

# LAKE WAUWANOKA RULES & REGULATIONS

All lots are subject to “Restrictions Governing Lake Wauwanoka Subdivision”, set out in the original conveyances, and shown by the plat recorded in the Office of the Recorder of Deeds of Jefferson County, at the Court House in Hillsboro.

The lots are for residence purposes only (no business may be operated from any lot including storage of business equipment/supplies unless inside of a building), and the Lake is for the enjoyment of Lot Owners, their families, and their guests only.

Lake Wauwanoka, Inc. is granted the power by deed and plat and plan to prescribe rules and regulations to the use and privilege of the Lake, which includes boating, swimming, fishing, and the use of the Beach, Back Acres, and the Parkway and Pathways surrounding the Lake. Those in arrears of annual Lake Wauwanoka, Inc. assessments may have their call box privileges suspended until the account is brought current.

In addition, the Restrictions governing Lake Wauwanoka grant the Corporation the authority to pass rules and regulations upon building plans, docks, construction, sewer connections, out-toilets, roadway rules, mailboxes, and noise restrictions.

All Lot Owners should be familiar with the Restrictions as well as these Rules and Regulations. All Lot Owners should know the rules and procedures before making an investment in a boat, motor, dock, or any type of construction.

The rules are based upon reason and experience and are necessary for proper order, to prevent abuses and to protect our investment while enhancing our enjoyment of the Lake. Full cooperation of all owners is necessary to make them effective.

The following Rules and Regulations are the rules adopted by the Corporation pursuant to the Restrictions, which are reprinted herein. The Corporation reserves the right to revise, alter or change these Rules and Regulations and to enact others at any time and without notice, by action of the Board of Directors.

It is the Lot Owner’s responsibility to cover the cost of correcting violations of these Rules and Regulations. If the Lake Corporation incurs any expenses due to these violations, the Lot Owner will be held responsible for these expenses and if unpaid will be applied to the Lot Owner’s annual assessment which may result in liens against the Lot Owner’s property.

For your reference the Corporation Board will post the responsibilities of each board member on the lake website. If you have any questions, please contact the board member responsible for this area or contact the main board at [info@wauwanoka.com](mailto:info@wauwanoka.com). All complaints regarding violations must be addressed to the Board of Directors in writing.

## **SECTION I** **DEFINITIONS**

- A. **LAKE:** Lake Wauwanoka
- B. **CORPORATION:** Lake Wauwanoka, Inc.
- C. **BOARD:** Board of Directors of Lake Wauwanoka, Inc.
- D. **LOT OWNER:** The Jefferson County Recorder of Deeds Office maintains records of owners of any lot within the Lake Wauwanoka Subdivision.
- E. **GUESTS:** Persons invited by a Lot Owner to his/her lot.
- F. **FAMILY:** Shall mean members of the immediate family of the Lot Owner, including their spouse, children, parents, grandparents, grandchildren, and those living together as a household and none other.
- G. **BEACH:** The area on the western shoreline of the Lake, (and the Northeastern part of the area marked "park" on the plat between the dry creek bisecting the park and Lot 39, Block C((which is up to but not including 24 North Lake Dr.)))
- H. **PARKWAYS:** A strip of land around the perimeter of the Lake. The Parkway varies by location.
- I. **PATHWAYS:** Pathways, easements, and bridle paths.
- J. **ROADWAY:** Road surrounding Lake and from Pioneer Road to Lake.
- K. **BACK ACRES:** The undeveloped property owned by the corporation outside the platted subdivision.
- L. **LAKE PRIVILEGES:** The rules limiting the use of the Lake, Beach, Marina, Back Acres, Pathways, and Parkways.
- M. **LAKE GROUNDS:** This area includes Lake Water, Beach, Marina, Back Acres, Pathways, and Parkways.
- N. **MOTORIZED VEHICLE:** Any vehicle that is powered by a motor whether gas, electric or other means. This includes automobiles, trucks, ATVs, Side by Sides, Recreational Vehicles, Motorcycles, go-carts, and golf carts.
- O. **LAKE PROPERTY:** Includes all areas of Lake Wauwanoka; Beach, Parkways, lake-assigned Docks, Lot Owners lots, Back Acres, Pathways, and Roadways.

