

SUMMER SET PROPERTY OWNERS ASSOCIATION

RULES AND REGULATIONS

ADMISSION

- A. Homeowners or Lot owners who are in arrears on their assessments or other fees may be allowed ingress and egress to their homes and lots but shall be denied the use of the facilities owned by the Summer Set Property Owners Association, Inc. They will also be required to admit their own visitors to the property at the gate. All but one gate card will be deactivated until all fees are paid in full and current.
- B. Only the following person shall have the right to enter Summer Set Lake.
 - 1. Persons owning property within Summer Set Lake.
 - Property owners must be present in Summer Set Lake at the time of the visit and will be held responsible for the below Guests.*
 - a. Family of property owners to include parents, children, stepchildren, grandchildren, and step-grandchildren.
 - b. Guests of homeowners/lot owners.
 - 2. Implied invitees. Employees of the contractors which are actually engaged within Summer Set Lake, of public utilities, of State and Local government, delivery men/women, post persons, and others by "Implied Invitation" for the transaction of business.
 - 3. No salespersons or solicitors are allowed in Summer Set Lake. Exceptions for non-profit organizations may be made by the Board of Directors.
 - 4. Disrespecting the guards in any way will result in refusal of property owner's guest list by guards.

FIREARMS/HUNTING

- A. No firearms/air guns of any type may be fired or discharged in Summer Set Lake at any time without written permission from the Summer Set Lake Property Owners Board of Directors.

SPEED LIMIT

- A. The speed limit within Summer Set Lake is 25 miles per hour.
- B. Speed bumps are placed on some of the roads. Bumps will be painted yellow and clearly marked.

FIREWORKS

- A. Fireworks may only be discharged the week before and the week after July 4th and from 4:00 p.m. until 10:00 p.m. On the 4th of July, the time will be extended until midnight. Fireworks are strictly prohibited at all other times.

MISCELLANEOUS

- A. A minimum of \$100 fine will be issued, with up to \$1,000 fine for anyone destroying Summer Set Lake property and or illegal dumping (bringing trash and construction material from outside the subdivision).
- B. No debris including bottles, cans, paper, leaves, grass clippings, etc. shall be discarded in the lakes, on the parkway, parks, beaches, and roadways. Deposit litter in containers provided. A minimum of \$100 fine will be issued, with up to \$1,000 fine.
- C. Parking on boat launching ramp, the area across the roadway from the ramp, and in park areas is prohibited.
- D. Floats in swimming area shall be removed.

- E. Pets are not allowed on the beaches and/or picnic areas.
- F. Parties or gatherings will be prohibited on the parkway, beaches, walkways, and parks after 9:00 p.m.
- G. A Summer Set Lake Property Owner may question the right of any person who is causing a disturbance, to be on the lake/s or on Summer Set Lake property.
- H. Only trash generated within the confines of Summer Set Lake may be discarded in the dumpsters. **Appliances, batteries, televisions, electronics, waste oil, tires, furniture, chairs, sofas, mattresses and yard waste are PROHIBITED.**
- I. Each property owner is responsible for maintaining their Lot/s free of litter, junk, and non-operating vehicles.
- J. Non-operating vehicles, vehicles which have expired license plates, are unlicensed, or are illegally licensed may not be parked on streets or other property owned by the Summer Set Lake Property Owners Association. Large trailers including utility trailers, any sided trailers, box trailers, campers, pontoon boats, and RV's are not allowed to be parked on the street or easements of Summer Set Lake. This excludes small boat trailers and non-sided (open and empty) small (maximum 5'X8') utility trailers which may be parked on the Summer Set Lake easement but not on the streets. Violators are subject to the expense of removal by tow and/or any expense incurred in enforcing the rule by legal proceedings.
- K. No unlicensed motor vehicle shall be stored on any lot unless such vehicle may be contained inside a structure closed to public view. No motor vehicle shall be subject to public view in excess of twenty-four (24) hours if such a vehicle is in a state of disassembly or disrepair and/or shall be in the process of being stripped or dismantled. A motor vehicle defined as such being one that is missing an engine, wheel/s, hood, trunk lid, door/s etc. Vehicles found in violation may be towed at the owner's expense.
- L. Property owners are responsible for maintaining that portion of their driveways and all driveway culverts which are on common ground and any in-ground drainage systems used to divert the flow of ground/surface water through their property.
- M. All vehicles parked along roadways shall be parked with ALL the wheels off the road.
- N. Outside Storage – Most household items cannot be stored outside. The only items outside without restrictions will be those items used and enjoyed outdoors.
- O. Firewood and Compost bins – Firewood and compost bins may be stored outside if they are located behind the front of the house and not within three feet of any property line. Firewood must be neatly stacked and should be raised to deter rodent activity. Compost bins should be maintained to prevent them from becoming a nuisance to close neighbors.
- P. Other than new construction, storage of lumber may be temporarily stored outside for ten consecutive days or less. After ten days it must either be removed or stored inside a garage.
- Q. Overnight parking/long term parking is not permitted on the easement of property not titled to you without expressed approval of the lot/homeowner.
- R. Storm water/roof water downspouts drainage may not be redirected or diverted to a neighbor's lot regardless if the lot has a residence or is not developed. A downstream owner must accept natural and only natural runoff.