

Lake Saint Clair Subdivision RULES

This revision was approved by a majority votes of the LSC Trustees on 09-12-2020 File = Lake Saint Clair Subdivision Rules approved 09-12-2020

Violation of these rules and regulations may result in the following punitive actions and will be at the discretion of the sitting Trustees:

- Fines in amounts set by the current Trustees
 - Loss of use of the Lakes and other recreational facilities
 - Criminal prosecution by the appropriate law enforcement agency
 - Litigation by the Lake Saint Clair Trustees
 - Litigation by any private lot owner
- 1) All property owners and guests use the Lake Saint Clair property at their own risk.
 - 2) Property owners who have unpaid assessments may not use the lakes or other recreational facilities until all assessments including interest and any legal fees, are paid current. This rule applies to the lessee of property rented at Lake Saint Clair and the purchaser of property on land contract or contract for deed.
 - 3) Lake Saint Clair vehicle and watercraft stickers will be issued ONLY to deeded property owners or tenants of deeded property owners who meet the following conditions.
 - The landlord/owners of the LSC property must annually furnish the LSC Trustees with a copy of the lease and the names of all tenants who have use of the residence and or property.
 - The landlord/owner of the property must annually provide the LSC Trustees with a letter acknowledging that for the term of the lease the owner gives up all rights to the use of the amenities of LSC and also acknowledges their responsibility for their tenants adhering to the restrictions and rules of LSC.
 - No stickers will be issued without a copy of registration.
 - All LSC property owners' or their tenants vehicles (cars, trucks, boats, motorcycles, Personal Water Craft (PWC's), trailers, campers, and golf carts shall display a current year LSC sticker.
 - Vehicle stickers are to be displayed on the lower left-hand corner of the driver's side vehicle windshield.
 - Trailers shall display stickers on the left front window.
 - Campers / pop-ups shall display stickers on the trailer tongue.
 - Other vehicles shall display a sticker where it is visible to the security guard on duty.
 - Failure to display LSC stickers may result in litigation against the offender by the LSC Trustees. LSC Stickers are available to those who are current in their assessments and can provide proof of vehicle ownership.
 - LSC stickers may be obtained at the LSC Trustee Office during regular business hours or by mail.
 - To obtain boat or PWC stickers, property owners or their tenants must present actual watercraft or PWC or current year registration in the property owner's or their tenant's name. Proof of liability insurance at a minimum amount of \$300,000.00 will be required on all motorized boats and PWC's.
 - Property owners or their lessees fraudulently obtaining LSC stickers for Non property owners may lose all Lake / recreational area privileges for a period of time to be determined by the LSC board of trustees.
 - 4) Guests of property owners or their lessees must be accompanied by the property owner or lessee when using lakes and recreational facilities.
 - 5) The roads and lakes in the subdivision are private. Trespassers may be prosecuted and their vehicles towed if found utilizing LSC property without being accompanied by a LSC property owner or the owner's lessee.