## **SECTION II** **RIGHT OF ADMISSION**

- A. No person shall have the right to enter the Lake Grounds or to come upon the Lake, except Lot Owners and members of their families, guests and implied invitees such as employees or contractors actually engaged in lawful work for the Corporation or a Lot Owner, employees of public utilities, government employees in the performance of some lawful duty, delivery persons, postal persons and such others having transactions of business.
- B. **Guests:** In the event of absence of the Lot Owners or members of their families, persons may be recognized as guests if they have written authority to use Lot Owner's property, specifying the beginning and ending date. A Lot Owner who grants their guest(s) permission to use their property does not extend Lake Privileges to their

guest(s). Adequate parking and sanitary facilities must be available on the Lot Owners' property. This section shall not be construed to permit renting or leasing in violation of paragraph 8 of the Restrictions.

- C. Any Lot Owner may challenge the right of any person to be upon the Lake or Lake premises and within the subdivision and the person(s) so challenged shall forthwith state their name(s), lot and block numbers (or address), or, if guests, their name(s), lot and block numbers (or address) of their inviters.

**\*\*Failure of guest(s) to cooperate entitles any Lot Owner to call for police to aid in the removal of such person(s) from Lake property.**

### **SECTION III GUESTS**

- A. Lot Owners will instruct guests on what facilities may be used and what facilities may not be used by guests.
- B. Guests are required to park on the owner inviter's lot, or as arranged for them by the owner.
- C. Guests will be required to go to their hosts Lake Owner property and will be expected to know the lot and block number, or address of his inviter, and have some general knowledge of its location.
- D. A Lot Owner authorizing a friend to use his facilities in the absence of the Lot Owner shall give the guest written permission to that effect, specifying the date, otherwise, such a person claiming to be a guest may be treated as a trespasser.

**\*\*LOT OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS AS WELL AS THEIR OBSERVANCE OF THESE RULES.**

### **SECTION IV BOATS AND MOTORS**

- A. Only boats and motors of Lot Owners, not in default of their annual assessment shall be permitted on the Lake or within the subdivision.
- B. Any boat or motor failing to comply with these regulations shall be removed from the Lake by the owner(s), or by the contractor hired by the Lake Board at the owner(s) expense. If the Lot Owner does not pay these expenses, the expenses will be added to the Lot Owners annual assessment.
- C. All boats, canoes, pontoon boats and other watercraft must be registered. The corporation shall provide forms for this purpose, which may be secured from the Corporation business office.

D. Each boat and power-driven watercraft will be classified as to limitation of horsepower. The hull of each boat shall bear the classification number, block letter and lot number of the owner, in that order left to right, and other power driven watercraft shall be similarly marked in a conspicuous place. All other watercrafts will be marked with block letter and lot number. The markings shall be on both sides of the boat in at least 3 inch block lettering in a contrasting color to the boat, permanently attached. Each boat must also display a sticker issued by the Lake. Boat stickers do not have to be renewed.

E. No boats or power driven craft shall be allowed upon the Lake unless complying with the following limitations

1.	Class	Weight of Boat	Horsepower
2.	1	Up to 100 pounds	3½ H.P.
3.	2	From 100-200 lbs.	5½ H.P.
4.	3	From 200-300 lbs.	7½ H.P.
5.	4	Over 300 pounds	10 H.P.

This horsepower to be determined by the O.B.C. horsepower ratings, and any motor that does not have an O.B.C. rating shall be governed upon a comparative basis. Horsepower is to be determined by maximum horsepower attainable. For a boat powered by an electric motor, the maximum electric output is limited to 6kW (9.9 HP equivalent).

F. Boats, motors and other watercraft shall be of approved appearance, construction and mechanical condition. No watercraft shall exceed 9 feet in width or 22 feet in length. Pontoon boats are to be measured by the length of the pontoons. All other watercraft lengths include motor, attachments and equipment. No houseboat or any completely enclosed boat shall be permitted on the Lake. Abandoned or derelict vessels are any vessel not having been underway by their own primary power plant, at any time during a full season, defined as April to September of a calendar year. Any vessel sinking, submerged or un-seaworthy presenting an obstruction or hazard shall be subject to removal. Boats not meeting these requirements may be removed by a contractor hired by the Lake Board and the cost of removal will be added to the Lot Owner's annual assessment.

