

Still Water Lake Homeowners Association, Inc.

Rules and Regulations of the Still Water Lake Development Subdivision

All Still Water Lake Homeowners Association, Inc. (“Association”) members, owners, residents or occupiers of the Subdivision (or any new re-plats thereof) are responsible for ensuring that they and their guests understand and abide by the Rules and Regulations of the Still Water Lake Development Subdivision (“Subdivision”). The Subdivision includes the following property: See Exhibit “A” attached hereto and incorporated herein by this reference.

Disregard for and abuse of these Rules and Regulations are grounds for suspension of privileges to use the lake or any other common facility.

These rules and regulations are designed to give Lot owners, including all Townhome Unit owners, a common understanding for expected behavior and to help maintain a safe environment for all owners and guests. There will be times when an owner is exhibiting poor judgment and placing themselves or other owners, guests and families at risk of harm and yet not actually breaking any specific rule(s). Additionally, owners, from time to time, may break a rule without risk of harming anyone or causing problems to other owners. The Association’s Board of Directors (the “Board”) and all owners should take into account, when reporting infraction(s), whether infractions truly exhibit negligent behavior or are a technical violation of the rules and regulations. Additionally, it is assumed that owners will try to directly communicate observed violations and resolve minor grievances with other owners before taking these grievances to the Board.

The Association, or individuals acting under the authority of the Association, is not liable for any damages and/or injuries sustained while guests or residents are using the Association facilities or on Association property. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Subdivision’s Declaration filed on June 15, 2023.

If a member of the Association wishes to report an observed violation of these Rules and Regulations, a written complaint should be filed with the Board. This written complaint may be shared with others in the Association. The complaint should include:

1. The date and time of the violation.
2. The nature of the violation.
3. The lot number and/or name of the violator, if known.

I. Guests and Safety

All owners and any other person or entity using or entering the Subdivision, including lessees and other persons in the Subdivision through the acts or omissions of an owner, shall be responsible for taking reasonable steps to ensure the safety of all owners and guests. Any condition or obstruction within the Subdivision that may pose a risk of safety to the owners or their guests shall be reported to the Association's Board of Directors immediately. Furthermore, each owner shall take reasonable steps to warn or otherwise abate the condition or obstruction until the Board of Directors has had time to address the situation. **All owners are required to obtain an umbrella liability policy with coverage of at least one million dollars (\$1,000,000) naming the Association, the Declarant (Still Water Lake, LLC), Hampton Development Services, Inc., and their officers and directors as additional insureds.**

II. Use

Each Residential Lot located within the Subdivision shall be used exclusively for residential purposes. No Residential Lot within the Subdivision shall be used for any commercial use for childcare, daycare, preschool, or similar use, regardless of whether such commercial use has employees upon the premises or not. Commercial use must be restricted to designated Commercial lots only in the Subdivision.

III. Swimming

1. Swimming across the lake, or in the boat launching area is prohibited. **Diving into the lake head first is strictly prohibited.**
2. **Scuba Diving is not allowed.**

IV. Noise, Pets

Noise rising to the level of a nuisance shall be prohibited. Pets must be under control at all times, be fully vaccinated, and shall be on a leash when not located and appropriately under control at their home Lot. Excessive barking, howling, and whining by dogs when outside will not be tolerated, and dog owners are required to take steps to prevent such behavior.

V. Lake and Other Subdivision Rules - **See Supplemental Lake Rules from HOA for a detailed list of watercraft and lake rules.**

1. Owners or any party using or occupying any part of the Association's lake or common facilities (any beach areas, trails, shorelines or other common areas) must comply with the restrictions set forth in the Covenants (Declaration) as adopted or revised from time to time.
2. All watercraft, motorized vehicles, or ATV/UTVs operating on the lake or any area within the Subdivision must comply with all applicable laws, Regulations, ordinances, and these Rules and Regulations and must be registered with the Association. **See Supplemental Lake Rules from HOA for a detailed list of watercraft and lake rules.**
3. Fishing in the Lake should follow the Nebraska Game and Parks Rules and Regulations.
4. Hunting is not allowed at Still Water Lake.
5. Automobiles, UTV/ATV's with at least four wheels, are allowed on the roads. All other motorized vehicles and snowmobiles are prohibited. Automobiles, UTV/ATV's must be

properly licensed and registered under all applicable laws, and UTV/ATV's must display a 3" Lot number prominently on the bumper.

6. Repair of any boats, automobiles, motorcycles, trucks, or other vehicles between 8:00 p.m. and 6:00 a.m. shall be prohibited. Broken down vehicles, boats, trailers, etc., shall not be visibly stored, parked, or abandoned on any Lot or driveway.
7. Motorized vehicle speed limit is 25 MPH in the Subdivision. This speed limit applies to all vehicles on all roads AND also applies to all vehicles off-road in any common areas. Loud vehicles are not permitted and stock mufflers (read: Quiet) are required. At no time, should these vehicles be used in a manner that creates excessive noise or is a hazard to residents. Motorized vehicles traveling on Still Water Lake Subdivision roads need to be aware that non-motorized forms of travel (walkers, runners, bikers, roller-bladers, etc.) utilize the roads and common areas day and night. Those operating motorized vehicles should be courteous and ever vigilant of these folks in the Subdivision.
8. Headlights and taillights must be operational after dark on all motorized vehicles. Discretion should be used when operating these vehicles at night. Those operating motorized vehicles after dark should be courteous and make sure they are operating their vehicles in the safest and quietest manner possible.
9. Vacant Lots and lawns must be maintained and weed controlled prior to, during, and after construction. Seeding is allowed on the first 20 feet from the Lake shoreline. Sod shall be installed on the front, side(s), and rear yards. Only Zero Phosphorus fertilizers will be appropriate for use in a Lake environment for lawns, shrubs, trees, and/or flower beds.
10. The chosen trash hauling vendor for the HOA is S-2 Rolloffs in Fremont, NE.
11. The chosen sprinkler installation vendor for the HOA is Alternate Rain in Waterloo, NE.

