

VILLA SPRINGS OWNERS ASSOCIATION, INC

RULES AND REGULATIONS

ADOPTED 5/1/22 SPECIAL RULES & REGULATIONS MEETING

1. PREAMBLE

Villa Springs Owners Association (VSOA) Rules and Regulations are to ensure a safe and enjoyable environment for lot owners / family and their guests. Villa Springs lot owners must ensure that family and guests follow Nebraska statutes / regulations and VSOA rules at all times.

The following regulations have been established by the Villa Springs Owners Association for the safety and protection of all persons utilizing the Villa Springs facilities. These regulations apply to all persons including guests. It is the responsibility of the lot owner to inform their guests of these rules and assume the responsibility for their conduct while at Villa Springs. Ignorance of the regulations will not be considered a valid excuse:

2. NEBRASKA STATUTES AND REGULATIONS

- a. All boats operating on the lake will comply with all safety rules and regulations as established by the State of Nebraska, which can be found at the following web address: <http://outdoornebraska.gov/guides/>
 - i. Noteworthy Nebraska Laws you should be familiar with:
 1. Anyone operating a motorboat or personal watercraft in Nebraska must be at least 14 years of age. It is unlawful to be the operator of any boat, while under 16 years of age and towing a skier or tuber.
 2. Any operator born after Dec. 31, 1985, must have successfully completed the boating safety course and be in possession of a valid certificate.
 3. All vessels powered by any mechanical device (gas, electric or diesel) capable of propelling the vessel over any public or private waters of Nebraska must be registered.
 4. Every vessel, except sailboards, must carry one U.S. Coast Guard approved flotation device of suitable size and readily accessible for each person on board. Every vessel, except sailboards, personal watercraft, canoes, and kayaks, in addition to the required wearable life preservers, also shall carry one U.S. Coast Guard-approved throwable device.
 5. No child age 12 or under is allowed aboard any vessel when not wearing a life preserver of suitable size. The operator is responsible for compliance.
 6. All vessels in use from sunset to sunrise shall display lights as specified. No other lights may be used, except a spotlight for difficult navigation.
 7. Whenever a water skier/tuber, surfboarder or any person engaged in a similar activity or associated equipment, is down in the water, the operator or observer of the tow boat must display a hunter orange flag of a size not less than 12 inches square or at least 144 square inches. This flag must be visible from 360 degrees. It is unlawful to display an orange flag when persons or equipment are not in the water.
 8. All vessels, when pulling a person on skis, surfboards or similar devices and not equipped with a wide-angle rearview mirror, must have a responsible person age 12 or older as an observer in the vessel with the operator.
 9. All lines, when not in use, must be stowed aboard the towing vessel.
 10. It is unlawful to tow or assist a person on water skis, aquaplane or similar device from the period of one-half hour after sunset to one-half hour before sunrise.
 11. The owner of a vessel shall be liable for any injury or damage caused by the negligent operation of any powered vessel. The owner shall not be liable if the vessel is being used without the consent of the owner unless the operator is a member of his immediate family.

3. ENFORCEMENT

Every owner is responsible to read, review, and voluntarily comply with these Villa Springs Owners association, Rules and Regulations. Residents witnessing a violation(s) of the Rules and Regulations should try to correct the inappropriate behavior by talking to the violator and / or the lot owner. To report a violation, you must provide your name, signature, date, time, name and or lot # of the person committing the violation and any other pertinent information. All such reports of infractions are to be reported within 24 hours of the violation occurring. The report shall be submitted to the VSOA Compliance Committee for review and necessary actions. Documentation of accumulated violations will be considered annually.

First documented violation will be a written warning. Subsequent violation(s) will result in additional documentation and progressive fines. All violations will be subject to progressive disciplinary action.

Fine for Non-Boating offenses will start at \$50.00 per violation and can be increased by the Compliance Committee if violation(s) continue or are not corrected.

Reoccurring violation(s) of Boating offenses may result in suspension of the lot owners water privileges. If water privileges are revoked by the Compliance Committee, it will be for a minimum of 30 days from notification of such revocation. Any violations during this 30-day suspension would result in a \$500.00 fine and an additional 6-month suspension of the lot owners water privileges.

Fines to lot owners are due to the VSOA within 30 days of written notification of such fines. Notification of fines levied will be by registered mail. Fines if unpaid within 30 days, shall become a lien on the lot against which it is assessed.