G. Speed boats will not be permitted

H. Motors shall be muffled and operated in a manner as not to create undue noise.

I. Any person(s) using a boat or other watercraft when it is dark **must** have a light of some sort to warn other boats of their presence or approach. For a typical pontoon boat operating on the Lake, this includes red (port side) and green (starboard) sidelights (navigation) and one all-around white light.

J. Right of way shall be in the following order: Sailboats, rowboats, canoes, kayaks,

paddleboards and motor driven craft.

- K. Boats shall always be operated in such a manner as not to endanger the life, limb and property of others or their enjoyment of the Lake.
- L. Motor driven watercraft shall remain a distance of at least 100 feet from fisherman, 50 feet from swimmers, 50 feet from other underway(moving) boats, 50 feet from Beach ropes, and 50 feet from the Beach, unless throttled to a minimum speed and approaching Lake Parkway, Beach, or dock.
- M. All boats approaching Beach from either side shall do so cautiously and at reduced speed.
- N. Applicable Missouri State Law must be followed in regard to water skiing, tubing, etc. For additional rules and regulations please follow guidelines set forth in the Missouri Water Patrol Handbook.

## **SECTION V** **FISHING**

- A. The right to fish in the Lake is limited to Lot Owners and members of their families. Guests may fish in the Lake if accompanied by the Lot Owner or a member of the Lot Owner's family or on the Lake Parkway in front of Lot Owner's property with owner permission and without Lake owner present. No fishing allowed within the roped areas of the Beach.
- B. All fish under length limits shall be returned to the water without delay. These are regulated by the Missouri Department of Conservation (Fish & Game Regulations).
- C. Trot or throw lines and spear gun fishing are prohibited; these are a danger to swimmers.
- D. While minnows are allowed for bait, care should be exercised insofar as feasible that live minnows escaping into the Lake be held to a minimum and the unused supply must not be released into the Lake.
- E. All Lot Owners and their guests must comply with applicable Missouri State Law in reference to any required fishing license.
- F. Night fishing and early morning fishing must be done in such a manner as not to disturb the peace of others.

## **SECTION VI** **BEACH – LAKE-MARINA-PARKWAYS - ROADWAY - DAM SITE - BACK ACRES**

#### A. BEACH/MARINA:

1. Beach and floating dock are for the exclusive use of Lot Owners and families. Guests of Lot Owners may use these facilities when accompanied by the Lot Owner or a member of the Lot Owner's family.
2. No fires or barbeque pits are allowed on the sand area of the Beach. Barbequing is only allowed up by the picnic table area using Lake provided pits.
3. Lot Owners are responsible to see that their animals and those of their guests are kept off the Beach area(includes sand and park areas) and floating dock.
4. Refuse shall be placed in the proper receptacles; **DO NOT LITTER!**
5. Motorized Vehicles of any kind are prohibited on the sand or park areas of the Beach.
6. Beach/Marina Parking is restricted to the designated area(s) only. Only vehicles properly displaying a current Lake Wauwanoka vehicle sticker may use the Beach parking lot. All other vehicles are subject to being towed away at vehicle owner's expense.
7. Disrobing or changing clothing on or near the Beach or any part of the Parkway or roadway is prohibited.
8. Boats may not be moored at the Beach. Persons using the Beach may temporarily moor boats in the area past the last pole holding the safety rope. Boats may not be moored to any pole or the ropes between the poles. Boats may not be anchored in the Lake within 100 feet of the poles or ropes.
9. Athletic games or sports activities are not to interfere with Lot Owners or their guests enjoying the Beach. The use of oars or paddles is prohibited within the roped swimming area of the Beach.
10. No permanent mooring of boats between Beach and boat ramp without permit.
11. Beach vehicle parking area closes at 10:00 p.m. Sunday thru Thursday and midnight Friday and Saturday.
12. The Beach pavilion is available to all Lot Owners on a first come, first serve basis, except during scheduled Lake events or any major holidays.

