

LAKE LASALLE PROPERTY OWNERS ASSOCIATION BY-LAWS

Intent of the By-Laws - These By-Laws are intended to control the operation of Lake LaSalle Estates in a manner which will protect the property owners, their families, guests, and other occupants (e.g., renters). They are not intended to be restrictive without just reason and are subject to revision as future situations may dictate.

Abiding by the By-Laws - Resolution of disputes as to interpretation of the By-Laws or failure to abide by these By-Laws shall reside with the Board. Members of the Association have a responsibility to see that they, their family, all guests, and other occupants (e.g., renters) know and obey the following rules. Furthermore, each member has the responsibility to inform those in violation of the rules. The Chairman of the Complaints Committee of the Board should be informed if members or guests refuse to abide by these By-Laws.

Renter By-Law - Property owners in Lake LaSalle Estates, Inc, Additions I, II and III shall not rent their properties for a period of less than 6 months. Renters shall abide by the Lake LaSalle Property Association By-Laws. When renters fail to comply with the by-laws, the property owners will be notified and held responsible. Property owners shall incorporate the Lake LaSalle Property Association By-Laws into their rental agreements. Property owners who rent their property shall notify the Secretary of the Association and provide the names of the renters and the terms of the rental agreement.

Procedure of Enforcement of the By-Laws - The Chairman of the Complaints Committee of the Board shall determine the validity of an alleged violation of the By-Laws. If warranted, the Chairman shall then inform the offender, verbally (first, if possible) or in writing, of their failure to abide by the rules. If the violation continues, the Board reserves that right to take legal action against the offender.

Voting and Nonvoting Members - For purposes of clarification, members are either Voting or Nonvoting. "Voting Members" are those who own Lake LaSalle Estates property with lake frontage and "Nonvoting Members" are those who own property in Lake LaSalle Estates without lake frontage. Active Nonvoting Members pay an annual maintenance fee and special assessments equal to sixty (60%) of those paid by Voting Members. Only dues-paying property owners, their families, guests, and other occupants (e.g., renters) are eligible to use the lake and common grounds.

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RULES

Use of the Land and Lake

1. The speed limit on all roads, drives and/or circles within Lake LaSalle Estates is twenty (20) miles per hour as set by the Brown County Commissioners and is enforceable by the Brown County Sheriff's Department.
2. Parking is limited to off-road areas and is prohibited on or within fifty (50) feet of the dam.
3. Use of the dam, spillway, easement area and adjacent land (between Lot 12 and Lot 13) for any purpose other than launching boats is prohibited (unless through permission from the Board), except members may park on the east side of the boat ramp while their boats are in the water...so long as access to the boat ramp is not restricted and boats are not left overnight.
4. The use of horses, motorcycles and/or snowmobiles is prohibited on any of the common ground or on the lake.

Maintenance of the Land and Lake

5. It is forbidden to throw rubbish of any kind into the lake, roadways, common grounds, or any other part of Lake LaSalle Estates. It is also forbidden to allow trash to accumulate on any lot to where it is an eye sore or a hazard to person or property. "Trash" includes (but not limited to) piles of dead vegetation, rubbish, non-functional boats, docks in ill-repair, and non-licensed motor vehicles.
6. Property owners shall not allow fire hazards as defined by the State Fire Marshal to exist on any property of Lake LaSalle Estates.
7. It shall be the duty of property owners to remove trees which fall from their property into the lake and which may present a hazard to person or property. Removal must be within thirty (30) days after written notification from the Board. Should a property owner fail to remove said fallen trees within that time frame, the Board shall have the trees removed and surcharge the property owner.

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8. All docks shall be built with safety in mind and must meet any applicable building codes. All existing docks shall be maintained in a safe condition with the property owner being responsible therefore.
9. It is prohibited to allow anything to extend into the lake more than sixteen (16) feet beyond the shoreline.

Boating, Skiing and Other Activities

10. Boathouses shall not be built on Lake LaSalle.
11. Only property owners' boats (houseboats prohibited) are allowed on the lake.
12. A nonvoting member's boat (pontoon boats prohibited) shall enter and leave the lake at the dam boat ramp and not be left on the lake or common property overnight.
13. Every boat operated on the lake must have a Lot Number sticker displayed on the right front portion of the boat (stickers may be obtained from the Board Treasurer).
14. Boats, except pontoon boats, shall not exceed eighteen (18) feet in length.
15. Voting Members shall not have motors above forty (40) hp on their boats. Non-voting members are restricted to motors of ten (10) horse power or less.
16. ***For safety reasons and to allow minimum disturbance to fishermen, boats operating before 9:00 a.m. and/or after 7:00 p.m. shall be operated at no wake speed. (*Per Proxy Voting at Annual LLPOA Meeting, September 2020. See Archived Governing Documents)**
17. Motorized boat racing is prohibited.
18. Motorized boats shall grant right-of-way to non-motorized boats.
19. All craft shall carry the Coast Guard approved life jackets and safety equipment as required by law and shall be operated with safety and courtesy in mind.
20. Between the hours of 9 a.m. and 7:00 p.m., the direction of travel, with the exception of sailboats, shall be counterclockwise.

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21. Water skiing shall be limited to the area bounded by the dam, the buoy off Lot 83, and the buoy between Lots 42 and 74. All other areas are “no wake” speed zones except for the purpose of channel maintenance by Board authorized individuals.

22. In the interest of safety, no more than four (4) boats pulling skiers and/or flotation devices should be on the lake at one time. Operators are encouraged to respect the desires of others wishing to ski during the period of peak activities.

23. Boats towing people on skis or other devices shall contain a minimum of two responsible passengers, one operating the craft, the other facing backward observing the skier and controlling the tow line as required by law.

24. *a. Boats shall pull only one person on skis at one time.

*b. Boats shall pull no more than one inflatable/towable device at one time. The number of persons on the towable device shall be no more than the inflatable/towable device is designed and approved for.

(*Per Proxy Voting at Annual LLPOA Meeting, September 2020. See Archived Governing Documents)

25. All persons being towed by a boat must wear a life jacket or ski belt.

26. Skis released for slalom skiing should be dropped close to the shoreline and picked up expeditiously.

27. Owners shall be responsible for damage caused by their equipment floating on the lake.

28. Jet skis and similar types of self-propelled units are not allowed on Lake LaSalle.

29. No motorized wheeled vehicles are to be operated on Lake LaSalle and its common grounds nor are they to be operated in an unsafe or in a nuisance manner in Lake LaSalle Estates or its roads.

30. There is no fishing or swimming allowed from the dam.
(Per By-Laws Rule #3, Use of Land and Lake)

31. No ice-fishing hole may be larger than a standard six (6) inch ice auger and shall be properly marked to prevent injury to ice skaters.

32. Shooting, trapping, or otherwise harming of wildlife is prohibited. Hunting or trapping of certain pest animals may be allowed by the Board on a limited basis to prevent property damage.