

YANKEE PARK HOMEOWNERS ASSOCIATION INC.

Rules & Regulations (revised 05/2017)

General Rules and Regulations

1. The dock, swimming beach, and all recreational areas are for the private use of Lessee, their families and guests of members only. All recreational areas, property and equipment are used by all persons at their own risk.
2. No disturbing noises or conduct will be allowed at any time. Quiet time shall be from 11:00pm to 9:00am. Minors are not permitted within the Park between 11:00pm and 6:00am unless on their lot or under direct supervision of an adult.
3. Garbage collection is regularly made and refuse must be stored in approved containers. Garbage must be placed in plastic bags and placed carefully in the dumpster. No grass, leaves, weeds, building materials, furniture, TVs, carpet, etc. are to be placed in or around the dumpster at any time.
4. Do not park in front of or near dumpsters on designated trash collection days.
5. Disposal of appliances, grills, doors, beds, siding, construction material and anything that must be taken to the scrap yard or dump is the responsibility of the Lessee. The Park is not the local dumping ground.
6. All paper products should be placed in the burn barrels provided by the Park. If the paper is ignited, it is the obligation of the member to remain at the burn barrel to insure that fire does not spread to unwanted areas
7. The Burn Pit is only for items that can be completely burned with no residual materials being left after burning. No Metal, glass, box springs, furniture, Gutters, aluminum siding, etc.
8. You are liable for any fires that you may light (Camp, fire pit, trash...). It is your responsibility to insure that any fire you start is fully extinguished prior to leaving the area.

Late fees and rules enforcement

1. Late fees will be enforced after 30 days past due. A \$25 monthly late fee will be assessed that can accumulate up to a maximum late fee charge of 50% of original Maintenance, Sewer or Special Assessment fee. Continued delinquencies will be dealt with according to the terms defined within the Bylaws and Lease agreement.
2. Non approved construction fine: If lessee or lessee's agent starts construction as noted above without prior board approval a \$100 fine maybe levied immediately. If the issue is not rectified within required timeframe additional fines defined by the Board Of Directors(BOD) may be assessed until the original issue is resolved.
3. If any member is advised by the Board of Directors of a violation of the Rules and Regulations in writing and does not correct the violation within the defined timeframe, said member is subject to a \$25 monthly fine will be assessed until the violation or infraction is rectified. If violation or infraction is not resolved within a reasonable timeframe, Lessee will be dealt with according to the terms defined within the Bylaws and Lease agreement.

Use of Lots

1. Each mobile home, storage shed, skirting, dock and all utility hookups must be kept clean, safe, neat, painted and repaired. Each lot must be kept clean and grass cut. If allowed to deteriorate, at Lessor's discretion, the yard will be cared for by the Lessor and the Lessee will be billed. You are encouraged to plant shrubs and trees, but permission must first be obtained from Lessor. It is the responsibility of each member to remove dead trees from their lot or to make the Board aware of dead trees in the event a member is not physically able to remove the tree. The cost of trimming and maintaining trees is the Lessee's responsibility for any and all trees on the Lessee's property. Responsibility for trees on joint property is the equal responsibility of both members.
2. Each resident is cautioned against driving rods, stakes, pipes, etc. into the ground or against digging in any area without permission from Lessor. The many types of underground installations must be endangered by indiscriminate actions.
3. No awnings, additional rooms, porches, decks, structures, fences or buildings of any kind are permitted without prior written consent of the Board of Directors. Oil and gas tanks must be placed where Lessor specifies. No cement work unless approved by Lessor in writing.
4. Tents, travel trailers, or recreational vehicles may be set up for a period of not more than 10 days. If tents, travel trailers, or recreational vehicles are to remain longer than 10 days, a written request must be submitted to the Board. Under no circumstances are the temporary travel trailers or RVs to be hooked up to the sewer system.
5. Occasional guests permitted but only when accompanied by Lessee or a member of Lessee's family. No company parties, school parties or large family gatherings permitted without approval of the Board of Directors. Any unruly guests will be ejected from the Park.
6. The Lessor reserves the right of access onto all lots at all times for the purpose of inspection and utility maintenance. Each resident is responsible for all water, gas, electrical, sewer, etc. installations upon his lot and will be charged for expense of replacing or servicing same where due to negligence or improper use on part of Lessee. Skirting is required on all mobile homes.
7. No trees shall be cut without approval of the Board of Directors.