#### B. PARKWAYS AND PATHWAYS:

1. All Lot Owners and members of their families and their guests, subject to

compliance with the Restrictions of Record and Rules and Regulations have a right to the use of the Lake, which includes boating, swimming, fishing and use of private Beach and Back Acres. This also includes the Parkway surrounding the Lake, including the right to temporarily (not to exceed 72 hours) moor boats in front of said Parkway. Except in a few places (i.e., per the Lake Wauwanoka Plat Survey) a Parkway extends completely around the Lake. Due to erosion, this Parkway varies.

2. No one can lawfully appropriate to their exclusive use, the land between the shoreline and their lot line. The first tier Lot Owners do not own land to the shoreline, but only to the Lake Parkway, and share in common with all other Lot Owners the right to use the Parkway and Lake.
3. Lot Owners are not authorized to obstruct the Lake, Parkway or Pathways, and others lawfully using such shall have the right to pass over or around any obstruction.
4. Digging ditches, laying drain tile, destroying trees, or creating any form of obstruction upon Parkway or Pathway without authorization of Corporation is prohibited.
5. Any Lot Owner wishing to cut down live or dead tree(s) fronting their property on the Lake Wauwanoka Lake Parkway are required to request and receive Board approval before proceeding with any removal.
6. Motorized Vehicles will not be permitted along the Lake Parkway and/or Pathway.

#### C. ROADWAY:

1. Obstructing the roadway is prohibited.
2. Parking on the roadway near curves or the top of hills or in such a manner as to interfere with the free flow of traffic or create a hazard or prevent access to a lot is prohibited.
3. The Lake Board may at times hire or ask volunteers to remove trees, tree branches, underbrush or bushes that obstruct the roadway. Lot Owners should proactively clear their road frontage on a regular basis.
4. Lot Owners are responsible for providing parking for their guests and contractors, such that their vehicles may not obstruct the roadway.
5. No one, except those specifically authorized, shall in any manner alter, dig, deface or damage the roadway.

#### D. DAM

1. Picnicking and camping on the Dam are prohibited.
2. No Motorized Vehicles are allowed on the Dam at any time, except for maintenance by authorized persons. This includes the back slope and the rocky face of the Dam.

E. BACK ACRES:

1. Dumping of trash is prohibited in the Back Acres. Whatever you bring in with you must be packed out and disposed of properly. Brush and yard waste from Lake lots may be deposited in the designated area for this purpose. If you do not know where the area is, call or contact the Director of Security for assistance.
2. Only motorcycles, recreational vehicles and ATVs with Lake stickers and owned by the Lot Owner, or their family are allowed in the Back Acres.  
**\*\*Guest vehicles are specifically prohibited!**
3. Lot Owners may cut firewood for their personal use at their Lake lot. Cutting of firewood is limited to dead trees only.
4. Discharging firearms (i.e., conceal carry training, target shooting, clay pigeons, plinking) is only allowed at the designated shooting range, in a safe manner shooting away from residential areas, between 1 hour after sunrise and 1 hour before sunset. Discharging firearms anywhere else within the Back Acres is allowed ONLY during annual published Missouri Department of Conservation scheduled hunting seasons and dates for wildlife (deer, turkey, etc.). Please refer to [mdc.mo.gov](http://mdc.mo.gov) for further information.

F. LAKE:

1. The introduction of any plant or organic growth, including any live species into the Lake is prohibited. Violators of this rule will be charged for the removal of any plant, organic growth or live species. The charge for the removal will be added to the Lot Owner's annual assessment if not paid at the time of invoice.

**SECTION VII**  
**PERMITS**

A. CONSTRUCTION PERMITS REQUIRED:

1. Restrictions governing Lake Wauwanoka Subdivision provide that architects' plans, and specifications must be submitted to the Lake Wauwanoka Board designated member responsible for building approval before building operations



are started.

