

LAKE VENTURA ASSOCIATION HANDBOOK

2023

ANNUAL LAKE ACTIVITIES

March	Annual Meeting
May.....	Community Cleanup
June/July.....	Fishing Tournament
July.....	4th July-Boat Parade Fireworks Display
August.....	Annual Picnic/Golf
October.....	Halloween Party
November.....	LVA Holiday Decorating
December.....	Holiday Light Display

Please contact the Party Committee Chairperson to volunteer for an activity

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The LVA Board regrets any errors &/or omissions to this document.

If errors &/or omissions are found, original documents on file will supersede this document.

**LAKE VENTURA ASSOCIATION
FREMONT, NEBRASKA 68025
HISTORY OF LAKE VENTURA (SUNSET DEVELOPMENT)**

“Lake Ventura” is the only known residential island, lake development in the Midwest. It was begun in 1972 originally as a three-lake, 30-lot concept in the minds of Dean Arps, Gene Brodersen, Bruce Gocken, Clayton Kock, George Larson, Don Peterson, Don Sawyer, Sr., Don Schenzel, Earl Schwanke, Don Sorenson, and Marlin Young. The property was purchased for \$285,000. The decision was made to level the area, create an island to build on and establish the 100+ lots we see today.

Lake Ventura is a man-made lake which was originally constructed as a sand and gravel pit in 1942 by Lyman Richie Gravel. In 1972, the lake and associated property were sold and Sunset Development Co., Inc. was formed.

The area originally looked much like what we can view directly east of the entrance area. The north bank area has had hundreds of trees planted by the developers, scout volunteers and the residents themselves. Many have been lost to drought and a railroad fire.

Lake Ventura has steep banks and quick changes in elevation in many areas. Average depth of lake is 16.3 feet and maximum is 25 feet, and sand is the dominant substrate throughout the lake basin. Primary source of water in Lake Ventura is groundwater.

Originally connected by a ditch to the river and with a creek running almost diagonally through the area, many native fish, including the Spoonbill, inhabit the man-made lake, which is spring-fed and thought to be no more than 27 feet deep. Efforts are under way to introduce more game fish.

Lake Ventura has a surface area of 106 acres based on a Dodge County Soil Conservation Survey aerial photograph, in 1987. **Lake Ventura holds @ 1072 acre-feet of water.**

Fishing, safe boating, skiing, swimming and just plain being away from ‘it all’ make Lake Ventura a truly unique and terrific place to “enjoy the good life”.

The original developers of Lake Ventura are:

Dean Arps	Don Sawyer, Sr.	Don Schenzel
Bruce Gocken	Earl Schwanke	Clayton Kock
Don Sorenson	George Larson	Marlin Young
Gene Brodersen	Don Peterson	

It was started in the spring of 1972 and took a little over a year for the lot sales.

- 1972 developers purchased 3 lakes from Lyman Richie Gravel for \$285,000 and formed

Sunset Development Co., Inc.

- Took the gravel and pumped 3 small lakes and made into one lake.
- Then added lake to East end and added a channel.
- A bridge came later and the lake became an open circle with the island.

Lake development was done in 3 phases with the original lots selling for \$5,500:

1. 1972 **Lake Ventura Sub-Division**
2. 1973 **Lake Ventura Sub-Division 1st Addition**
3. 1974 **East End**

People's Gas Co. (1.5 miles away), not believing in development (cost prohibitive), wanted us to pay complete installation. Developers did not want unsightly propane tanks or refill trucks, and had safety concerns regarding one way in and out of the development. The Department of Utilities proposed contract on July 19, 1972. Contract signed on August 30, 1972 establishing all electric homes. Developers established the covenants, etc. Ray Simmons, Attorney-at-Law, reviewed and approved covenants. **Covenants 1-17 were adopted August 2, 1972. Covenants 21 and 22 were adopted September 24, 1973.** (Covenants adopted for benefit of community beautification, safety, etc.)

Sunset Development homeowners first meeting was held on September 26, 1973. On April 9, 1976 a legal meeting was called and the lake board was formed (100% attendance). Their first official meeting was held May 7, 1976. The covenants were reviewed one-by-one and explained to the homeowners. The developers decided to turn the government of the covenants and the rules and regulations over to the people so THEY could be in control of the final development of the area, such as beautification, improvements, etc. **(Sunset Development was dissolved in 1987).**

The Association is comprised of 98 residences, with the majority of the houses located on the Island in the middle of the lake. Potable water is obtained from a deep well. Pump house was built April 13, 1981. From 1973 through 1989, sanitary waste was treated by a self-contained pre-treatment facility and leach field. In 1989, the treatment facility was upgraded to meet state regulations for effluent discharge to the Platte River.

The following committees and responsibilities were established and are in effect:

1. **Improvement:** planting of trees, shrubs, and flowers for beautification of common grounds; including, picnic area/table/benches. Work closely with SID to maintain the area. Also, responsible for holiday decorating and community cleanup.
2. **Boat:** inspection of boats, (registration, horsepower, rules and regulations); boat dock maintenance.
3. **Party:** plan and take care of expenses of all get-togethers.
4. **Lake Management/Fish:** stocking of fish, fish growth, and habitat; lake treatment and algae control; and lake cleanup.
5. **Architectural:** review plans for new building and improvements, recommend Board approval of said building and improvement plans.

Improvements to date: tennis court/basketball court: planting of trees, shrubs, flowers: regular manicure of common grounds: stocking of fish and habitat: street lights and decorative lights: sprinkler systems: lake treatment: duck and bird houses: picnic area/tables/benches: boat dock-asphalt court: own sewer and water: paved streets: water fountain:

Lake Ventura is a multiple-use lake. Lake-associated activities include: swimming, leisure boating, water skiing, fishing, and just plain being away from it-all makes Lake Ventura a truly unique and terrific place to “enjoy the good life!”

An aerial photo taken in late 1974 was turned into a postcard.

BY-LAWS

PURPOSES OF THE ASSOCIATION

Is set forth in the Articles of Incorporation of the Association.

MEMBERSHIP IN ASSOCIATION AND VOTING RIGHTS

Every title owner and spouse who has consented to the supplementary covenants providing for a lake association and with paid-up membership in the association qualify for membership in the association. Each qualified member shall be entitled to one vote in the election for directors, and one (1) vote per lot as to any issues upon which the members shall vote. The secretary of the Association shall keep a current list of residents and owners so as to determine who is a member of the Association and who is qualified to vote.

