

# Lake Jane Estates

## *Rules & Regulations*

Revised August 19, 2021

### **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 June 30. Assessments for the purpose of maintaining our facilities are due and payable on July 1st. Late fees will be assessed August 1st 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 plants or animals may be introduced into any waters of Lake Jane Estates. No fowl are allowed on any tract within Lake Jane Estates. Costs of cleanup or removal shall be borne by the property owner.
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. 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.  
Please note that the LJE Board of Trustees has adopted a **minimum lot size of 14,400 square feet** for lots created through a short subdivision (each created lot must be a minimum of 14,400 square feet) – applications seeking a **smaller lot size will be automatically denied**.
9. The right to use community facilities, including park, pool, and lake, shall extend only to members in good standing, whose assessments have been paid up to the current year and whose family or guests have not violated the Articles of Incorporation, By-Laws, or Rules & Regulations.
10. Family of members in good standing is welcome to use community facilities at no cost. "Family" is hereby defined as a member's significant other, children, grandchildren, parents, grandparents and any additional persons residing full-time at the household regardless of relationship, who are not tenants.
11. A member in good standing may assign his or her facility privileges to a renter. The minimum amount of time a LJE member can assign privileges to a renter is 6 months. During the period that the member has assigned their facility privileges to their renter, the member (tract owner) may no longer use Lake Jane Estates facilities (unless the member resides on another LJE tract). When an assignment occurs, only the renters who live on the premises full-time have facility privileges. Those facility privileges do not extend to the relatives of the renter like they do for a member. Therefore, anyone (spouses, children, grandchildren, grandparents, parents, etc.) who does not reside with the renter at the property within LJE, is not entitled to facility privileges. If you are a member that would like to assign your facility privileges to a renter, please refer to Lake Jane Estates' website at [www.lakejane.org](http://www.lakejane.org) for further instructions.
12. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.
13. The number of guests using the community facilities is limited to 150 at any one time. Note: The use of the pool is limited to 74 persons. Any party of 35 persons or more must reserve the facility or facilities. The Assistant Treasurer will take and approve the reservation prior to date of event. Parties of 75 or more are required to provide one additional toilet. A rental fee of \$35 plus a \$100 refundable deposit will be assessed for all park rentals. Pool rental after hours will be charged \$50 per hour. Please refer to Lake Jane Estates' website at [www.lakejane.org](http://www.lakejane.org) for both park and pool reservation forms. This rule is pre-Covidf-19. Look at reservation form for current rule on number of guests. (3-19-2021)
14. Lake Jane Estates community facilities including the parks, pool and lake, may not be used for any commercial purpose without supervision except for the sale of a member's property.
15. All construction must be approved by the Architectural Committee.

### **Park**

1. The park shelter is available for rent. A rental fee of \$35 plus a \$100 refundable deposit will be assessed for all park rentals.

Please refer to Lake Jane Estates' website at [www.lakejane.org](http://www.lakejane.org) for additional information.

2. Adults have preference on the tennis court after 7:00 PM daily.
3. All dogs must be kept on a leash in both the upper and lower parks, except in Dog Park. Posted rules must be followed. Members and approved member-designated tenants are responsible for cleaning and proper disposal of all animal waste.
4. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.
5. Debra Jane Lake Parks official hours will be: UPPER PARK: Summer hours for March through September are from 7:00 am to 10:00 pm and Winter hours for October through February are from 7:00 am to 6:00 pm. LOWER PARK: Summer hours for March through September are from 7:00am to dusk and Winter hours for October through February are from 7:00 am to 6:00 pm. Except that after hours use of the either park will be permitted to members in good standing by a decision of the Board of Trustees. Forty-eight hours' notice must be given to the Board for such a special use.
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, except as part of a community-sponsored event organized by Lake Jane Estates and approved by the Board.
8. No overnight parking of any vehicle, trailer or equipment is permitted in the parks without the written permission of the Facilities Manager or Assistant Secretary for more than 7 days or by the Board for a longer term. 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. Fireworks and open fires of any size for any purpose are prohibited on Lake Jane Estates parks 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.
10. Motor vehicle repair or maintenance of any type is prohibited in Lake Jane Estates parks.
11. The use of drones in Lake Jane Park is permitted, subject to the following conditions:
  - a. Drones must not be flown in a reckless manner and should not be flown over or near unprotected people, animals, or property;
  - b. Drones may not be flown outside of the hours of 10 a.m. - 7 p.m.
  - c. Preferred flying area is in the open area near the ball field.
 Park users found in violation of these rules are subject to being asked to leave the park and/or banned from future flying.

### **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. Please refer to Lake Jane Estates' website at [www.lakejane.org](http://www.lakejane.org) for additional information.
3. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.
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 \$4.00 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

12. No animals are allowed in the pool. Only certified service animals are allowed on the pool deck.

**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.
- Grass Carp – 0 per day

A limit of bass may be taken in addition to a limit of trout.

b. A fee of \$5 per day, per guest, will be charged. Member must be with his or her guests 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. Swimming in Debra Jane Lake is at your own risk. **NO LIFEGUARD IS PROVIDED.**

4. Members and approved member-designated tenants are responsible for the conduct of their family and guests and must accompany all family and guests using community facilities.

5. No diving or jumping is allowed from the bridge.

6. Throwing or dumping debris into Debra Jane Lake is prohibited.

7. No watercraft may be stored or moored overnight on Lake Jane Estates Property.

8. The feeding of any waterfowl on private property or on Lake Jane Estates community property including Debra Jane Lake is prohibited.

9. Any property owner that has a tree fall from their property into the lake are responsible for removal and cleanup cost, within 60 days.