

# Rules and Regulations

## Lakeland Village Community Club (LLVCC) Common Areas and Facilities

The common areas/facilities of LakeLand Village include those areas designated on the plat maps of the development and are summarized in a LakeLand Village map available at the Community Club office. These areas are generally defined as:

1. Lake Anderson in its entirety, along with the canal from the south end of the lake to the concrete dam/weir at the southwest end of the canal, to include the stream bed and 10 feet of bank on either side, between lots 4 & 5 division 7, to the culvert pipes at Lakeshore Drive.
2. The Beach/Park area with Gazebo, two swim docks and a fishing dock at the north end of Lake Anderson, lots 151 & 152, division 1.
3. The playground at the north end of Lake Anderson with the playground, restrooms, LLVCC storage building and open area, tract B, division 9 (old stable area).
4. The boat storage, boat launch area and fishing dock to south of Lake Anderson on the canal, lot 57, division 5.
5. Lot south of item 4, lot 66, division 5.
6. Lot with fishing dock and earthen dam with dock at southwest corner of Lake Anderson, lot 41, division 7.
7. Lot at northwest edge of Lake Anderson, to include the paved and gravel walking trails and picnic areas, lot 55 division 7.
8. Lot with sport court at corner of Lakeland Drive and Old Ranch Road, tract A division 9 (original tennis court).
9. And such additions of real property as may be brought within the jurisdiction of the association.
10. The leased Tennis/Pickle Ball Courts.

These common areas are for the sole use of LakeLand Village Community Club (LLVCC) Members, Tenants, their families, and invited guests – not the general public.

A Member is an owner of a lot within LakeLand Village.

Members must be in good standing with no outstanding debts owed to LLVCC.

A Tenant is a person designated by the Member to occupy their property.

Tenants must abide by the LLVCC Rules and Regulations.

Tenants must be registered at the LLVCC Office.

Failure to adhere to these Rules and Regulations may result in the immediate removal of the offender from the common area facilities and may result in the suspension of Common Area usage for a period of up to 30 days.

## **Lake Anderson Beach/Park and Gazebo (Lots 151 & 152)**

Each Member or Tenant's group using the Beach/Park and Gazebo will be limited to no more than 20 people, of which the participants will be limited to family members or invited guests. Gatherings of the general public are not allowed, as these areas are privately owned by members of LLVCC.

- Exception: LLVCC organized community events (community picnic, etc.) can have more than 20 people in attendance.

Members, Tenants, family members, and invited guests utilizing the Beach/Park and Gazebo do so at their own risk. There is not a lifeguard on duty.

Members, Tenants, family members, and invited guests are responsible for cleaning the Beach/Park and Gazebo after each use.

Members and Tenants must register their vehicles that park at the Beach/Park area with the LLVCC office, and prominently display an LLVCC registration sticker on or in the vehicle. Family and invited guest vehicles are permitted to park in the area as long as they are visiting the area with a Member or Tenant.

Members, Tenants, family members, and invited guests may use the designated swimming area which is the roped-off area between the two docks at the Beach/Park.

- Fishing cannot take place within 25 feet of the designated swimming area.
- Canoes, kayaks, paddleboats/boards cannot be used in the designated swimming area.
- Dogs cannot be in the designated swimming area when swimmers are present.
- Toddlers and infants must wear 'swim' diapers.

The following are prohibited:

- Foul language;
- Loud music;
- Rough housing on docks or in water;
- Jumping, swimming, or diving from the fishing dock; and
- Canoes, kayaks, paddleboats/boards cannot not be launched in the designated swimming area. Instead, the docks on either side of the beach area may be used to launch, but only outside of the swimming area.

Children aged 12 and younger must be accompanied by an adult (18 years or older) Member or Tenant who will ensure the Rules & Regulations are followed.

The Gazebo is available on a first come basis, although it may be reserved through the LLVCC office.

- Reservation form is available at the LLVCC office and must be completed by the Member/Tenant, submitted to the LLVCC Office Manager or Assistant, and approved by LLVCC prior to reserved usage.

Fires are permitted only in the designated barbecue stands. Fireworks are prohibited.

LLVCC beach staff help ensure that Members, Tenants, family members and their invited guests enjoy their use of the Beach/Park and Gazebo. Beach staff are not lifeguards nor are they babysitters. Improper behaviors and interactions with beach staff will be reported to the LLVCC Patrol team. Offending person(s) will be required to immediately vacate the area.

The Beach/Park and Gazebo areas close at dusk (sunset) and open at dawn (sunrise).

## **Lake Anderson in its Entirety**

(From the normal high water mark, along with the canal from the south end of the lake to the concrete dam/weir at the southwest end of the canal, to include stream bed and 10 feet of bank on either side between lots 4& 5 division 7, to the culvert pipes at Lakeshore Drive)

Members, Tenants, family members, and invited guests may use boats and other vessels (stand up paddle boards, kayaks, etc.). Boats shall be launched only from the boat launch area at the south end of the lake or from members' private property. Boats shall be propelled by electric motors or manual power only. The entire lake is a "no wake" zone.

Internal combustion motors and boats fitted with internal combustion engines are not permitted on the lake except during lake treatment by authorized personnel. Moorage of a boat at a buoy or common area dock is prohibited.

Member or Tenants' boats (See Resolution #19) may be stored at the boat launch on Lot 57. There is a registration fee to store boats on Lot 57 that is due April 1<sup>st</sup> of each year. Proper registration with the LLVCC office is required, and the registration sticker must be prominently visible on the boat.

The maximum length of a boat or vessel is 20 feet.

The owner must take full responsibility for the boat or vessel and the occupants' safety and operation. Washington state boating and life jacket laws are to be followed.

Members, Tenants, family members, and invited guests are allowed to fish on the lake and from the three (3) fishing docks. No fishing license is required. The limit of fish caught is three (3) fish per day, per person. LLVCC encourages catch and release practices using barbless hooks. Placing, depositing, or chumming with fish eggs, roe, corn, or any other substance for the attracting, collecting, or catching of fish is prohibited. Fishing with an unattended line in the lake or canal is prohibited.

Members, Tenants, family members, and invited guests are allowed to swim in the lake with access either from the beach area at the north end of the lake, boat dock area, or from member/owner's private property. All Children 12 years of age and younger must be accompanied and supervised by an adult (18 years of age or older).

Extreme care should be exercised to prevent the introduction of water plants (such as milfoil) into the lake. The exterior of the boat must be clean before putting it in water.

Anyone using the lake/canal does so at their own risk.

Fires and fireworks are prohibited in common areas.

The lake and canal close at dusk (sunset) and open at dawn (sunrise).

**Facilities**  
**Playground, Basketball Court, Tennis/Pickleball Court**

Members, Tenants, family members, and their invited guests are allowed to utilize the playground area, lavatories, open area, tennis/pickle ball courts near the golf pro-shop and sport (basketball) court at the north end of the lake.

Each Member or Tenant's group using these facilities will be limited to no more than 20 people, of which the participants will be limited to family members or invited guests.

Public gatherings are not allowed.

The playground area is intended to be used only by children 12 years and younger who must be accompanied by an adult aged 18 or older.

Camping is not permitted.

Fires and fireworks are prohibited.

Pets should be kept on a leash for the comfort and safety of other persons.

Anyone using the facilities does so at their own risk.

Facilities close at dusk (sunset) and open at dawn (sunrise).