MEETING OF MEMBERS

Regular annual meetings of the membership shall be held in the month of March. Special meetings of the general membership may be called by the president or by the majority of the directors or by written request of fifty (50) percent of the general membership. Notice of special and annual meetings shall be given as follows: not less than 10 or more than 15 days written notice and with the purpose of the meeting stated. A quorum of members for the regular or special meetings shall be twenty-five (25) percent. If a quorum is present, an affirmative vote of the majority of the members represented at the meeting and entitled to vote shall be the act of the membership in elections for directors. Each member is entitled to one vote for as many persons as there are directors to be elected. That member may not accumulate said votes and give one candidate as many votes as the number of directors to be elected. All of the matters brought before the membership shall be determined by the show of hands unless the majority of the members present or the Board of Directors vote that any issue shall be determined by secret written ballot. No proxy or absentee votes will be accepted.

DIRECTORS

There will be five (5) directors who shall be elected each year by a vote of the members present at the annual meeting. Election for directors shall be by voice vote, show of hands or written ballot as determined by the Board of Directors. Nominations shall come from the floor with no limits to the number of nominees. Each nominee must be a member in good standing of the Association, and have a dwelling at Lake Ventura. At each annual meeting after the first meeting, three directors shall be elected in the odd number years and two elected in the even numbered years. The two persons receiving the most votes will be serving two-year terms in the first election. Directors may be re-elected to unlimited terms. The Board of Directors shall choose their President, Vice-President, Secretary and Treasurer. Directors shall meet the first Monday of each month, or on a mutually agreed date, if there are any items to come before the board. These meetings shall be open to any member of the association. It is the responsibility of the member to check with a board member as to the time and place. A majority of the directors shall constitute a quorum for the transaction of business. The act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. Directors may NOT vote by proxy. Any vacancy on the board may be filled by an affirmative vote of the majority of the remaining directors, though less than a quorum of the Board of Directors. A director elected to fill a vacancy shall be elected for the unexpired term of his predecessor in office. Directors shall not be paid and they shall be members of the Association.

DUTIES OF DIRECTORS

The Board of Directors shall have the power and the obligation to enforce all rules, regulations and covenants of Lake Ventura. It is their responsibility to serve in the best interest of the majority of the property owners. The board shall have the power to hire an attorney to help settle any disagreement or file lawsuit(s) against any violator(s). They may also employ personnel to patrol the streets or lake. The Board of Directors must establish a procedure for ruling on violations and serving complaints. The procedure must include a timetable and method of appeal. The Board of Directors shall supervise the properties of the Association and develop a budget for approval of the general membership at the annual meeting. The Association shall have the following committees appointed by the Board of Directors: Boat, fish and beautification, architectural and social and recreational activities. Additional committees may be created by action of the majority of the Board of Directors. Members of the committees shall be appointed by the President, subject to the approval of the majority of the Board of Directors. Committee members must be members of the Association in good standing. The Directors will meet the first Monday of each month, or other mutually agreed date, if there are any items to come before the board.

ASSESSMENTS

Association members will be sent statements for their share of the proposed budget as per paragraph #3 of the Supplementary Covenants. The amount of the statement is \$300 per year per lot. Payment of these assessments will be due and payable within 30 days of the date of the statement.

“Be it resolved that only the lot owner who has not paid his annual Association dues to the Lake Ventura Association within 60 days after the due date, shall be subject to:

- A) The assessment shall be filed in Small Claims Court;
- B) They will be denied lake privileges and access to common ground properties;
- C) No drawing for free annual dues at annual meeting. Must be present to win.

CONTRACTS, LOANS AND BANKING

Official bank of the Association will be at an FDIC approved institution, at the discretion of the executive committee. The Board of Directors may authorize the President/ Vice-President to enter any contract or execute instruments on behalf of the Association by specific instance. Two signatures will be required on all checks. The Association shall incur no debt except by authorization of the majority of the members. Bank checks, notes and other evidence of indebtedness shall be signed by the officer or officers authorized to so execute by resolution of the Board of Directors. Bank deposits shall be maintained as directed by the Board of Directors. An annual audit is required before annual meetings. Fiscal year from March 1 to March 1.

RULES AND REGULATIONS AND AMENDMENT TO BY-LAWS

Rules and Regulations and By-Laws may be amended by sixty (60) percent majority vote of attendance at a legal annual or special meeting of the general membership. Notice as to a special meeting shall specify the amendment change to be proposed to amend By-Laws or Rules and Regulations. Proper notice would be “not less than 10 days or more than 15 days” in writing. One (1) vote per lot for changing Rules and Regulations and By-Laws.

COVENANTS

Original covenants were adopted in 1972 and 1973. Modifications to original covenants are reflected in this document. Covenant changes must be registered with the Dodge County Courthouse and Nebraska Game & Parks along with a copy of the minutes from the meeting where such covenant change was approved.

Covenants remain in effect unless 60% of the lot owners in the subdivision vote in writing to rescind or change the covenants. Written notification of any proposed changes must be mailed to all property owners within two weeks before voting is to occur. The voting needs to be done in the presence of a notary public. Any covenant changes must be recorded at the Dodge County Court House to be valid.

1. Complete plans and specifications for the construction of all structures must be submitted to and approved by Lake Ventura Association Board of Directors prior to the commencement of any construction in said subdivision. **(Amended March 16, 1997; Recorded 8-6-01).**
2. No structures, such as trailers, tents, mobile units, doublewides, basement houses, garages, or barns shall be erected or placed on residential lots for the purpose of temporary or permanent quarters.
3. Only one single-family cabin or residence shall be constructed on any lot.
4. No dwelling shall exceed 2 ½ stories in height.
5. The minimum size of permanently enclosed living space shall be 1,200 square feet on the main floor. **(Amended March 16, 1997; Recorded 8-6-01).**
6. For each dwelling, there must also be erected a private garage of not less than 20 feet by 22 feet in size **(Amended March 16, 1997; Recorded 8-6-01).**
7. Lots shall be used as residences and not used for any commercial use.
8. All weeds and grass shall be kept to a maximum height of eight (8) inches above ground level. There shall be no accumulation of junk, debris, or offensive materials on any lot.
9. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
10. Easements and rights of way are hereby expressly reserved for the creation, construction and maintenance of utilities such as lake, gas, water, telephone, electricity and sewer. Such easements and rights of way shall be confined to the rear 30 feet of every lot and seven feet along the side of every building plot and 10 feet along every street of the subdivision.
11. No residence shall be located nearer than 10 feet to any side lot line, or closer than 35 feet from the street line, or closer than 35 feet to the shoreline stake.

12. No fence or hedge or tree shall be erected or maintained which shall unreasonably restrict or block the view of the lake and neighborhood area from an adjoining lot. For this purpose, hedges and fences shall not exceed six feet in height, unless the property owner obtains written permission from all adjoining property owners and the Lake Ventura Association Board of Directors.

(Amended March 16, 1997)

a. NEW privacy fence or hedges that block ANY view to the lake shall not be allowed.*

b. No additional (private) chain link fences allowed.*

c. Wood/Non-wood fences (earth tones) shall be permitted.* **(Adopted 3-7-07)**

13. Owners of each lot shall be entitled to lake use as described in the lake regulations.

14. No husbandry of either animals or fowls shall be conducted or maintained in said subdivision; provided, however, that house pets only shall be excluded from this restriction. Pets must be kept on a leash or be under control of the owner.