2. Permits in writing are required from Lake Wauwanoka before beginning any type of construction whatsoever. If you contemplate any construction, get a written permit from the Lake Wauwanoka, Inc. Board of Directors. Contact Jefferson County for their permit application requirements. Lake Wauwanoka Board is required to ensure all construction meets the additional requirements stated in the "Lake Wauwanoka, Inc. Building Requirements". These requirements are not repeated here. The Lake Board may inspect during and after construction to ensure Lake Building requirements are met and if any violations are found, it is the owner's responsibility to correct these violations.
3. Any change in the Lake Parkway must be specifically authorized, including walks, retaining walls, obstruction to free passageway, and patios.
4. A statement of regulations will be furnished upon request and should be by anyone contemplating building a residence or other work or construction.
5. Application for a Lake Wauwanoka permit must be made on forms provided by the Corporation, and must be accompanied by detailed blueprints and specifications, in duplicate, together with a plot plan, specifying the location of the residence along with any fees charged by Lake Wauwanoka, Inc associated with the permit process.
6. Failure to obtain permits could result in removal of construction or obstruction at the expense of the Lot Owner(s).
7. No person, officer or agent is authorized to waive the Rules and Regulations and Restrictions. All permits must be signed by the person or persons designated to handle the issuance of a permit and when herein required by the Board of Directors.
8. Lot Owners are requested to make their application at least six weeks prior to construction start to permit examination and consultation if deemed necessary.
9. A current list of such persons shall be posted upon by the Lake Corporation on the lake website.

**B. SEWER CONNECTIONS:**

1. Sewer connections shall not be made until approved by L.W. Sewer Corporation. A licensed and bonded professional plumber must perform all connections. Proof of liability insurance is required prior to any work being performed.

**C. ENTRANCE TO ROADWAY:**

1. A permit for the construction of an entrance to the roadway must be obtained and provisions made for the drainage of water to protect the roadway.
2. Lot Owners are responsible to keep gravel and other debris off the roadway and Lake Wauwanoka, Inc. has the right to make corrections with the cost of such corrections applied to the Lake Property owner's annual assessment.
3. See Lake Wauwanonka, Inc Building Regulations for specific driveway requirements.

D. PAGODA OR BARBECUE COVERING:

1. A shelter or roof over a permanent barbecue pit is allowable upon application, and upon permit providing it is in accordance with Lake Wauwanoka, Inc. Building Regulations.

E. TEMPORARY OUT-TOILET:

1. For health and sanitation purposes, and as a temporary measure only, small out-toilets have been permitted for chemical toilets only and are not to be larger in dimension than 4' x 4'.
2. No pits are permitted.
3. A permit as to type, duration of use, and location must be obtained from the Building Chairman.
4. Lake Owners planning to spend several hours at a time on their property should provide approved toilet facilities. The use of a trench or open pit, whether sheltered or not, is prohibited.
5. No permanent out-toilets are allowed, unless in use prior to January 1, 2022.

F. DOCKS:

1. Permits must be obtained in the placement and construction of all docks under the regulations and agreements that are determined by the Board.
2. Existing and proposed docks and their locations are owned by Lake Wauwanoka, Inc.
3. A dock and its location are not automatically transferred to the Lot Owner upon purchase. The occupancy of docks and/or Lake Wauwanonka, Inc property(Lake Parkway) is by permit only.

4. Dock permits and dock transfer forms can be found in the Lake Wauwanoka, Inc. Building Regulations document.
5. Docks are for the exclusive use of the Lot Owner(s) who hold permits and their guests. All other persons using said dock shall be considered trespassers.

G. MAILBOXES:

1. All mailboxes must comply with the regulations of the United States Postal Service (USPS).
2. All mailboxes must meet USPS requirements.
3. No mailbox shall be located where it will interfere with traffic or with maintaining a ditch, or with snow removal; nor shall a mailbox span a ditch.
4. If ruts develop in the road at the mailbox, it shall be the responsibility of the box owner to fill such ruts to the satisfaction of the USPS requirements and the Corporation.
5. The Corporation shall have the right to inform USPS of any violations of USPS mailbox requirements which may result in USPS removing any mailbox that is in violation of these requirements.

H. PARKWAY:

1. A permit must be obtained to place any construction wall, fence, dig a ditch, obstruct, change, or interfere with the Parkway.

I. BLASTING:

1. Blasting is prohibited except by permit and under the reasonable requirements of the Corporation. The Corporation does not assume any liability for damages caused by blasting but reserves the right to insist on at least minimum safeguards.

