

# SIGNS

The Purpose of this rule shall be defined in three types:

## Temporary Permanent Decorative

**A. Temporary:** To be utilized for 30 days or less, i.e., political, school.

1. A Temporary sign shall be any fixed, ground-mounted display recognizing a new student, student of the month, teacher of the month etc.

### Rules are as follows:

- An individual sign may be no larger than 18 inches tall and 24 inches wide.
- The top of the sign may be no more than 36 inches from the ground.
- All signs must be located at least 15 feet from the road.
- Signs must not obstruct a driver's vision of the road ahead, such as on a curve.
- All signs must be on the lot owner's property, no signs may be placed on common ground or a neighbor's lot.
- Signs may remain for 14 days.
- Signs must not be visible from the lake.
- There can be no more than one political sign for any one candidate or ballot issue on a lot.
- Political signs may not be posted more than 30 days prior to an election and must be removed within one day after the election.
- For Sale signs are not allowed in any form or location. An "Open House" sign may be displayed for the event duration.

**B. Permanent:** Any sign mounted, placed in the ground, or hung with the expectations of long use.

- Permanent Signs of any kind are not allowed. The only exception being those covered under the rules for an address/name sign.

**C. Decorative:** A sign displaying a salutation or image not political or religious in nature, i.e., "Welcome", "Hello", "Shalom", "Aloha"  
Holiday & Seasonal signs, i.e., "Merry Christmas", "Happy Thanksgiving", "Happy Spring" or "Welcome Summer" etc.

- Decorative sign may be placed on a porch, doorstep, patio or against the front of a dwelling, but must remain less than 10' from the out sidewall.

**Red Lettering Indicates Old Rule**  
**Black Bold Lettering Indicates Updated Rule**

Each Member may invite guests of the Member's choice at any time the Member chooses. All Association privileges will only be allowed when accompanied by a member or unmarried children of the household.

**Each Member may invite guests of the Member's choice at any time the Member chooses. All Association privileges will only be allowed when accompanied by a member or unmarried children of the household to include boating, fishing, ATV/UTV, lakes, beach, pool, marina pavilion, and community center rentals. The only exception being playgrounds and court area.**

**RENTING**

Lake Forest Community Association strongly discourages the renting of any residences. Renters are not entitled to use any of the amenities of Lake Forest Community.

**RENTING**

**Lake Forest Community Association does not allow renting of any kind to include short-term, long-term, VRBO and Airbnb.**

LAKE RULES 1. Absolutely no throwing or dumping of bottles, cans, yard waste or any trash in any lake.

**LAKE RULES 1. Absolutely no throwing or dumping of bottles, cans, yard waste or any trash in any lake to include leaves blown into any lake as a form of disposal. First offense will be a \$500 fine to the property owner increasing by \$500 for each offense. Contracted leaf blowing/removal must include removal without disposal into any lake. Burning of leaves is acceptable.**

BOATING AND SKIING RULES 1. All Members' boats must be initially registered, and then re-registered each year at the Association office. Boat stickers are required annually on the 1st of March, each year. One set of decals will be issued with each registration, Members must present both title and proof of liability insurance at time of registration. The registration fee is set by the Board of Directors. The decals should be permanently affixed on the port and starboard sides near the rear of the boat and in plain view. These decals are not transferable. The lot owner will display decals on any boat designated as that owner's boat.

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should be permanently affixed on the port and starboard sides near the rear of the boat and in plain view with the third displayed on the trailer. These decals are not transferable. The lot owner will display decals on any boat designated as that owner's boat. Any property owner who has previously owned and registered a boat and uses that boat or any new boat without registering that boat by March 31st WILL incur a \$100 fine for the first offense. Each subsequent offense will increase the fine by \$100 and potentially lose boating privileges.

4. Boat privileges may be extended to family members but only while the Association Member is physically present on the premises of Lake Forest Estates.

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7. Only one boat per lot owner is to be operated simultaneously on any lake.

**7. Only one boat per lot owner is to be operated simultaneously on any lake or parked anywhere except a boat slip. No parking on seawalls for more than the daylight hours of that day. Boats must be parked in either a private slip, at the marina or trailered out. No anchoring out in the lake overnight. Warning will be issued for the first offense with a \$100 fine for each subsequent offense.**

1. If you wish to reserve a boat slip for the season the reservation fee will be \$50 per year. Weekend cost will be \$10.

**1. If you wish to reserve a boat slip for the season the reservation fee will be \$300. No weekend rentals or subletting.**

2. Trailers of non-seasonal boat-slip renting Members using the boat slips may be parked in the marina area for no more than two successive nights. Season boat slip renters must park their trailers in the boat shed area and may not leave their trailers in the marina area for more than two successive nights. Trailers parked at the marina area or the put-in at the opposite side of Lake Ann for more than two successive nights, will be towed to the storage area near the boat sheds by the Association, and will be assessed a \$50 fine.