15. All approved construction after commencement will be completed within 12 months.

16. All driveways must be concrete from the street to the garage. **(Amended March 16, 1997).**

17. Campers of any variety must be parked behind front line of home. Also, any form of equipment must be kept behind front line of home.

18. Property owners are to allow water to drain down side lot lines to the lake.

19. No water-cooled air-conditioning unit may be operated or used in any dwelling unless it is operated in conjunction with a water-conserving tower or device of a design approved in writing by the clerk of Sanitary and Improvement District #3 of Dodge County, Nebraska.

20. No home may be constructed in a location on a lot or lots which materially restricts the view of the lake from adjoining property owners. A plot plan must accompany the home plans and specifications when presented to the Architectural Committee and the Board of Directors of Lake Ventura Association before any work commences. It is the intent of this covenant to prevent one dwelling from being built so much closer to the lakeshore than another so as to obstruct the view of the lake from adjoining property owners. **(Amended March 16, 1997)**

21. All gasoline fuel tanks and appurtenances must be buried beneath ground level or concealed from view of the street and lake by fence or hedge approved by the Board of Directors upon recommendation by the Architectural committee. **(June 27, 1996).**

22. POWER AND ENERGY SOURCE FOR HOMES

A. The power or energy for all indoor and outdoor applications including but not limited to furnaces, fireplaces, fire pits, heat pumps, back-up heating, space heating, water heating, clothes drying, cooking, including grills, stoves and cook tops and all other appliances shall be electricity, natural gas provided by a public utility and/or Sanitary and Improvement District No. 3, and/or propane.

B. The following provisions shall apply to all propane applications:

i. Only one (1) propane tank per Lot Owner shall be allowed.

ii. Any above ground propane tank used in connection with the permitted application shall have a capacity of no greater than 125 gallons and shall be concealed from view of the street and lake by a fence or hedge which is approved by the LVA Board of Directors upon recommendation by the Architectural Committee. Exposed propane tanks with the capacities of 20 pounds or less may be used in connection with permitted propane applications.

iii. Any propane tank buried shall not exceed 500 gallons and must be located in the yard of the Lot Owner between the street and their residence. The location of the burying of the tank shall be approved by the LVA Board of Directors upon recommendation by the Architectural Committee.

iv. Any approved propane tank used in connection with a permitted application must be located, whether above ground or below ground, not less than 10 feet from any ignition source and nearest lot line.

v. All propane applications, including burial of tanks, must comply with all applicable state statutes, regulations of the Nebraska State Fire Marshal, and National Fire Protection Code ("NFPC") as amended, adopted and/or updated from time to time by the governmental agencies controlling the use of propane including but not limited to the Nebraska State Fire Marshal or the State of Nebraska.

vi. An approved propane tank may only be buried beneath the ground pursuant to specifications approved by a technician who is CETP certified by the National Propane Gas Association and who has completed a Certified Employee Training Program. The specifications shall include detail for proper tank and line installation, anchoring, cathodic protection, leakage prevention and sleeving of gas lines entering the residential

structure in order to ensure the underground installation is reasonably safe from foreseeable risks of harm or disruption of the tank. All underground installations must be also be approved by the LVA Board of Directors upon recommendation by the Architectural Committee.

vii. No propane tank or propane lines may be buried in any bare sand areas as all underground approved propane tank installations shall be covered by topsoil, landscaping or both.

viii. The LVA Board of Directors shall have the authority to adopt procedures, regulations and/or guidelines for the interpretation and enforcement of Covenant 22.

ix. All permitted propane applications must, upon installation, be inspected and approved by a technician who is CETP certified by the National Propane Gas Association and who has completed a Certified Employee Training Program. The technician shall certify that the installation has been done in compliance with this covenant and all applicable federal, state and local statutes, regulations, rules and codes.

x. The amendments to Covenant No. 22 contained in this latest restated version shall not apply to any propane tanks that were lawfully installed pursuant to the terms of the Consent and Agreement to Covenant Amendments for Lake Ventura Subdivision and Lake Ventura Subdivision First Addition filed in Misc. Book 248, Page 287 of the records of the Register of Deeds of Dodge County, Nebraska. However, any replacement, improvement or upgrade of any such propane tank or installment must be done in accordance with this amended and restated Covenant No. 22.

SUPPLEMENTARY COVENANTS

December 6, 1978

1. The roofs of all homes and improvements shall have a pitch of at least 4 inches per foot (4-12 pitch).
 - a. The roof of all new and existing structures and improvements to existing structures shall be covered with wood shake shingles, or one of the following materials:
 - Fiberglass shakes – Fiberglass shakes shall be architectural grade, 40 year rated fiberglass shakes only, in the color of weathered wood.
 - Slate (earth tones)
 - Simulated shakes – shall include coated metal, coated plastic, rubber, fiberglass, or concrete shakes of weathered-wood color only.

(Adopted 3-4-07)

2.
 - a. Residential siding types that shall be allowed on new and existing homes, and improvements to existing structures, are wood siding, brick, or stone and/or the following materials:
 - Stucco, concrete, concrete lap-lap width not to exceed 8 inches, with low-sheen finishes only, allowed.
 - Vinyl – lap width not to exceed 8 inches, with low sheen finishes only, allowed.
 - b. All new, existing homes, and improvements to existing structures, shall have natural, stained, or painted siding.*
 - c. Residence colors are restricted to earth tones.
 - Exceptions permitted with written approval by ALL MEMBERS OF LVA Board AND ALL members of Architectural Committee.
 - d. Attached, or unattached, decks, porches and docks may be stained, painted, sealed or left natural.

(Adopted 3-4-07)

3. All homes shall have grass in front (street side) and on the side yards or have alternative landscaping approved by the Lake Ventura Association Architectural Committee and Lake Ventura Association Board of Directors. **(Added 12-6-78)**

If the grantees, their heirs, or assigns, of any lot in the subdivision, shall violate or attempt to violate any of the Covenants herein, it shall be lawful for the grantors, or the owner or owners of any other lots in the subdivision, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenants.

