted on the islands in Lake Debra Jane. Use of any other cooking or heating device must be approved in writing by the LJE Board of Trustees.

# *Lake Jane Estates*

## *Rules & Regulations*

*Revised January 16<sup>th</sup>, 2009*

### *Pool*

1. The swimming pool is under the authority of the Lifeguard during all open hours. His/Her orders are final and must be obeyed. The Lifeguard is authorized to bar anyone from the pool for one day for disobedience of orders. Repeated offenders will be referred to the Board of Trustees for disciplinary action.
2. Pool rental after hours will be charged \$50 per hour.
3. A member must accompany all guests.
4. Either a qualified swimmer or an adult member must accompany each non-swimmer.
5. Persons 12 and under must be accompanied by a responsible adult.
6. The swimming pool shall not be used unless the regular appointed lifeguard (or a substitute approved by the Board of Trustees) is on duty.
7. 7:00PM to 8:00PM will be for ADULT SWIM ONLY (unless otherwise posted).
8. Maximum capacity of the pool is 74.
9. Use by anyone with a communicable disease is prohibited.
10. All guests must pay a \$3.00 per person per day fee.
11. The pool will likely close under the following circumstances. We apologize for any inconvenience this causes.
  - When outside temperature is 60 degrees or below
  - Lightning storm
  - Excessive rain
  - Poop in the pool

### *Lake*

1. NO MOTORS of any kind may be used on the lake, except by Security and Maintenance.
2. FISHING REGULATIONS:
  - a. Daily catch & possession limits:
    - Trout – 5 fish per day, over 6” length.
    - Bass – 5 fish per day, over 6” length.
    - Catfish & Bluegills – no limit as to size or amount.A limit of bass may be taken in addition to a limit of trout.
  - b. Restocking fees will be charged for guests at the rate of \$2.00 per day or \$5.00 per week. Limit of two guests per membership. Member must be with your guest while fishing. Same fish limits apply to guests.
  - c. Only one pole or line per member or guest is allowed and must be attended at all times. Unattended lines will be confiscated. Fishing from the bridge must not obstruct foot or boat traffic.
  - d. Absolutely no frogs may be killed or taken from Debra Jane Lake.
3. Only one membership shall be issued on a lot.
4. Swimming in Lake Jane at your own risk. **NO LIFEGUARD IS PROVIDED.**
5. No diving or jumping is allowed from the bridge.
6. Throwing or dumping debris into Lake Jane is prohibited.
7. No plant, fish, animal, or waterfowl may be introduced into, or cultivated, or kept in the waters or on the shoreline of Lake Debra Jane without the written permission of the Board of Trustees.

Such permission may be revoked if the Board of Trustees concludes that the introduced, cultivated, or kept plant, fish, animal, or waterfowl has become a nuisance.

Costs for cleanup or removal of any such plant, fish, animal or waterfowl as ordered by the Board of trustees, shall be borne by the property who originally introduced, cultivated or kept the plant, fish, animal, or waterfowl.