- 6) The speed limit on ALL LSC roads is 20 MPH.
- 7) Golf carts of any kind MUST be operated by persons 16 years of age minimum (licensed driver) and may only carry the quantity of passengers that the vehicle is built to carry. The owner of the golf cart, by operating the golf cart, acknowledges the following:
 - That they are operating the vehicle at their own risk.
 - That they shall indemnify and hold harmless the Lake St Clair Subdivision, its Trustees and HOA organization.
 - That they shall carry insurance equal to the minimum liability equivalent of a car.
- 8) Swimming for non-lake front property owners shall be in designated areas ONLY.
- 9) Swimming and Picnic areas close at dusk. No alcohol, alcoholic beverages or drugs are allowed to be consumed in or on the swim areas or boat launch areas or where posted as prohibited.
- 10) ALL boat docks are Private Property. Trespassers may be prosecuted by the dock owners and/or LSC Trustees. "No Trespassing" signs may be posted by dock owners.
- 11) Watercraft and PWC's shall be titled to the LSC property owner and/ or their lessee and display the current year LSC sticker. Only THOSE watercrafts are allowed to operate on the LSC Lakes.
- 12) All persons operating watercraft or PWC's on LSC Lakes must abide by ALL Missouri Watercraft regulations and rules of operation. Watercraft are defined in this document as Speed, Pontoon, Deck, Fishing, Ski, and Jon Boats. PWC's are defined in this document as Jet Ski's, Sea Doo's, Wave Runners and any 3-person maximum jet or impeller powered personal watercraft. An exception to this rule concerns the distance of watercraft operation from docks. Watercraft, unless docking, must stay a minimum of 50 feet off of docks.
- 13) Speed limits in Marina area and in NO WAKE zones are IDLE SPEED ONLY.
- 14) ALL watercraft and PWC's must travel counter clockwise on LSC Lake # 1.
- 15) Running lights must be used after sunset and any watercraft operated at IDLE SPEED ONLY.
- 16) Boats of non-waterfront property owners or their lessee's may be anchored overnight at the Marina area only. Boats anchored in non-marina areas overnight may be towed by the Trustees and stored at the Maintenance Building at a rate of \$200.00 per month, pro-rated.
- 17) LSC Lakes #2, #3, and #4 are restricted to the use of TROLLING MOTORS ONLY.
- 18) Only two (2) watercraft per lot will be allowed in *use* on a given LSC lake at one time. Three watercraft permits will be the maximum permitted per lot or group of lots. These permits will be limited to no more than 1 (one) 20', Maximum, speed boat, ski boat, deck boat, 1 (one) 24' Maximum Pontoon boat, and two (2) PWC's. Airboats, and Hydroplanes will not be permitted on the lakes of LSC.
- 19) Watercraft or PWC's anchored or tied at the Marina area and not displaying the current year LSC sticker may be removed by the Trustees and stored at the Maintenance Building at a rate of \$200.00 per month, pro-rated.
- 20) All fishing restrictions for LSC Lakes shall follow the Missouri Conservation Department, with the exception provided in Rule # 22, until amended. Fishing in designated swim areas is prohibited.
 - Largemouth Bass between 12 and 15 inches long are protected on ALL LSC Lakes and must be returned when caught.
 - Bass smaller than 12 inches and larger than 15 inches may be kept up to the State of Missouri possession limits.
 - The LSC Trustees, until otherwise directed, encourage the harvesting of Bass smaller than 12 inches.

21) Grass Carp are the property of Lake Saint Clair and shall not be removed from the lakes. Violators will be prosecuted.

22) Jugging, Trotlines, Bank-lines, Dock-lines, Yo-Yo's, limb lines or Throw-lines shall not be permitted on ANY LSC Lakes. Additionally, placement of fishing habitat structures, whether manmade or natural, must have prior approval of the Lake St Clair Trustees before they can be placed into any of the lakes.

23) Campfires or BBQ Fires are allowed ONLY in designated BBQ Pits and/or Fire Pits. No fires will be allowed on beaches, dams, common ground, or Trustee Property without prior permission of the Lake St Clair Trustees.

24) Camping is not allowed on beaches, dams, common ground, or Trustee property.

25) As of May, 2020. **Only** recreational vehicles that display a RVIA tag, (Recreational Vehicle industry Association) are allowed on the lots of Lake St Clair. All recreational vehicle units must have permanently attached axels and be titled in the state of Missouri as a recreational vehicle.

26) Soliciting of owners, tenants, or the guests of owners for the sale of merchandise or services while on common ground or trustee property is expressly prohibited.

The enforcement of the "Rules" listed above is the responsibility of ALL RESIDENTS and PROPERTY OWNERS of Lake Saint Clair. When more strict enforcements are required, the LSC Trustees and Local Law Enforcement will be called and charges will be filed. Fines will be levied or other restrictions will be placed on the offenders.