PROCEDURES FOR CONSTRUCTION OR IMPROVEMENTS AT LAKE VENTURA

1. Obtain certified plot plan showing location of house on lot.
2. Locate lot line from pins or have it located by surveyor (this and a plot plan may take as much as 60 days if you do not have one).
3. Have member of architecture committee member measure site stake from edge of improvements to lot line to ensure distance is AT LEAST TEN (10) FEET. (plan for one week)
4. Have architecture committee member measure distance from STREET SIDE PINS to closest street side improvement (35 feet) or from shore to closest lakeside improvement (35 feet). Please note that the street side 35 foot setback is **NOT FROM EDGE OF STREET BUT FROM FRONT SURVEY PINS**. There is an uneven space between the street and this line which forms an easement for utilities.
5. If you are extending improvements closer to the lake side, have architecture committee member inspect to ensure that neighbors view is not obstructed.
6. Complete construction application form.
Remember rules in handbook:
 - Minimum garage size
 - Electric heat or heat pump
 - Concrete driveway
 - Shake roof (depending on pitch on replacements).
7. Prepare two copies of plans, application and plot plan.
8. Have at least three architecture committee members sign plans indicating approval.
9. Have at least three members of LVA Board sign plans showing approval.
10. Obtain letter from Lake Board Corresponding Secretary, stating that permit is to be issued (she/he will keep one set of plans, plot plan and application for files).
11. Obtain building permit from county building inspector on 2nd floor of Dodge County Court House.
12. Have utilities located before digging by calling diggers hotline at 402-344-3565.
13. Have construction inspected as per county requirements.

Please allow yourself enough time to prepare for construction. Some things such as survey work or utility line location may put you on a waiting list. Also, there are times when several members of the architecture committee or the board are unavailable.

Lake Ventura Construction/Improvement Worksheet

Please complete all applicable information and submit to the Chairperson of the Architectural Committee.

Property Owner's name _____

Lot number or Lot address _____

Contractor: _____

Certified Plot Plan _____

Lot lines measured out and marked: _____

Building or improvement dimensions staked out: _____

Side setback of 10 feet or more: _____

Front and back setbacks of 35 feet or more: _____

Do improvements obstruct neighbor's view? _____

Is garage at least 20 by 22 Feet: _____

Main floor dimensions at least 1200 square feet: _____

Type of facing/siding: _____

Type of roofing: _____

Electric heat or heat pump: _____

Front grass lawn: _____

Concrete driveway to street: _____

Architecture Committee Approval: _____

Lake Ventura Board of Directors Approval: _____

Date: _____

**CONSENT AND AGREEMENT TO COVENANT AMENDMENTS
FOR
LAKE VENTURA SUBDIVISION AND
LAKE VENTURA SUBDIVISION FIRST ADDITION
June 27, 1996**

It is the desire and intent of the undersigned that the foregoing Consent and Agreement to Covenant Amendments shall be deemed to be effective and binding as to all lots upon the execution of this Consent and Agreement to Covenant Amendments for Lake Ventura Subdivision and Lake Ventura Subdivision First Addition which represents a sixty (60) percent majority in interest of the lots in said subdivision.

**CONSENT TO SUPPLEMENTARY COVENANTS
MARCH 13, 2005**

The lot assessment was raised from \$100.00 per lot per year **to \$200.00 per lot per year** for the purpose of raising revenue to improve the community.

Date due changed to March 1st—delinquent April 1st of each year.

**CONSENT TO SUPPLEMENTARY COVENANTS
MARCH 4, 2007**

The Consents were duly executed, notarized, and will be retained by the Secretary of Lake Ventura Association. By virtue of the terms of all restrictive covenants of record concerning Lake Ventura Subdivision and Lake Ventura Subdivision First Addition, the Consents are effective and binding upon all Lots contained within Lake Ventura Subdivision and Lake Ventura Subdivision First Addition.

BOATING RULES AND REGULATIONS AS AMENDED ON MARCH 24, 2019

Anyone wanting changes in the Boating Rules & Regulations must have a petition with 25 or more lot owners signatures on it before it can be brought up on the floor.

MOTOR BOATS

1. State of Nebraska safety rules and regulations will be complied with when operating boats on the lake. **A current state boat license is required.** A Lake Ventura lot owners' sticker is required. **Each boat shall be inspected by the Board of Directors, or their representatives, prior to being launched onto the lake.**

- a. Only one power boat in excess of 50 hp will be allowed per lot, excluding float boats and pontoons.
- b. Number of boats (power) PER LOT be limited to: 1 pontoon, 1 runabout (ski-type), 1 fishing.

2. All Boats must have a working horn or efficient whistle.

3. Boats shall operate under their registered or recommended passenger capacity.

4. All boats and skiers shall maintain a counter-clockwise traffic direction. Clockwise traffic must be at no wake speed and close to shore.

5. **No one under 14 years of age shall be allowed to operate a motor-powered boat. Age 14 to 16 shall be under constant supervision of a qualified operator. (Adopted 3-6-88) Special Meeting Ballot on July 20, 2004 brought Lake Ventura rules in compliance with the State of Nebraska:** As of January 1, 2004 State Law read: ***No one under 14 years of age shall operate a motorboat of any class at any time. The owner(s) shall be held responsible. *It is unlawful for any boat operator (including PWC) under 16 years of age to tow a skier, tuber, wake boarder, etc. *After January 1, 2004 it is unlawful for any person under the age of 18 years to operate any motorboat (including PWC) unless he or she has completed a Boating Safety Course and is in possession of a valid Boating Safety Certificate Card.**

5A. All boats are responsible for any discomfort or injury to other persons or damage to boats caused by their wake.

5B. Speeds exceeding 5mph—no excessive wake—are illegal at all times in or within 30 yards (90 feet) of any boat, harbor, marina, landing or fishing pier/dock, anchored boats or bathing beaches.

5C. It is unlawful to jump the wake of a boat towing anyone.

6. Only lot owners of the lake shall have motor boats, registered in their name, on the lake, to which the following restrictions shall apply: maximum one (1) pontoon/deck boat per lot, maximum one (1) runabout/ski boat per lot, maximum one (1) fishing boat per lot. Lot owners and immediate family members are to be responsible for safe operation and rule compliance.

6A. Designated fishing boats must have a planing-type hull and no more than 70 H.P.

7. Motorboats operating within 30 feet from shore will be at NO WAKE speed.

8. Boats operating after dark must comply with state regulations.

9. No airboats, hydroplane or houseboats are permitted on the lake. Final decision regarding boat approval reserved to Lake Ventura Association Board of Directors. Jet skis or any similar propulsion-powered vehicles are prohibited from the lake at all times.

9A. The only tournament-inboard type boats allowed on the lake are mid-engine style that have been approved, in the year of their make, for water-skiing tournament competition by the American Waterski Association (AWSA)

10. Pontoon boats and small fishing craft are to be operated in a safe and reasonable manner so as not to create a hazard to skiers.

11. Horsepower

a. Maximum horsepower for all outboard boats is 150 HP.

b. Maximum engine/horsepower for all inboard/outboard boats is V-6.

c. Maximum horsepower for any mid-engine tournament style boat shall be according to the maximum horsepower approved and in effect by the American Water Ski Association for such tournament style boats.