**2. Boat Trailers may not be parked at the marina or any boat ramp overnight. Warning will be issued for first offense and \$100 fine for subsequent offenses and potential loss of boating privileges.**

## DOG AND CAT CONTROL RULES

Dogs and cats of any kind or size are permitted in Lake Forest Estates only if they are kept restrained on the dog or cat's owner's property, or on a leash when being walked. There is a limit of two household pets in any one residence. The Board of Directors will accept complaints about free-roaming dogs and cats on a case-by-case basis, and will take action to have constantly free-roaming dogs and cats removed from Lake Forest Estates. The Board of Directors will not be financially or legally responsible for destruction of private property by any property owner's dogs or cats or removal of the same. Each dog or cat owner will be liable to replace any/all objects destroyed or damaged by the owner's pet.

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5. Complaint forms shall be available at either the LFE Office or at the Post Office. If a member observes a violation, the complaint form may be completed and submitted to the LFE Office. For the first offense, a copy of the complaint and a written warning will be mailed to the lot owner. For the second offense, copy of the complaint and a second written warning will be mailed to the lot owner. For the third offense, a copy of the complaint will be mailed to the lot owner, the lot owner will be fined \$50, and the vehicle will be prohibited from being operated within the boundaries of LFE, until the fine is paid. Any further offenses of the vehicle within LFE will result in a \$250 fine and loss of all LFE privileges.

**5. Complaint forms shall be available at either the LFE Office or at the Post Office. If a member observes a violation, the complaint form may be completed and submitted to the LFE Office. For the first offense, a copy of the complaint and a written warning will be mailed to the lot owner. For the second and subsequent offenses, a \$100 fine will be assessed. Any further offenses of the vehicle within LFE can result in the loss of all LFE privileges. Non-residents will be fined as able or have access to LFE restricted.**

Fines will be assessed against a member or associate member and are payable immediately. After 30 days, fines will be doubled. After 60 days, a lien will be placed by the Board of Directors upon the property of the owner upon which the fined Member or fined associate member resides, and that lien recorded in the Ste. Genevieve County Courthouse at the County Recorder's office. Generally, a violation of a boating, fishing, skiing rule, or regulation is subject to a warning

with the first citation. A second violation would cause the removal of the offender and boat in question from the use of the lake for a period of up to 10 days. The third violation is up to 30 days, and fourth violation is up to 90 days commencing on the date of the most recent violation.

**Fines will be assessed against a member or associate member and are payable immediately. Every fine will begin at \$100 unless otherwise specified. After 15 days, fines will be doubled(\$200) for non-compliance unless the Board approves. After 30 days, fines will double again(\$400) for non-compliance. Generally, a violation of a boating, fishing, skiing rule, or regulation is subject to a warning with the first citation unless otherwise noted. Liens against property can be used when necessary and that lien recorded in the Ste. Genevieve County Courthouse at the County Recorder's office.**

The fine for failure to have the allowable size of boat or current boat and motor identification sticker on any boat on any lake in Lake Forest Estates after May 31 of each year is \$25. Boat must be removed immediately.

**The fine for failure to have the allowable size of boat or current boat and motor identification sticker and Lake Forest Estates stickers on any boat used on any lake in Lake Forest Estates after March 3st of each year is \$100. Boat must be removed immediately for violation.**

Any person in violation of the hunting and firearms rules and regulations are subject to a fine of up to \$100.

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Generally, a person found littering will be given a warning for the first offense and subject to a fine of up to \$25 for each subsequent violation

**Generally, a person found littering will be given a warning for the first offense and subject to a fine of up to \$100 for each subsequent violation. Non-residents may have access to LFE restricted.**

FINE SCHEDULE: The procedure for fines will be a letter notifying the resident of the rule violation. If the matter is not corrected within the specified time in the letter, a \$100 fine will be levied and sent to the resident. Failure to correct the violation and pay the \$100 fine will result in loss of all Lake Forest privileges.

**FINE SCHEDULE: The procedure for fines will be a letter notifying the resident of the rule violation. If the corrected within the specified time in the letter, a \$100 fine will be levied and sent to the resident. Failure to correct the violation and pay the \$100 fine may result in increasing fines and result in loss of all Lake Forest privileges.**

**Add on pg 22 In the event any member's privileges are suspended or revoked a registered letter shall be sent and copies as well as a record of receipt will be kept on file.**

## **Temporary Parking Along Street**

Granule parking can be established along street if it does not exceed 10' from the street.

Hard pavement parking alongside the street is not to exceed 10' by 20' total. This area cannot be over any utilities that have a shut off valve on a known connection to utilities.

All temporary parking car, camper or boat will be allowed for no more than 24 hours.

Lake Forest is not responsible and is not liable to reinstall hard surfaces if area must be excavated to work on utilities. It is understood that this is the homeowner's responsibility.