**SECTION VIII**  
**SANITATION**

- A. The sanitation regulations require all toilets to be connected with the Lake Wauwanoka Sewer Company. Exceptions include “grandfathered” septic or chemical type where the chemical container is removed on a regular basis for proper disposal at Lot Owner’s expense.
- B. Arrangements for trash pickup shall be made by the Lot Owner(s).

- C. All personal trash generated at Lake Owner's property must be disposed of in owner's trash can and picked up by owner's trash service or removed from the Lake Property and deposited into trash cans or other receptacles (including out-toilets) at the Beach, Marina, or club house or any other trashcan provided by the Lake Corporation. All trash containers must be fly and insect proof, and the lid must fit tightly, and should be made secure against dogs or predatory animals. Such containers must be placed alongside the roadway for collections. All garbage must be placed in a sealed container. The containers should be kept away from the roadway when collection is not anticipated or after garbage has been collected. Within 24 hours of trash collection, no trash receptacles may be stored within ten (10) feet of the roadway.
- D. No burning of trash is allowed anywhere on Lake Property. Lot Owners who violate these rules will be fined \$200 which will be added to their annual assessment. Violations will also be reported to the local fire department as this is in violation of Jefferson County codes.
- E. Throwing or dumping or otherwise disposing of food, garbage, rubbish, cans, bottles, waste or debris into the Lake or upon Pathways, Parkways, lots, roads, right-of-ways, Back Acres or within the subdivision is prohibited. Violations of this rule may result in being cited by the Jefferson County Sheriff's Office or applicable Law Enforcement agency.

## **SECTION IX** **SAFETY**

- A. The speed limit on all roads within the Lake Wauwanoka property is fifteen miles per hour and twenty miles per hour on the entrance road. This speed limit applies to all motor vehicles, including motorbikes of all kinds and descriptions.
- B. Fires must be confined to small areas, and under watch at all times. Fires must be extinguished before leaving, and dirt or water must be thrown on ashes. Extreme caution should be exercised in the Fall of the year. Hillsboro Fire District may require a permit for open fires. It is the Lake Owner's responsibility to check with the Hillsboro Fire District to determine if a permit is required.
- C. FIREARMS:
  - 1. The discharge of firearms upon the Lake Property(excluding Back Acres), is not permitted. Hunting must be confined to the seven hundred and fifty Back Acres during Missouri designated hunting seasons. Other recreational shooting may occur at the Back Acres shooting range. Discharging firearms, except during approved Missouri Department of Conservation hunting seasons, is only allowed at the shooting area between 1 hour after sunrise and 1 hour before sunset. All hunting activities must comply with Missouri Department of Conservation rules and laws concerning

applicable permits, licenses, stamps and limits.

D. FIREWORKS:

1. No fireworks may be discharged on the Lake Property, except for special occasions as authorized by the Board.
2. Cannon discharging is only allowed with Corporation Board preapproval.

E. MOTOR VEHICLES:

1. All motor vehicles, including motorbikes, ATV's and motorcycles of all kinds and descriptions must display an Identification Sticker, to be obtained from the Treasurer of the Lake. Typically, the identification sticker is placed in the lower right (passenger side) of the windshield of the passenger car or truck belonging to the Lot Owner.
2. Motor Vehicle and Boat stickers will only be issued to Lot Owners and their family, provided the Lot Owners assessment is current. Stickers are available by mail only.
3. Forms for stickers are sent out with the annual assessment notice. Requests for stickers should be mailed to : Lake Wauwanoka, Inc., P.O. Box 265, Hillsboro, MO 63050.
4. Only motor vehicles with stickers, shall be permitted on Lake Back Acres and at designated Beach and Marina parking areas.
5. All operators of motor vehicles, motorbikes, ATV's and motorcycles of all kinds and descriptions using the Back Acres do so at their own risk and relieve Lake Wauwanoka, Inc. of all responsibility and liability. Proof of personal insurance coverage may be required.
6. Under no circumstances are any motor vehicles, motorbikes, ATV's and motorcycles of all kinds and descriptions, licensed or non-licensed, allowed on or around the Dam of the Lake or on the Beach.
7. No motor vehicles, motorbikes, ATV's and motorcycles of all kinds and descriptions failing to comply with these regulations shall be permitted to be or remain on Lake Property and shall be removed by their owner(s). In the event of their failure to do so, such vehicles may be removed by the Corporation at the expense of the owner(s).
8. Failure to meet these rules will result in the loss of all rights of the Lot Owner to use any of their vehicles on any Lake Property and will have associated stickers terminated and Lake security will be notified. Further violations will result in a

report to the Jefferson County Sheriff's Department.