12. Caution should be taken to not restrict traffic flow under the bridge. Slow moving traffic must stay to the left.

13. Maximum 40 MPH speed limit.

14. Length

a. Maximum length for all outboard runabouts, fishing boats, deck boats, inboard/outboard runabouts (excluding pontoon boats and mid-engine tournament style boats) is 21 feet.

b. Maximum length for all 1987 and older inboard/outboard runabouts is 18 feet 0 inches. Maximum length for all 1988 and newer inboard/outboard runabouts is 21 feet.

c. The maximum length for all mid-engine tournament style boats is 21 feet 0 inches.

All boat lengths shall be determined according to LOA (length over all) as specified by the manufacturer, excluding swim platforms. All boats owned and inspected prior to May 17, 1999 are exempt from the foregoing restrictions.

15. All State of Nebraska Boat Safety Rules and Regulations apply where not in conflict with Lake Ventura Association Rules and Regulations.

16. Any boat found to have any device used for Wake Enhancing, while being used or stored on the lake, will be BANNED PERMANENTLY FROM THE LAKE.

DERELICT AND/OR NON-FUNCTIONAL DOCK OR BOAT LIFT

The Lake Ventura Board of Directors can remove a derelict and or non-functional boat lift or dock from the lake and discard it for scrap at the lot owner's expense.

WATERSKIING

1. Water skiers must know the official water skiing signals.
2. Boats with skiers should remain 30 feet from the residential shore of lake.
3. Skis, tow sleds, kneeboards, inflatable ski bobs/torpedoes and ski surfboards may be towed behind boats. The only type of towed inflatable devices allowed on the lake are those which are NOT round (by manufacturer's design) when viewed from above. All skiers must wear lifejackets or belts.
4. When a skier is down, all other boats must give that boat and skier the right-of-way.
5. When passing another water skier, allow 50 feet right-of-way to the rear and either side.

SWIMMING

1. Swimming is confined to 30 feet from the residential shore.
2. Non-swimmers shall be accompanied by a swimmer capable of making a save and must wear a lifejacket.
3. Small children should be accompanied by an adult while in the water and wear lifejackets. This is a judgment option of the lot owner.

SAILBOATS AND CANOES

1. The sailboat and canoe operators and passengers must wear lifejackets.

FISHING

1. All fishing shall be done in compliance with the Nebraska State Game and Parks commission rules and you must have a current State fishing license.
2. Fishing is allowed by lot owners and immediate family members
3. Lot owners or immediate family members must be present with guests who are fishing on the lake.

NEW LAKE POLICY (Adopted 3-4-90)

The Board of Directors of Lake Ventura has had numerous expressions of concern about what is being put into the lake. Therefore the board has approved a LAKE SUBMERSION POLICY. It was the board's intentions to be reasonable in these restrictions, yet address all concerns regarding the safety of those using the lake, both now and in the future.

THE FOLLOWING POLICY IS EFFECTIVE IMMEDIATELY:

1. Anything put into the lake that will remain below the surface of the water must have prior lake board approval.
2. A scaled drawing of the lake will be maintained by the lake board that documents the location of all known submersions.
3. Intentionally placed fish habitat must meet the following requirements.
 - i. All tires will be drilled in four places in the outer perimeter of the tire, at 90° intervals, with holes no less the ½” to allow adequate ventilation of air.
 - ii. No trees of any kind will be allowed to be put into the lake.
 - iii. Fish habitats must be constructed and inspected while still on land by at least two board members.
 - iv. The exact location and number of habitats must be approved and documented by the lake board prior to installation.
 - v. All habitats must be placed at a depth of at least 8 feet

ROAD REGULATIONS

1. Speed limit is 25 MPH.
2. All road signs must be obeyed.
3. No jumping from or standing on the bridge.

HUNTING

1. No hunting permitted in the lake area.
2. Firearms are not to be discharged on lake property.

PETS

1. Only lot owners’ pets allowed in the area.
2. Lot owners to pick up after pet when walking.
3. Dogs must be on a leash or under control of walker.

SNOWMOBILES

1. A user shall have the right to operate a snowmobile on the lake and on the north and west perimeter.
2. Guests shall not operate snowmobiles unless with a lot owner or under his supervision.
3. User must personally check ice and is responsible for any use of the lake by his snowmobile.
4. Snowmobile racing is not permitted.
 5. Snowmobiles will not be operated between 11:00 P.M. and 7:00 A.M.
 6. Snowmobiles must have lights after dark.

ATV TYPE VEHICLES

(ATV'S ridden on road can be given a ticket by law enforcement—you ride at your own risk.)

1. Each ATV must have a lot number decal on the right fender.
2. Maximum speed limit is 25 MPH.
3. Unimproved lots are not to be used by ATV riders without both the owners and neighbors' approval.
4. This type of vehicle is not to be operated between 11:00 P.M. and 7:00 A.M.

BUBBLERS

Bubblers/De-Icers are allowed at Lake Ventura beginning March 1st or earlier as approved by LVA Board to keep the area around your own dock and/or shore station free of ice, providing the following requirements are met:

1. You must have written permission from your adjacent neighbors, which is revokable at any time and your bubbler must be removed.
2. A copy of the written permission must be on file with the Lake Ventura Board.
3. ONLY the areas around YOUR dock and shore station may be kept free of ice.
4. Any dock/boat lift/shore station with a bubbler/de-icer must be marked with a uniform 'UNSAFE ICE' orange flag made/distributed by LVA.

All lot owners with bubblers/de-icers are responsible for accidents involving their unsafe ice. Violation of ANY of these four (4) requirements will result in your bubbler/de-icer being turned off.

Lake Ventura Residents Bubbler/De-Icer Form

Bubblers/De-Icers are allowed at Lake Ventura beginning March 1st or earlier as approved by LVA Board to keep the area around your own dock and/or Shore Station free of ice, providing the following requirements are met:

1. You must have written permission from your adjacent neighbors, which is revokable at any time and your bubbler must be removed.
2. A copy of the written permission must be on file with the Lake Ventura Board.
3. ONLY the areas around YOUR dock and Shore Station may be kept free of ice.
4. Any dock/boat lift/shore station with a bubbler/de-icer must be marked with a uniform 'UNSAFE ICE' orange flag made/distributed by LVA.

All lot owners with bubblers/de-icers are responsible for accidents involving their unsafe ice. Violation of ANY of these four (4) requirements will result in your bubbler/de-icer being turned off.

This form should be used to record the needed information. Please read and comply with the Rules and Regulations section on bubblers/de-icers in your lake handbook/directory as Amended March 24, 2019.

Owner of bubble/de-icer _____ Date _____
Lot# _____

My adjacent neighbors give permission for me to install a bubbler/de-icer to protect my dock area. Their signature does not make them liable in any way for unsafe ice caused by the bubbler/de-icer. This is the bubbler/de-icer owners' liability.