VI. Miscellaneous Rules

1. Should any owner or owner's immediate family member, guest, lessee, or invitee, permit, authorize, or participate in any way in the violation of these Rules and Regulations, this may be grounds for revocation of the owner's rights and privileges to use the lake or any common facilities. In addition, privileges may be revoked until the set charge or fine has been paid and until a written application for reinstatement has been made to and approved by the Board of Directors of the Association. The Board of Directors shall issue fines and other punishments for any rule violations in their sole discretion and in the furtherance of the goals of the Subdivision and the enjoyment and safety of all. Punishments may include warnings, fines, reprimands, loss of lake privileges, and for repeated and severe violations, revocation of a dock or platform easement. Parties other than owners may be punished in any manner deemed appropriate by the Board of Directors, including temporary or complete revocation of all right to use or occupy the Lake or any common facilities. Any punishments issued by the Board may be overturned by a vote of the Association members as outlined in the Association's Bylaws.
2. Camping shall only be allowed for the period of times permitted in the Association's Declaration, or as approved on a case-by-case basis by the Board.

3. All personal signs such as “garage sales,” “birthday party,” etc., must be removed within 24 hours of the event. No signs shall be erected on any common area or other Association property without the prior approval of the Board.
4. Public Address systems and loud radios will not be tolerated after 10:00 p.m., and at all times consideration must be given to adjacent residences.
5. No feeding of migratory geese or waterfowl is allowed.
6. No hauling in of sand, gravel, or other materials shall be permitted without the prior approval of the DRB.


VII. Amendment

These Rules and Regulations shall be binding on all owners and any person or entity using the lake or any other common facility, and may be changed or amended by a written majority vote of the entire membership as provided for in the Association’s Bylaws. The number of votes which each Lot owner is entitled to is as set forth in the Declaration and the Association’s Articles of Incorporation. These Rules and Regulations may also be changed or amended by a majority vote of the Association’s Board of Directors. In the event of any conflict, a rule change or amendment enacted by the Lot owners as outlined above shall have priority and binding effect over any conflicting rule or regulation adopted by the Board of Directors. Notwithstanding the foregoing, the Declarant shall have the right to also amend these Rules and Regulations for five (5) years following the filing of the Declaration.

IN WITNESS WHEREOF, the Association has caused these to be executed and adopted this 31st day of May, 2023.

STILL WATER LAKE HOMEOWNERS
ASSOCIATION, INC., a Nebraska nonprofit corporation

By: 
Robert D. Hampton, Director and President

By: 
Kori Kraus, Director and Vice President


By: 
Camille S. Pserros, Director and Secretary/Treasurer

Exhibit "A"

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE SOUTH 89°52'18" EAST FOR 39.85 FEET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO THE EAST RIGHT OF WAY LINE OF NORTH 276TH STREET;

THENCE SOUTH 00°07'02" WEST FOR 59.98 FEET ON THE EAST RIGHT OF WAY LINE OF NORTH 276TH STREET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°57'30" EAST FOR 164.61 FEET;

THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 420.00 FEET AND A LONG CHORD BEARING SOUTH 88°45'35" EAST FOR 17.57 FEET) FOR AN ARC LENGTH OF 17.57 FEET;

THENCE SOUTH 00°07'42" WEST FOR 164.96 FEET;

THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 231.03 FEET AND A LONG CHORD BEARING SOUTH 67°24'53" EAST FOR 177.29 FEET) FOR AN ARC LENGTH OF 181.95 FEET;

THENCE SOUTH 44°45'17" EAST FOR 470.58 FEET;

THENCE SOUTH 45°14'43" WEST FOR 297.77 FEET;

THENCE ON A CURVE TO THE LEFT (HAVING A RADIUS OF 190.00 FEET AND A LONG CHORD BEARING SOUTH 05°49'04" EAST FOR 295.58 FEET) FOR AN ARC LENGTH OF 338.66 FEET;

THENCE SOUTH 35°04'26" WEST FOR 405.95 FEET;

THENCE SOUTH 00°07'48" WEST FOR 130.00 FEET;

THENCE NORTH 89°52'12" WEST FOR 238.05 FEET TO THE EAST LINE OF WEST STREET;

THENCE ON THE EAST LINE OF WEST STREET AND NORTH 276TH STREET THE FOLLOWING SEVEN (7)

COURSES;

1. THENCE NORTH 01°41'05" EAST FOR 181.17 FEET;

2. THENCE NORTH 10°01'56" WEST FOR 180.92 FEET;

3. THENCE NORTH 00°06'41" EAST FOR 302.35 FEET;

4. THENCE NORTH 12°07'59" EAST FOR 101.95 FEET;

5. THENCE NORTH 00°42'53" WEST FOR 104.44 FEET;

6. THENCE NORTH 88°52'43" WEST FOR 19.57 FEET;

7. THENCE NORTH 00°07'02" EAST FOR 667.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 14.194 ACRES