Water & Sewer

1. Water will be turned off October 15th through April 15th.
2. No one except Lessor or an agent of the Lessor is to turn underground water valves off or on at any time.
3. Sewer Fees are due on each lot that contains a mobile home or RV until the Sewer District vacates the sewer connection. It is the responsibility of the Lessee to make arraignment with the YPHOA board to start vacation process. Fees will be collected until vacation notice has been received from The Regional Sewer District. Any overpayment will promptly be refunded to lessee at that time.
4. No excessive use of water will be permitted. Lessor shall be the judge of what constitutes excessive use. No washing of street vehicles on weekends or holidays.
5. Do not flush or rinse Grease, Baby Wipes, Feminine Hygiene products or other Non-Bio Degradable items down the drain and into the sewer system.
6. Lagrange Co, Reginal Sewer District is responsible for any clogs in the Ground. Lessee is responsible for any sewer issues above ground level.

7. Lessee is responsible for disconnecting water lines to Lessee's lot prior to the October closing date.

Clubhouse

1. Usage is for members and their Family's only.
2. Members who wish to use the clubhouse for private functions must get board approval and pay a usage fee that will be assessed by the Board.
3. It is the Members responsibility to clean the Clubhouse before and after each private function.
4. No long term storage of personal property or other items (junk) will be permitted.
5. Temporary storage for remodels and trailer swaps may be allowed with Board approval.

Barn

1. Usage is for members and their Family's only.
2. Members who wish to use the Barn for private functions must get board approval and pay a usage fee that will be assessed by the Board.
3. It is the Members responsibility to clean the Barn before and after each private function
4. Storage of boats and PWC are regulated by the Board of Directors. Storage Fees must be paid to designated Board member by Oct. 15 of each year that their unit is being place in Barn.
5. No non running Boats, PWC will be stored in the Barn.
6. No long term storage of building material or other items (junk) will be permitted.
7. Temporary storage for remodels and trailer swaps may be allowed with Board approval.

Beach & Boat Launch

1. Swimming in designed beach area only.
2. No glass or glass bottles on the beach (Sand).
3. Do not throw trash, cans, papers, or any kind of debris on the beach.
4. No boats in beach area at any time.
5. No Street vehicles are allowed in the beach area or along the waterfront.
6. No golf carts on beach sand area.
7. No throwing of rocks in the "point seawall" area.
8. No parking of Personal Water Craft or Boats in the beach area or on the end of the point.
9. Anyone who places a metal stake in the water for holding Personal Water Craft must make certain the stakes are removed prior to closing the park in the fall.
10. Boat ramp is for emergency use only during summer season. Boats may not be put in or taken out of the water on weekends between Memorial Day and Labor Day except if an emergency situation exists.

Camping & Campsite

1. Yankee Park member must fill out and turn in Campsite request form.
2. Member must be in Park during guest stay.
3. Member must prepay for campsite. (1 night \$15, Weekend \$25, Week \$80).
4. Guests must follow all Yankee Park Documents including Rules and Regulations. Host Members are responsible for guests and their actions.
5. Guests have use of the Clubhouse Restrooms, Shower, Beach and activities.
6. All Camp sites are reserved on a first come basis and can be reserved via calendar in clubhouse.
7. Guests may not stay more than 1 week (7 Days) without Board approval and NO more than 15 days in total per season.
8. Campsites allow for usage of electricity and water. No Sewer connections allowed.