Neighbor's signature _____ Date _____
Neighbor's signature _____ Date _____

Return this portion to a LVA board member.

Owner of bubbler/de-icer _____ Date _____
Lot# _____

My adjacent neighbors give permission for me to install a bubbler/de-icer to protect my dock area. Their signature does not make them liable in any way for unsafe ice caused by the bubbler/de-icer. This is the bubbler/de-icer owners' liability.

Neighbor's signature _____ Date _____
Neighbor's signature _____ Date _____

Date received _____ LVA board member signature _____

MANDATORY LAKE VENTURA BOAT LAUNCH
RULES AND REGULATIONS
Originally Adopted March 3, 2013

The following regulations have been developed in order to ensure the sustainability of Lake Ventura by preventing the infestation of invasive species including, but not limited to, zebra mussels. These regulations apply to any owner, guest, vendor or other individual that places any kind of watercraft, dock, boatlift, flotation device or any other tangible property into the water body of Lake Ventura for any purpose.

1. **Watercraft launching.** Anytime that any form of watercraft, trailer, pre-owned dock, pre-owned boatlift is launched or placed into the water body of Lake Ventura, the individual must:
 - a. Contact a member of the Lake Ventura Association (“LVA”) Boat Committee to schedule a time and place to launch or place the applicable watercraft, trailer dock or boatlift on the lake. At the time of launch or placement, the individual must:
 - i. Present the watercraft with an unbroken seal previously placed by an LVA Board member or Boat Committee member (collectively “LVA Representative”); or,
 - ii. Provide evidence satisfactory to the LVA Representative that the boat, trailer, dock and/or boatlift has been cleaned according to the cleaning protocol set forth in Paragraph 3 below AND the applicable homeowner executes a statement warranting and guaranteeing that the applicable boat, trailer, dock and/or boatlift has not been on any other body of water during the previous 14 consecutive days; or,
 - iii. Provide documentation from a recognized marine service center or marine service mechanic which verifies that the applicable boat, trailer, dock or boatlift has been properly cleaned, decontaminated, drained and dried in a manner to prevent zebra mussel contamination AND the homeowner further verifies in writing that the applicable watercraft, trailer, dock or boatlift has not been on any other body of water between the time of the foregoing marine center/mechanic certification and the launch/placement of the property.
 - b. Any vendor or contractor who places any watercraft on Lake Ventura must follow the same boat launching protocol. The property owner for whom the vendor or contractor is performing work shall be also responsible to ensure these regulations are followed by the vendor or contractor;
 - c. Homeowners are urged to be vigilant and responsible concerning all other forms of flotation or other devices placed on the water such as, but not limited to, wake boards, paddle boats, kayaks, canoes, floaties, towables, etc. and to be sure that if any such items are used on any other bodies of water, to follow the relevant wash and dry protocol referenced in paragraph 3 below.
 - d. Trailered boats will only be allowed to launch from the LVA locked boat ramp.
2. **Boat removal.** Whenever any form of watercraft is removed, from Lake Ventura, the homeowner must:
 - a. Contact any LVA Boat Representative to open the gate; and,
 - b. At the time of removal, an LVA seal will be attached to ensure that the boat has not been placed on any other body of water prior to subsequent launch in the water body of Lake Ventura.

- c. Exception. The foregoing procedure shall not apply to watercraft, docks, and boatlifts that are removed from the water by a property owner and immediately placed for storage on such property owner's beach that is immediately adjacent to the shore line. However, the foregoing removal procedure does apply to the extent that any watercraft, dock or boatlift is removed from the beach area immediately adjacent to the shore line for any purpose. Property owners must notify the Lake Ventura Board, or representative, if any watercraft is removed from Lake Ventura property.
 - d. Any boat taken off Lake Ventura and placed on another body of water will not be allowed to return to Lake Ventura for the rest of the current season.
3. The following protocol must be followed where applicable for cleaning watercraft, trailers, pre-owned docks, pre-owned boatlifts, or devices referenced in paragraph 1(c) above, as well as any other form of equipment placed in the water of Lake Ventura.
- a. Drain all lake and wastewater; OFF LAKE VENTURA PROPERTY
 - b. Remove all form of debris, plants and mud from watercraft; OFF LAKE VENTURA PROPERTY
 - c. Thoroughly wash any hull, trailer, dock, boatlift, device, equipment, bilge and all other exposed surfaces with high pressure hot water of at least 140° to 155° and drain and dry immediately thereafter;
 - d. Drain all water including wash water from any watercraft including the hull, motor, motor cooling system, live wells, ballast tanks, bladder, bilge area and lower power units; OFF LAKE VENTURA PROPERTY
 - e. Allow all watercraft, trailers, docks and boatlifts to dry for at least 14 consecutive days prior to being placed in Lake Ventura water;
 - f. Alternatively, hire a marine service center or marine service mechanic to properly clean, decontaminate, drain and dry the boat, trailer, boatlift or dock and certify in writing the same has been done in a manner to prevent invasive species contamination, including but not limited to zebra mussels.
4. Forms. Lake Ventura Association Board of Directors is authorized to develop forms and additional procedures not inconsistent with the foregoing regulations in order to carry out the intent, purpose and enforcement of the foregoing.
5. Remedies. Any unauthorized watercraft, trailer, dock or boatlift launch will be deemed to be an act of trespass by the owner of such apparatus and subject to enforcement by the LVA and law enforcement.

In addition, any apparatus, including any watercraft, trailer, dock or boatlift that is placed in Lake Ventura without following the foregoing protocol must be immediately removed from Lake Ventura and permanently banned from use on Lake Ventura. In addition, the following penalties shall apply to any violation of the foregoing procedures:

- a. Permanent removal of the applicable watercraft, trailer, dock or boatlift from Lake Ventura; and,
- b. A fine which shall be deemed a lien against the property of the property owner as follows:
 - i. First offense, \$1,000;
 - ii. Second offense, \$1,500; or,
 - iii. Third offense, \$2,000; and,
- c. Payment of all costs and attorney fees incurred by LVA in order to enforce any violation against the applicable homeowner.

LAKE VENTURA BOAT LAUNCH VERIFICATION DOCUMENT

In accordance with Boat Launch Rule 1. a. ii., I, _____,
Lot # _____ do hereby verify that the boat(NB _____)/trailer/lift/dock that is being
placed on Lake Ventura on _____ has been cleaned according to the cleaning
protocol set forth in Lake Ventura Boat Launch Rule 3 as set forth below:

- a. Drain all lake and wastewater; OFF LAKE VENTURA PROPERTY
- b. Remove all form of debris, plants and mud from watercraft; OFF LAKE VENTURA PROPERTY
- c. Thoroughly wash any hull, trailer, dock, boatlift, device, equipment, bilge and all other exposed surfaces with high pressure hot water of at least 140° to 155° and drain and dry immediately thereafter;
- d. Drain all water including wash water from any watercraft including the hull, motor, motor cooling system, live wells, ballast tanks, bladder, bilge area and lower power units; OFF LAKE VENTURA PROPERTY
- e. Allow all watercraft, trailers, docks and boatlifts to dry for at least 14 consecutive days prior to being placed in Lake Ventura water;
- f. Alternatively, hire a marine service center or marine service mechanic to properly clean, decontaminate, drain and dry the boat, trailer, boatlift or dock and certify in writing the same has been done in a manner to prevent invasive species contamination, including but not limited to zebra mussels.

