



### **Dwelling Homes, Garages and Storage Structures**

1. All home fronts must face the street upon which the lot fronts.
2. All homes must have at least six hundred (600) square feet of living quarters on the ground level which faces the lot front.
3. The dwelling shall be a single-family residence only.
4. A dwelling is defined as a permanent structure which is built from the ground up or is a doublewide or a prefabricated home which requires a permanent foundation or piers of solid construction which meet the installation requirements of the manufacturer. For definition purposes, a recreational vehicle or singlewide mobile home is not considered a dwelling home and cannot be used as such. The Linn County and the State of Kansas Taxation and Licensing Rules and Regulations further qualify this definition.
5. All dwellings must be on a permanent foundation constructed of solid concrete footing, basement wall or solid piers.
6. A garage or boathouse can be constructed either separately or attached to a dwelling. Such structure must be of the same or better construction materials as the dwelling. A garage or boathouse will not be constructed prior to the construction of the dwelling without written permit from the Board of Directors. Such permit will be considered if said properties have proper sewage holding tanks installed in accordance with all county and state requirements. If a garage is constructed on an adjacent lot or directly across the street from dwelling it will be considered as part of the dwelling. If the garage is constructed on a lot other than which the dwelling is located the primary purpose of garage or boathouse must be to store vehicles or boats. Such structure must meet minimum size of twelve (12) feet by twenty four (24) feet, with door opening located on twelve (12) foot end.
7. All other storage structures must be in the rear of the dwelling and must be the same or better construction material as the dwelling. No structure of this nature can be larger than twelve (12) feet by sixteen (16) feet and ten (10) feet high. Metal storage structure(s) will not be allowed.
8. All construction must meet CABO standards.

### **Boat Docks and Retaining Walls (Including Seawalls)**

1. All boat docks must be at least ten (10) feet from both sides of the lot or lots.
2. No boat dock including the ramp can exceed fifty (50) feet in length.
3. All boat docks must be on a floatation device and cannot be anchored in place by piers.
4. Any new dock or replacement floatation must be encapsulated.
5. All retaining walls must not be any higher than the lay of the land
6. All retaining walls must have proper drainage pipes and rock backfill to prevent the wall from moving.
7. No retaining wall or any part thereof will protrude past the original line of the lot or lots.
8. All boat docks and retaining walls are subject to inspection.

## **Recreational Rules and Regulations**

### **Watercraft (boats, jet skis, sail boards)**

1. All watercraft must be operated in accordance with the State of Kansas Boating Regulations.
2. No gasoline-powered watercraft shall be permitted on the 9-acre lake.
3. No motorized personal watercraft (jet skis) shall be allowed on the 9-acre lake or 30-acre lake.
4. No wake on the 9-acre lake or 30-acre lake.
5. Boats permitted on the 135-acre lake shall have less than 160 horsepower motor and be no longer than twenty two (22) feet. Not longer than thirty (30) feet if a pontoon. No jet-powered boats are allowed on any lake.
6. NO WAKE buoys and all other buoys are not to be used for mooring or playing on. All buoys and signs must be adhered to.
7. All motorized watercraft shall operate counter clockwise around the 135-acre lake. Each craft owner is responsible for his crafts wake as well as for the craft itself. Following the wake of a boat with a personal watercraft (jet skis) is prohibited.
8. All watercraft shall use navigation lights while operating between sunset and sunrise.

(Watercraft continued)

9. Watercraft must be equipped with a wide-angle rearview mirror that is properly placed to provide maximum vision of the person skiing or being towed. One person must be facing rear of the watercraft while towing skier, tube, aqua-board or other objects of any kind.
10. All boaters will respect a quiet time form 8:00 P.M. to 9:00 A.M. which requires that all motorized watercraft be operated at a reduced, non-wake producing speed during these hours, and must have adequate exhaust and noise abatement systems.
11. No watercraft shall be operated within fifty (50) feet on any dock, swimming area, fishing boat, sailboat or buoys without reducing the speed sufficient to prevent a wash or wake.
12. All watercraft must have a permit sticker.

### **Boat Ramp**

1. Vehicles and trailers are to be parked in the boat area across the road from the boat ramp on the 135-acre lake.
2. Vehicles and trailers are to park out of the area as not to block the boat ramp or road traffic on the 9-acre lake or 30-acre lake.
3. Boats and personal watercraft shall be docked at association facilities only when they are in use.
4. No swimming, fishing or diving in vicinity of the boat ramp(s).

### **Swimming**

1. All swimmers must stay behind the retaining ropes in designated swimming areas.
2. Swimming is allowed in coves that are protected by NO WAKE buoys.
3. No swimming is allowed in the main body of the lake except within fifty (50) feet of the shoreline.
4. No lifeguard on duty at any time. All swimming is at your own risk.
5. Swimming in lake (to include designated swimming areas) is restricted to the period of time one (1) hour before sunrise and one (1) hour after sunset.
6. Beach areas closed during the period of time one (1) hour before sunrise and one (1) hour after sunset.