Boats, PWC & Piers

1. There is one dock space provided for each lot and is for the private use of Lessee. Dock size/width must be approved by the Board. No boatlifts or docks are permitted without Lessor's written approval. The lessee must maintain Lessee's dock in a safe condition and keep the dock repaired. If the dock is not maintained in proper repair as determined by the Board, Lessee will be required to make the necessary repairs. Where necessary, the Lessee is responsible for placing the dock in the spring and its removal in the fall. The Lessor is not responsible for any accidents or injuries which occur in the Park, on the mobile home lot, about the dock, or in the water.
2. There is a maximum of 2 PWC lifts per lot allocated in the designated PWC lift area along the pointe. PWC Lifts locations are defined by first in each season. Each member is responsible to have the Lift off the Grass and in the water by May 1 and out of the water by Oct 15 each season.
3. Boats & PWC must be in the water between June 1 and Sept 15th annually.
4. Boat and PWC trailers must be stored in prescribed area designated by the board of Directors in a neat and orderly fashion.
5. For Boat and PWC trailers stored in prescribed area, Lessee is responsible to keep the grass and weeds mowed and cut around your units on a monthly basis
6. Boats and PWC that have not run for more than 15 days will not be allowed to stay within the park and must be removed by the lessee without prior BOD approval.

Golf Carts & other Vehicles:

1. The speed limit for all motorized vehicles, including golf carts, is 5 m.p.h.
2. The Lessor (Park) assumes no responsibility for vehicles, golf carts, or boats on park property in regards to theft, vandalism or damage of any kind.
3. No one under 16 years of age may operate a golf cart within the park.
4. Golf carts must be maintained in good working order and contain the lot number of the owner. If deemed unsafe by the Board, golf carts must be removed from the Park.

5. Proof of Golf Cart liability insurance must be supplied to the Park Representative on an annual basis for each Golf Cart in lessee's possession. If proof of insurance is not supplied in a timely manner the golf cart or carts must be removed from the Park. Failure to comply will be in direct violation of rules and fines will be incurred.
6. No ATVs, mini-bikes, scooters, skateboards, Long Boards or go-carts permitted in the Park.
7. No noisy or unsightly vehicles, golf carts, or large trucks are permitted. No overhauling or major repairs of vehicles permitted.
8. No on-street parking will be permitted.
9. Only authorized delivery persons may have access to the Park. No commercial vehicles to be parked on streets or drives in the Park.
10. Proof of liability insurance must be made available upon request for any vehicle brought into the Park.
11. No Utility trailers, travel trailers and recreational vehicles may be parked or stored on any street or lot or common area for more than 15 days without Board approval.

Pets

1. Pets must be kept on a leash at all times when not on Lessee's (member) lot.
2. Noisy, aggressive or unruly pets that cause complaints will not be allowed to remain.
3. Pets are not permitted on the swimming/beach area.
4. Owners must clean up after their pets, including common areas such as playground.

Buying/Selling Lots/Trailers

1. Written notice must be given to the Board of Directors, stating lot number/trailer for sale and the asking price. If the member decides to reduce the purchase price, he/she must again deliver the terms of the offer to the Board of Directors and start the selling procedure over again. A "For Sale" sign must be posted in plain view (window nearest the road/s) and on the bulletin board at the Club House.
2. Immediate family members (son, daughter, father, mother, brother, sister) may assume possession of the lease through gift, purchase or inheritance.
3. The Board of Directors acting on behalf of the Co-Op, has first right outside of the immediate family members to purchase lot/trailer.
4. Adjacent neighbors, not separated by a road have second right, to purchase lot/trailer.
5. Any member of Co-Op has third right to purchase lot/trailer.
6. If no members wish to purchase, anyone outside the Park has final right to purchase lot/trailer.
7. All purchases have to be approved by the Board of Directors

Registering as Potential Buyers

1. Any member or non-member interested in purchasing additional lots should register, in writing, with the Board of Directors (provide name, phone numbers, and preference such as size and location).