I also verify that the applicable boat/trailer/lift/dock has not been on any other body of water during the previous 14 consecutive days.

Lot Owner	Lot owner signature	(date)
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LVA Representative	LVA signature	(date)
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VENDOR VERIFICATION

In accordance with Lake Ventura Boat Launch Rule 1. b., I verify as a vendor for Lake Ventura that I have complied with Rule 3 above in order to properly clean, decontaminate, drain and dry the boat (NB _____), trailer, boatlift or dock referenced above and certify the same has been done in a manner to prevent invasive species contamination, including but not limited to zebra mussels.

Name	Vendor	Signature	(date)
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LAKE VENTURA BOAT LAUNCH VERIFICATION DOCUMENT

In accordance with Boat Launch Rule 1. a. iii., I, _____, Lot # _____ hereby provide the attached documentation from a recognized marine service center or marine service mechanic which verifies that the applicable boat (NB _____), trailer, dock or boatlift has been properly cleaned, decontaminated, drained and dried in a manner to prevent zebra mussel contamination AND the homeowner further verifies in writing that the applicable watercraft, trailer, dock or boatlift has not been on any other body of water between the time of the foregoing marine center/mechanic certification and the launch/placement of the property.

Lot Owner Lot owner signature (date)

LVA Representative LVA signature (date)



MARINE SERVICE CENTER VERIFICATION DOCUMENT

In accordance with Lake Ventura Boat Launch Rule 3. f., I verify that I represent a marine service center or marine service mechanic and have completed the procedure to properly clean, decontaminate, drain and dry the boat (NB _____), trailer, boatlift or dock referenced above and certify the same has been done in a manner to prevent invasive species contamination, including but not limited to zebra mussels.

Name Marine Service Center Signature (date)

OR

I verify that I represent a marine service center or marine service mechanic and have completed maintenance on the boat (NB _____), trailer, boatlift or dock referenced above and certify the same has not been put in any body of water while in our possession.

Name Marine Service Center Signature (date)

LAKE VENTURA BOAT LAUNCH VERIFICATION DOCUMENT

This form should be used for previously launched boats with unbroken LVA seal

DATE_____ LOT#_____ OWNER_____

Current State Registration in lot owner's name Y / N

Certificate of Number NB_____

Lake Ventura Lot Sticker Y / N

Life Saving Device Y / N
(one for each person on board)

Throwable Floatation Device Y / N

Fire Extinguisher Y / N

Oars Y / N

Operational Horn/whistle Y / N

Proof of Insurance Coverage Y / N

Lot Owner Lot owner signature (date)

LVA Representative LVA signature (date)

LAKE VENTURA BOAT REGISTRATION FORM

DATE _____ LOT# _____ OWNER _____

	<u>Runabout/ Ski Boat</u>	<u>Pontoon/ Deck Boat</u>	<u>Fishing Boat</u>
Current State Registration	Y / N	Y / N	Y / N
Certificate of Number	NB _____	NB _____	NB _____
Lake Ventura Lot Sticker	Y / N	Y / N	Y / N
Make of Engine	_____	_____	_____
Engine Serial Number	_____	_____	_____
Engine Model Number	_____	_____	_____
Engine Horsepower	_____	_____	_____
Make of Boat	_____	_____	_____
Boat Colors (main/trim)	_____	_____	_____
Boat Serial/ID Number	_____	_____	_____
Boat Model Number	_____	_____	_____
Boat Length	_____	_____	_____
Passenger Capacity	_____	_____	_____
Wake Enhancer/Bladder	Y / N	Y / N	Y / N
Life Saving Device (one for each person on board)	Y / N	Y / N	Y / N
Throwable Floatation Device	Y / N	Y / N	Y / N
Fire Extinguisher	Y / N	Y / N	Y / N
Oars	Y / N	Y / N	Y / N
Operational Horn/whistle	Y / N	Y / N	Y / N
Proof of Insurance Coverage	Y / N	Y / N	Y / N
Today's Date	_____	_____	_____
ISSUED BY:	_____	_____	_____
Fee Collected	_____		

TENNIS COURT INFORMATION

We would like to provide some information on the tennis courts, which may make play more enjoyable for all, and hopefully minimize any misunderstandings. As with any activity, serving a large number of persons, there must be some rules and etiquette to follow. The following rules and tennis courtesy are for everyone's guidance.

1. The tennis courts are provided for use by all lot owners and their immediate family (those residing with the lot owners).
2. Guests may play provided that the lot owner or one of the families residing with the lot owner accompanies them.
3. Since youngsters (15 years and younger) generally do not work during school or summer vacation, and have access to the courts during the day, it is requested that they use the courts during the day and yield the courts to adults (16 years and over) after 6:00 p.m. If the courts are not in use after 6:00 p.m., the youngsters may also play. Youngsters playing with an adult may play at any hour.
4. A reservation board will be available to write down when you want to reserve the courts for play. Single players are limited to one hour when others are waiting for a court. Doubles players are limited to 1-½ hours when others are waiting for a court.
5. All players must wear tennis shoes. Street shoes are prohibited.
6. The courts are for tennis only. No skateboards, bicycles, basketball, etc. are permitted.
7. The light timer will provide 30 minutes of light.
8. It is each person's responsibility to shut the gate if they are the last to leave the courts.
9. No glass containers should be taken inside the courts.
10. Players waiting to play or spectators inside the court area should stay quietly on the fringe areas so as not to interrupt play.

TENNIS COURTESY

In tennis, there are a few manners that each player should know and practice.

1. Never walk across or behind another person's court when a point is being played—wait until the point is over and then hustle across.
2. Always retrieve balls that roll into your court and return them to your neighbor.
3. Do not make excessive noise or motion because it can bother the people playing near you.
4. If you are playing a game and a ball from another court rolls into your court so that it bothers you and your opponent, call "let" and then play the point over from the beginning with two serves. The "let" must be called promptly—do not wait and see if the shot is good.
5. Do not run onto another person's court after your ball – wait until s/he helps out or until the point is over.
6. The server should call the score before each point and the set score before starting service for a new game.