### **Motor Vehicles**

1. A motor vehicle is defined as any the following:

Automobile	Go Cart	Two (2), Three (3) or Four (4) wheel ATV	Bus
Motorcycle	Motorized Cart	Motor Home	Truck
2. All motor vehicles must be operated by an individual duly licensed to operate the vehicle.
3. All motor vehicles must be driven in a manner to obey all traffic signs in the lake area and shall not exceed a speed limit of 15 mph.
4. All motor vehicles must have liability insurance that meets the minimum requirements of the state in which it is registered.
5. No motorized vehicles will be driven on parks, playgrounds, swimming areas, walkways or other properties owned and maintained by the association.
6. No motorized vehicle will be driven on any slopes of the dams. The State of Kansas regulates our dams and any erosion of these dams could greatly impair the use of the lakes.
7. Unlicensed motorized vehicles must have a permit sticker.

### **Recreational Vehicles and Tents**

1. For the purpose of these rules a recreation vehicle is of the following types
  - Any vehicle defined by the State of Kansas Motor Vehicle Department as a RV and is subject to taxation on that basis.
  - Any other trailer or camper that was manufactured for the purpose of camping and recreational use.
  - This does not include a singlewide motor home as defined as such.

(Recreational Vehicles and Tents continued)

2. No camping allowed on any Tanglewood Lake Owners Association, Inc. common properties.
3. No pickup campers will be allowed to sit on the ground.
4. All tents must be folded up and removed at the end of each stay.
5. All recreational vehicles and tents must be a least twenty five (25) feet back from front property line.
6. If recreational vehicle is not equipped with self-contained sewage system and have a waste disposal outlet, then the proper sewage holding tanks must be installed in accordance with General Architectural Control Rule #2.
  - RV's and campers will be allowed to dump at shower house sewage disposal station.
  - No in-ground holding tank dumping is allowed at shower house sewage disposal station.
7. All recreational vehicles may be kept on the lot(s) from May 1 of each year to October 1 of the same year. The Tanglewood Lake Owners Association, Inc. Board of Directors may grant an exception to this under the following conditions
  - All requests for exception must be submitted in writing prior to September 1.
  - The recreational vehicle has not deteriorated to an unsightly condition.
  - The lot on which it sets is kept clean and neat.
  - Recreation vehicles meet requirements as set forth in rules and regulations.
  - The decision of the Tanglewood Lake Owners Association, Inc. Board of Directors is final.

**Gate Access Cards**

1. Cards will not be issued without a valid driver's license. One card per applicant.
2. Cards will only be issued to property owners that are in good standing with the Association. Cards will operate only if assessment dues are current. Members who are in violation of the rules and regulations or found not to be in good standing with the Association may have their cards suspended for a period of thirty days or until such member is deemed in good standing with the Association. If violations continue, cards may be suspended until such matter is corrected to the satisfaction of the Board of Directors.
3. Cards will only be issued to immediate relatives of the property owner (husband, wife, father, mother, son, daughter, brother, sister, grandfather or grandmother).
4. Each association member is entitled to two (2) cards regardless of the number of lots owned. Each association member may purchase additional cards providing they meet requirements as set forth. Additional cards require Board of Directors written approval.
5. Card costs are determined by current charges and cost will be adjusted as deemed necessary by the Board of Directors.
6. All gate access cards except the two (2) primary cards issued to the property owner must be renewed yearly by October 15 at \$10.00 per card or cards will be deactivated.
7. Gate access card reactivation fee
  - If for any reason a gate access card is deactivated there will be a \$25.00 reactivation fee per card.
  - All fees payable prior to card reactivation.
8. All gate cards of members of Tanglewood Lake Owners Association, Inc. who are delinquent in regard to their assessments shall be deactivated November 1 of each year or as soon as possible thereafter. Assessments are due and payable October 1 of each year and shall be considered delinquent if not paid in full by October 31 of each year. Any and all such gate card deactivation shall remain in full force and effect until all assessments for all lot(s) owned by the delinquent member or members are paid in full. A gate card reactivation fee shall also be assessed and must be paid in full prior to reactivation of any and all gate cards. Members who have had their gate cards deactivated will still have access to their private lots by walking across the common properties owned by the Association. This policy is based on the fact that the operation of the gates and the maintenance of the roads are financed by assessments paid by members. The gates and the roads are common properties owned by the Association.

The Tanglewood Lake Owners Association, Inc. Board of Directors has the right to adopt rules and regulations regarding the use of common properties by members.