**SECTION X**  
**NUISANCES AND DISTURBANCES PROHIBITED**

- A. Excessive and unusual noises and/or loud vulgar language is prohibited at all times. Noisy, riotous and disorderly conduct or violent, offensive, obstreperous or scandalous conduct or public display of intimacies, loud and unusual noises, profane, obscene, vulgar, indecent, lewd or offensive language is prohibited at all times. Lake security or their representative has the right to ask violators to leave the area and if the violator refuses this will be reported to the Jefferson County Sheriff's Department.
- B. No drilling of wells or foundation excavation shall be permitted before 7:00 a.m. or after 8:00 p.m. on weekdays/Saturdays or at any time on Sundays and legal holidays.
- C. The following curfew has been established for the Marina slab and Beach parking area: 10:00 p.m. Sunday thru Thursday and midnight Friday and Saturday night and holidays.  
**NOTE:** This curfew does not apply to special events authorized by the Board.
- D. Strong lights should not be so placed as to result in a nuisance to others.
- E. Loud music causing annoyance to neighbors is not permitted at any time.

**SECTION XI**  
**SECURITY**

- A. Only Lot Owners are allowed to purchase access cards, remotes and/or fobs.
- B. Lot Owners are only allowed a total number of 10 cards, remotes and/or fobs. Accounts in arrears will not be allowed to purchase additional units. Those in arrears of annual Lake Wauwanoka, Inc. assessments may have their call box privileges suspended until the account is brought current.
- C. The registered Lot Owner associated with any access card, remote and/or fob is responsible for any person or persons using their access card, remote and/or fob to gain access to Lake property, including any property damage, wrong doings or illegal acts.
- D. When a Lot Owner sells their property, all registered access cards, remotes and fobs may be transferred to the new Lot Owners. Said cards, remotes and fobs will be deactivated on the closing date and the new Lot Owners must contact Secretary for said cards/remotes/fobs to be reissued under the new name and telephone number.

- E. Damage to any security equipment: call box, card reader, gate arm, and cameras-must be reported to Security as soon as possible. Failure to do so will result in law enforcement being contacted and charges pressed.
- F. Dislodging the gate arm will result in a minimum \$250 repair charge to the associated Lot Owner. Lot Owners are responsible for the actions of their guests as well as their observance of the rules. If not paid immediately upon repair, the charge will be added to the Lot Owner's annual assessment.
- G. Violations of these rules will result in Lot Owner's losing their callbox privileges to the Security Gate. Only their gate card and guest code will be available for access.

**SECTION XIII**  
**STOCK**

Lake Wauwanoka, Inc. is a corporation owned by Lot Owners through the purchase of stock shares and hence the ownership and management of the Lake is in the hands of those Lot Owners with shares. Lot Owner stock shares may be purchased from the Secretary, when available. There is a limited number of stock shares available. Shares may be requested by submitting a Stock Shares request form to the Board. The Board will keep a list of Lot Owners requesting shares. First time stock requests are prioritized over those requesting additional stock shares. Only shareholders can vote during Board meetings, but all Lot Owners are allowed to attend these meetings. Please refer to the Articles of Incorporation for additional Lake stock details.

**SUGGESTIONS:**

All constructive criticisms or suggestions may be mailed to:

LAKE WAUWANOKA, INC.  
P.O. BOX 265  
HILLSBORO, MO 63050

The cooperation of all Lot Owners and their guests is encouraged for the pleasure of all. These Rules & Regulations will be effective only insofar as the Lot Owners' help enforce them.

Revisions

<u>Date</u>	<u>Review</u>	<u>Actions</u>
09/22/2022	Board	Reviewed & Revised the full document
04/27/2023	Board	Added wording to Section IV F and removed Section VI B-6
05/25/2023	Board	Reworded Section VI B-6