

RULES AND REGULATIONS
Pertaining to
DUNCAN LAKES PROPERTY
May 1, 2017

Following are the current Rules and Regulations applicable to all Duncan Lakes property including individual leasehold premises, the lake area and joint use property. These Rules and Regulations are subject to change from time to time at the discretion of Lessor, and are in addition to the restrictions and limitations contained in the individual lease agreements. These Rules and Regulations are binding upon all lessees, their family members, guests and other persons who may come upon the Duncan Lakes property. Lessees are obligated to make sure that their family members, guests and invitees do not violate any provision of their lease agreement or these Rules and Regulations. Any such violation may result in loss of privileges, forfeiture of leasehold rights or other sanctions as determined by Lessor.

A. PERSONAL CONDUCT

1. **LAW VIOLATIONS.** No person shall violate any applicable federal, state or local law. Lessees shall be obligated to report to the proper authorities any violations of the law, which come to their attention.
2. **DISORDERLY CONDUCT.** No person shall use any offensive or abusive language; engage in any fight, violent behavior or loud or boisterous activity or behavior, or otherwise act in such a manner as to disturb the peace and quiet of any other person.

B. BOATS AND BOATING

3. **SEE BOATING RULES.**

C. ENVIRONMENTAL PROTECTION

4. **REFUSE.** No debris of any kind shall be allowed to accumulate in any area of the Duncan Lakes property. No debris or garbage shall be burned on Duncan Lakes property. All garbage at all times shall be kept in a covered container and shall be removed from the leased premises at least once each week. All garbage containers shall be kept out of site on the leased premises.
5. **TREATED MATERIAL.** No railroad ties, lumber or other materials treated with creosote shall be used on or near the lake. Currently existing railroad ties may remain but must be removed prior to June 1, 2015.
6. **CHEMICALS.** Fertilizers, herbicides, insecticides and other chemicals shall be used only in such a manner as to not blow into, seep into or otherwise pollute the lake or endanger any fish or animal life. Only soft detergents (i.e. that which dissolves in a sewage disposal system and does not cause sudsing, foaming or contamination) shall be used on the Duncan Lakes property.
7. **DOCKS.** All docks shall be constructed of wood and only clean plastic barrels shall be used for flotation. Styrofoam may be used for flotation if encased to prevent damage by ducks or fish.
8. **LITTERING.** No littering shall be permitted along the roads, in the lake or elsewhere on the Duncan Lakes property.

D. ROADWAYS AND TRAFFIC

9. **SPEED LIMIT.** The speed limit for all vehicles on the roadways situated on Duncan Lakes property shall be that which is reasonable and proper under the circumstances given the condition of the roadway and in no event over 20 MPH.
10. **PARKING.** Use of the Duncan Lakes roadways for parking of cars, trucks, tractors or other vehicles shall not be permitted. Each lessee is required to provide necessary and adequate parking facilities within the boundaries of such lessee's leased premises.

11. **BRIDGES.** No person shall jump from, fish or otherwise use any bridge for any purpose other than as a means of vehicle or pedestrian crossing.

E. MISCELLANEOUS

12. **VEHICLE STORAGE.** No storage of cars or other vehicles shall be allowed for more than a period of seven days on any leased premises. No such storage whatsoever shall be permitted on any of the other Duncan Lakes property.

13. **RECREATIONAL VEHICLES.** See Recreational Vehicle Rules and Regulations.

14. **INOPERATIVE VEHICLES.** No inoperative vehicles, parts of vehicles or inoperative boats may be stored on Duncan Lakes property except those kept inside a building on the leased premises of any Duncan Lakes lessee.

15. **BOWS AND ARROWS.** Bows and arrows shall be permitted only for purposes of target shooting or the shooting of non game fish.

16. **PROTECTED FISH.** All Bass, Walleye Pike and Northern Pike may be fished for and caught, but all such species must be immediately released back into the lake with as little harm as possible.

17. **PETS.** Lessees' pets shall not be required to be kept penned up or leashed except in the case where they are determined to be unruly, cause property damage or become a nuisance. The receipt of two complaints or Lessor's determination for any other reason that any such pet should not be allowed to run at large shall be conclusive and such pet will be required to be penned up or kept on a leash at all times.

18. **BULLFROGS.** Bullfrogs shall not be caught, killed or injured in any manner.

19. **LIVESTOCK AND POULTRY.** Livestock or poultry of any kind shall not be kept in the Duncan Lakes property without the prior written consent of the Lessor.

20. **HORSEBACK RIDING.** No horseback riding on Duncan Lakes roadways or other Duncan Lakes property shall be permitted without the prior written consent of the Lessor.

21. **FIREARMS AND HUNTING.** No person shall use any firearm, air or gas operated gun, spear or spear guns on the Duncan Lakes property. Lessor reserves all hunting and trapping rights on all of the Duncan Lakes property including the river and adjacent land, and no other person shall be permitted to hunt or trap animals thereon.

22. **SIGNS.** No person shall be allowed to place any sign, signboard or poster at any location in the Duncan Lakes property, excepting only that a lessee shall be allowed to place a "for sale" sign not larger than 12 inches x 18 inches on the property leased by such Lessee.

Duncan Lakes, LLC hereby grants the authority to the Duncan Lakes Improvements Association's Board of Directors to enforce these rules and regulations.

DATE _____

Duncan Lakes, LLC