



# LAKE TANSI VILLAGE PROPERTY OWNERS' ASSOCIATION, INC.

## ASSOCIATION RULES

### Animals

A maximum of 3 adult (6 months or older) generally recognized household pets are allowed on any lot or parcel. The animals may not become a nuisance or make unreasonable noise. Each owner is responsible for cleaning up after his animal(s).

### Architectural Control

The Architectural Review Committee Guidelines are extensive, specific and written to assist the various developers who are building within the Tansi Community. Once the buildings are approved and constructed, an individual owner may not make any substantial additions or alterations to the exterior of a building without prior written approval of the Architectural Review Committee. All completed and/or sold dwelling units must have the front yards landscaped within six (6) months and lakefront lots must be landscaped within one (1) year after substantial completion or closing.

On lake front lots, the neighbor's view of the lake and lake-front must not be restricted by structures, fences, landscaping, or any other obstruction. No tree, shrub, or plant of any kind on any lot or parcel may overhang or otherwise encroach upon any sidewalk or other pedestrian or bikeway from the ground level to a height of eight (8) feet.

The following are examples of items that may not be installed without written approval of the Architectural Review Committee:

1. Antennae/Satellite Dishes
2. Amplifiers
3. Solar Devices
4. Boathouses
5. Flagpoles
6. Tennis Courts/Sport Courts
7. Storage Sheds
8. Patio Covers
9. Decorative Walls
10. Pools on Lakefront Lots

A form to request an architectural change is attached to these rules. Upon receipt of a request, the Committee will seek to expedite the review.

### Fishing

1. Fishing at Tansi is restricted to residents and their guests.
2. Fishing is to be done with no more than 2 lines per person and no more than one hook per line. Unattended lines are prohibited.

Parking

No vehicles shall be stored, if inoperable, so as to be visible from neighboring property unless it is an emergency or temporary situation, w/max. of 30 days.

Owner Responsibilities

1. Maintenance and repair to the Association's standards of building(s), improvement(s), pavement and concrete areas on the owner's lot.
2. Maintenance of the landscaping on a lot, as well as the area between sidewalk and street curb. A lot must be neatly trimmed, cultivated, and free of unsightly material.

Signs

All signs must be submitted to the Architectural Review Committee for written approval.

BOAT DOCKS - PIERS - BOAT HOUSES - RETAINING WALLS

All permit applications for structures on lakefronts will be considered for approval only after an on-site inspection of the proposed location. Priority is given to structures which would obstruct views of other property owners, or protrude too far out in the lake.

All permit applications must be submitted for approval with drawings and dimensions.

1. Boat Houses

- A. Boat Houses are to be built in such a design and location as to give consideration of not blocking sight lines of other property owners.

Where possible, cutting into the lot for such construction is required, rather than protruding outward into the lake.

2. Boat Docks

- A. Length of boat dock is restricted by water depth at full pool. "Maximum allowable length 24'" from property high water line.
- B. Parallel docking is preferred where water depth permits.
- C. Dock on narrow waterways must be parallel to shore.

3. Shoreline Retaining Walls

- A. All retaining walls must follow the contour of shoreline. Any deviation must be approved by the ACC, prior to starting construction.

A drawing showing how seawall is to tie in, the height, and dimensions must be submitted to go with Building Application, after ACC meets on site with contractor.

Note: The lakes are the property of all property owners; therefore, consideration for retaining walls built beyond present shoreline will be given only under extenuating circumstances.

3. Gigs, spears, explosives, firearms, air rifles, electric devices, nets, traps, bows and arrows are prohibited.
4. Cleaning fish at the lakeside is prohibited, as well as leaving litter and dead fish on the shoreline or in the water.
5. When returning fish to the water, please do not try to remove the hook if the fish has swallowed it. If hooked other than in the lip, cut the line and the fish will absorb the hook. Help preserve our bass, channel cat, bluegill and croppie population.

#### General Restrictions

1. No residence may be used for business purposes.
2. No offensive activity may be conducted.
3. No rubbish or debris may accumulate on a lot or parcel. Trash must be kept in a covered container and may not be visible from neighboring property except on collection day.
4. No reflective materials may be installed at windows.
5. No temporary buildings may be erected or placed on a lot or parcel except during construction.

#### Lake Rules

1. Swimming in the lakes is strictly prohibited, except at designated areas.
2. Boating is restricted to residents and their guests only.
3. No watercraft with internal combustion engines are permitted on Mohawk or Geronimo, except those operated by the Association.
4. All watercraft must be registered with the Association, as well as with the State. The Association registration fee is \$5.00 per watercraft (\$10.00 max). The registration sticker must be attached to the watercraft in such a manner as to be readily visible. Association registration is a yearly requirement.
5. Boats operated after dark shall show a white light or have a flash light ready at hand. Utmost caution is required to preserve safety and serenity. Excessive noise is absolutely prohibited.
6. Mooring boats are limited to private docks.
7. Watercraft owners and operators shall maintain public liability insurance covering water and boating hazards.
8. The Architectural Review Committee Guidelines designate three approved dock designs; any variance to these designs must be approved in writing by the Architectural Review Committee; the location of a dock must also be approved prior to its construction. It is the responsibility of an owner to maintain his dock and watercraft area in a neat, clean and safe condition.