Rules to Moving or Replacing Mobile Home (MH) units in Yankee Park est.2013

Moving/Replacing Mobile Home units

1. Written notice must be given to the Board of Directors (BOD) prior to any MH unit moving within the Park (In or out). You must state your intention for moving (Ex: new MH unit, remove from lot, relocate...), desired date and MH Moving Co. You must allow a minimum of 2 weeks after submittal for BOD response.
2. If a MH unit is to be replaced or added, specifications of the new MH unit need to be submitted for approval to the Board of Directors in writing. You must provide size, year and make accompanied by pictures of all four sides or blueprints if new. You must allow a minimum of 2 weeks after submittal for BOD response.
3. Any MH unit which is replaced and/or moved within Yankee Park must be no older than 25 years from request date. The BOD reserves the right to grant waivers for vintage units upon passing a thorough inspection and majority approval by BOD.
4. The BOD will notify the adjacent neighbors and will work with all parties to determine placement boundaries for the MH unit. Boundaries will be marked by BOD or representative prior to MH unit's arrival.
5. The moving of power banks, utilities, cutting of trees, etc. is the financial responsibility of lessee. Written notice must be given to the BOD for approval prior to any such work commencing. You must allow a minimum of 2 weeks after submittal for BOD response. Moving of any Utility Co. structures/fittings requires the approval and coordination with the applicable entity (REMC, Lagrange Co. Sewer District).
6. Water risers that are covered by a larger MH unit will become the financial responsibility of the lessee if additional repair costs are incurred due to access issues in the future. Moving the riser to an accessible area is preferred prior to MH unit installation. Moving water risers will be at the expense of the lessee. Written notice must be given to the Board of Directors (BOD) prior to any water riser digging and moving. You must allow a minimum of 2 weeks after submittal for BOD response.
7. No MH unit may block access areas, designated roadways, or utilities. If an excessive amount of common ground is needed for new MH unit, additional chargers' may be incurred by the lessee/MH unit owner as deemed applicable by BOD.
8. Only licensed and insured Mobile Home movers will be allowed to add, move, remove or replace MH units in Yankee Park.

(Items that require BOD approval can be supplied in one written request to expedite review process)

General Guidelines for New MH unit placement & build zone boundaries (See Figure 1)

1. In most cases the Eastern edge of your current Mobile Home (MH) will establish Boundary 1. For MH units on lot's 73-76 use the Southern edge of current MH unit to will define Boundary 1.
2. Boundary 2 is defined as 10ft measurement east of your adjacent neighbors unit to the West. For MH units on lot's 73-76 Boundary 2 is defined as 10 ft. measurement south of your adjacent neighbor's MH unit to the North.
3. Boundary's 3 or 4 (ends) may be defined by setback distance 15ft from the Centerline of any roadway within the park. MH units will not be allowed closer than 15ft to Centerline of roadway.
4. Boundary's 3 or 4 (ends) for MH units that are considered lakefront, the Board of Directors (BOD) will determine the applicable maximum allowable MH length to blend in with current MH units. The existing MH unit will be used as a reference point when applicable.
5. Boundary's 3 or 4 (ends) for MH units that have one end facing an adjacent neighbor, a minimum of 10ft is required, if already separated by 10ft or more. If more than 10ft exists the excess footage will be allocated to give both lots optimum availability. Existing structures will be taken into consideration when allocating boundary lines.