There are other manners, which are frequently enforced as rules. A few of the most frequent are:

1. If you DO NOT see a ball out, it is good unless your opponent saw it out. You DO NOT play points over because you are uncertain whether they are good.
2. You cannot step in the court on a serve until after you hit the ball. If this is done, it is a foot-fault and if knowingly done, it is cheating as much as a deliberate bad line call.
3. You must call a ball out against yourself if you clearly and certainly saw it out. Otherwise, you make calls in your opponent's court ONLY if he asks you.

Please make it your policy to observe good court manners and to play by the rules.

THE SLALOM COURSE

(Not always installed)

The Lake Board has added an improvement for those who wish to improve their slalom skiing ability. Please follow these instructions:

1. Boats using the Slalom course MUST maintain a counterclockwise direction around the entire lake.
2. The object is to enter through the starting gates and ski around the six buoys and exit through the end gates.
3. An observer needs to be present, or an adequate size mirror, so the driver can keep his eyes straight ahead. Standard gate width is 8'2" with the exception of the gates being widened to 12 – 13 feet. If a buoy, which is fastened with elastic straps 4-5 feet below, is knocked out, it is time-consuming to repair.
4. Minimum speeds for most classes are 30 mph. After completing the course successfully, the boat speed is advanced by 2mph each pass until 36 mph is reached (34 for seniors). At this time, the speed remains the same, but the tow rope is shortened as listed:

First, take approximately 15 feet off the rope.

Second, 22 feet

Third, 28 feet

5. Regulation length of the rope is 75'6", which is the width of the course.

TIPS FOR USING THE COURSE

1. Beginners should start by skiing outside, parallel to the course, and try to make six passes in the allowed length (850 feet). As you progress into the course, experts recommend not skiing around, but rather at the buoys. Also, avoid the entrance gates until you get good timing on number one.
2. As you become proficient, reach ahead at the pre-turn with one hand and let your body lean and bring the handle near your hip while keeping the line tight. You can find great tips like these in Waterski Magazine. Once you get your timing right, things will become automatic.

NEBRASKA ADMINISTRATIVE CODE
COMMISSION DATE: May 16, 1997
TITLE 163- NEBRASKA GAME AND PARKS COMMISSION
CHAPTER 3 – BOATING REGULATIONS

Special Rules and Regulations for Nonpublic Lake Associations.

These special rules and regulations governing operation of vessels, including water-skiing and other related activities, on waters administratively controlled by nonpublic lake associations, are adopted under authority of Section 37-1266, R.R.S. 1993. They are effective following enactment by the Game and Parks Commission, approval by the Attorney General and Governor and when five days have elapsed after filing with the Secretary of State.

Definitions: the following definitions shall apply as used throughout these rules and regulations:

Nonpublic lake associations shall mean an organization of lakeside residents with administrative control over nonpublic waters of this state.

Lake Ventura—Dodge County, 5 miles west of Fremont.

***All powered watercraft shall operate in a counter-clockwise direction.**

***Under the bridge, 5-mph/NO WAKE traffic must stay to the left of the buoys, or as marked on the bridge.**

***The maximum boating speed is 40 mph.**

***The towing of inflatable non-steerable flotation devices (inner tubes, etc.) is NOT allowed. The towing of steerable flotation devices specifically manufactured for pulling behind boats is permitted.**

PROCEDURES AS TO VIOLATIONS
OF RULES AND REGULATIONS AND COVENANTS
As Amended March 3, 2013

The By-Laws of Lake Ventura Association under Duties of Directors require that a procedure be established for ruling on violations and serving complaints and that this included a timetable and method of appeal. In accordance with such requirement, the following procedures are established:

1. Complaints as to violations of Rules and Regulations and Covenants of Lake Ventura Association may be received from any person. Under the By-Laws, the Directors have the obligation to enforce such Rules and Regulations and Covenants. Directors may, themselves, investigate possible violations and shall report to the other Directors any violations that come to their attention.
2. When the Board of Directors receives a report of violation of the Rules and Regulations or Covenants, it shall promptly investigate such alleged violations, using whatever methods are appropriate for such investigation.
3. If the Board of Directors, by a vote of at least three Directors, determines that there is probable reason to think that there has been a violation, the Board shall serve a complaint upon the violator or violators, setting forth in such complaint a description of the Rule & Regulation or Covenant alleged to have been violated and the contents of the Rule or Covenant. The violation of any Rules and Regulations or Covenants by any Lake Ventura property owner or such owner's family, guests, or lawful entrants shall be considered a violation of all owners and service of the complaint on one owner shall be considered served on all owners of the applicable property. For example if there is a complaint that a boat has been used on Lake Ventura with a horsepower larger than that allowed by the Rules and Regulations, the serving of a complaint upon any owner of that boat shall constitute service upon all owners of the boat.
4. Any complaints served upon any person because of alleged violations of the Rules and Regulations or Covenants shall allow the alleged violator(s) at least three days to request a review of the complaint. A review shall be considered if the alleged violator(s) delivers the review request in writing, within the time period given in the complaint notice, to at least one of the members of the Board of Directors. If no review is requested, the violation determination will be deemed final and admitted as true by the alleged violator(s).
5. In the event of a review request, the Board of Directors shall promptly schedule a meeting before the Board of Directors, to be held no less than three days after the service of the review request.
6. The Board of Directors shall receive all information presented by the violators and any member of the Board of Directors concerning the alleged violation. At least three members of the Board must be present to constitute a quorum. Any decision of the Board must be that of at least three members.

7. The Board of Directors may:

A. dismiss the complaint if it finds that there has been no violation of the Rules and Regulations or Covenants; or

B. determine that there has been a violation, by vote of at least three members and immediately notify the person(s) found to be in violation and order the number of days required to remedy the violation.

8. In the event that any person continues to violate the Rules and Regulations or Covenants, and the Board finds that the violation continues to exist, the Board has the additional authority to:

A. restrict the use of the lake and or any of the common areas of Lake Ventura property to the person(s) involved in the violation as well as residents or owners of the lots associated with the violation; and/or

B. take direct or legal action to remedy the violation, including entry upon the owner's property by LVA representatives or contractors to remedy the violation, at the property owners expense; and/or

C. assess a fine of up to five hundred dollars (\$500.00) against the property owner. If the fine is not paid with thirty (30) days of written notice to the property owner, the fine will be filed as a lien against the property at twice the fine rate, plus interest, and/or

D. Take such other action the Board of Directors deems appropriate under the circumstances.

9. Regardless of the foregoing, in the event there is an emergency, or other circumstances, which requires immediate action by the Board of Directors or by any law enforcement or other governmental authorities then immediate corrective action may be pursued by the Board of Directors without reference to the notice and review procedures herein. Further, that only substantial compliance by the Board of Directors of the foregoing procedures is required any failure to follow any procedure thereof shall not prevent or preclude the Board of Directors from carrying through its obligations enforcing the Rules and Regulations and Covenants as long as there is such substantial compliance with the same.