6. Boundary's 3 or 4 (ends) for MH units currently violating the 10ft rule, the BOD will determine the proper allowable clearance utilizing the existing unit as a reference point. Boundary lines will be allocated to give both lots optimum availability. Existing structures will be taken into consideration when allocating boundary lines.
 7. Boundary's 3 or 4 (ends) for MH units that have one end facing common area. The Board of Directors (BOD) will determine the applicable maximum allowable MH unit length to blend in with current MH units. The existing MH unit will be used as a reference point when applicable.
 8. End MH units with no adjacent neighbors on one side or the other may be given some leeway in establishing boundaries 1 or 2. The existing MH unit will be used as a reference point when applicable (See note 7 above).
 9. Existing structures (ex. Sheds, fire pits, decks, porch...) that have been deemed acceptable due to the Grandfather Clause will be held to current rules if removed or moved.
 10. When installing or replacing LP tanks, Satellite dishes, A/C units and other structures, those items are required to be located within the defined build zone. Location must be submitted as part of the request and approved by the BOD.
 11. The Board of Directors reserves the Right to Change, Modify, Add or Delete the Rules and Guidelines as deemed necessary to maintain architectural control within Yankee Park.
 12. Member/Lease holders that have adjoining lots may merge multiple lots to enlarge Build Zone Boundaries, as long as only one MH unit resides upon said lots. Build Zone Boundaries 1, 2, 3 and 4 will be defined by the extreme edges of the conjoined lots (see figure 2).
- a. MH Units and Structures (decks, sheds porches...) may straddle lot lines of conjoined lots but must adhere to the rules as they pertain to Build Zone Boundaries.
 - b. MH Units may be installed parallel or orthogonal to existing roads and lake view as long as they fall within the Build Zone Boundaries.
 - c. Individual maintenance fees and assessments will be applied to each lot.
 - d. Sewer fees are based on the number of connections and are defined by LaGrange County Regional Utility District.
 - e. Conjoined lots can be returned to individual lots however current Placement and Build Zone requirements will apply.

Figure 1

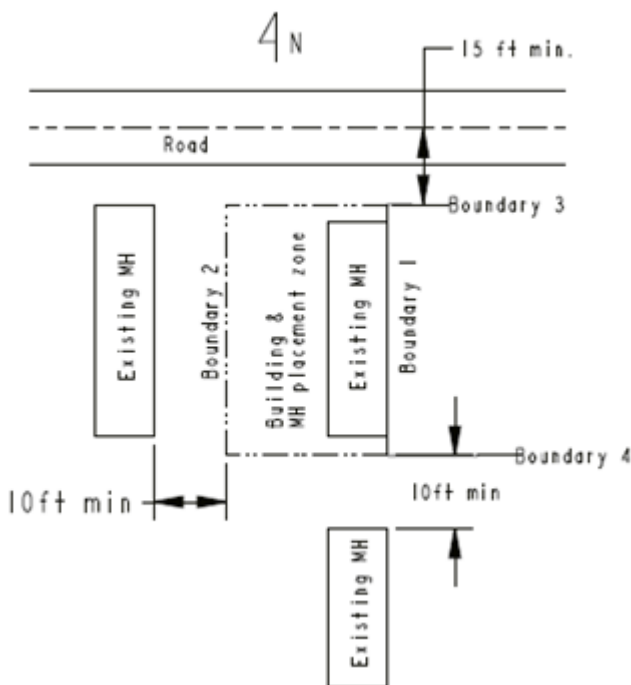
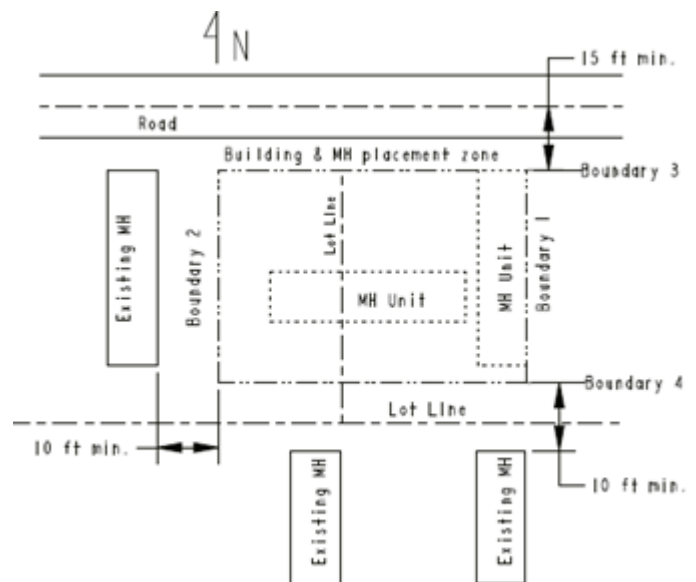


Figure 2



For Reference Only (Do not scale)