	Boating Violations	Non-Boating Violations
<i>First offense</i>	-verbal warning	-verbal warning
<i>Second offense</i>	-written warning	-written warning
<i>Third offense</i>	-written notification -30-day suspension of lake privileges	-written notification -\$50.00 fine
<i>Further offenses</i>	-written notification -\$500.00 fine -6-month suspension of lake privileges	-written notification -escalating fine

To contest fines and or suspension, the lot owner must notify the Compliance Committee within 5 days of receiving notification of such enforcement actions. Members of the Compliance Committee will set up a hearing date and location to review the actions. Failure to notify the Compliance Committee will indicate that the violation(s) and or suspension will not be contested. Compliance Committee will retain the records of the imposed fines and suspension.

4. BOAT, LAKE, WATER, ROADS SAFETY

a. BOATING

- i. Lot owners and family members (as defined by child/spouse, grand-child/spouse, great grand-child/spouse) will be allowed to operate a boat on Villa Springs.
- ii. Each gas-powered boat will require a Villa Springs boat decal. Villa Springs boat decals will be provided by the compliance committee after an inspection and approval of the vessel. Decal shall be affixed to the starboard side of the boat. Without a current year decal, no boat will operate on any part of the Villa Springs Lake.
- iii. The maximum length for pontoon boats is 26 feet as determined by the length of the pontoons and the maximum length for ski boats and other power boats is 21' 6". Wake makers and Ballast systems are not allowed. Wake boats, V-Drive boats, inboard/outboard boats, houseboats, air boats, jet skis, jet boats, hovercrafts, and amphibious vehicles are not allowed. No above water or through hull exhaust systems will be allowed to be activated. Outboard motors not to exceed 200HP.
- iv. All powered watercraft shall have liability insurance.
- v. All powered watercrafts shall operate in a counterclockwise direction.
- vi. The east end of Villa Springs is designated as a "no-wake" area. Any boating in this area is limited to 5 mph/no wake.
- vii. The maximum boating speed is 35 mph unless otherwise specified.
- viii. Boating in the channel east of lots 7 & 8 and the center channel near lots 60 & 25 is limited to 20 MPH. Boats are to stay right, and skiers/tubers are to ski behind the boat.
- ix. From ½ hour after sunset until ½ hour before sunrise, boat speed on all of Villa Springs Lake is limited to 5 mph/no wake.
- x. Power boats shall not be operated between a downed skier and the towing boat.
- xi. Skiers/Tubers dropped off in the channel east of 7 & 8 and center channel near lot 60 & 25 must swim or walk out and clear the area immediately. DO NOT TURN YOUR BOAT AROUND IN THE CHANNEL!!!!!!
- xii. When picking up downed skiers or tubers turn toward the shore to retrieve them.
- xiii. Limit of one tube/floatation device to be towed behind a boat at a time.
- xiv. All water skiers and tubers must remain a minimum of 50 feet from all docks or 75 feet from shore while engaging in water sports where possible.
- xv. Any floating logs, ski gear, boat gear, lumber, or trash must be removed by first boat sighting same.
- xvi. Swimming across the lake is not allowed. Fifty feet offshore will be reserved for swimming. Boats must proceed with caution crossing these areas.
- xvii. Non-powered watercraft (i.e. kayaks, canoes, or SUP boards) shall operate within 50' of shore at all times.
- xviii. Guests shall not bring power boats to the lake!!!!
- xix. Not more than one motorized boat per owner may use the lake at a time.
- xx. The reckless operation of a boat endangering the safety of others is strictly prohibited.
- xxi. Scuba Diving will not be allowed at Villa Springs.
- xxii. Aquatic Invasive Species - Anglers and boaters must take precautions to prevent the introduction or spread of invasive species. This is especially important to boaters who travel to waters that have invasive species not present to Villa Springs.

b. DOCKS, LIFTS, AND SEAWALLS

- i. All docks, lifts and seawalls are subject to approval by the Architectural committee before installation

c. BOAT RAMP, STORAGE

- i. Park vehicles and boat trailers in the parking lot between the river and Cottonwood Lane just south of the boat ramp. Do not park in the turn-around area at the ramp.
- ii. Lock boat ramp gate behind you immediately when going into or coming out of the lake.

5. ADMINISTRATIVE

a. TRASH AND RECYCLING

- i. Villa Springs Association shall have a designated waste removal contractor ("Waste Contractor") for the purpose of limiting and consolidating trash pickup traffic. If member of the association, choose to have trash removal service provided to their lot it is a requirement to contract with the designated Waste contractor.
- ii. Designated Waste Contractor shall be selected annually by the Villa Springs Board of Directors and 90-day notice shall be given to association members upon any change to the contractor.

b. BURNING

- i. All open burning must comply with state and local laws.
- ii. BURN PILE MANAGEMENT AND MAINTENANCE
 1. The burn pile is a privilege provided and maintained by the VSOA. It provides a convenient and cost-effective way for lot owners to maintain their property by keeping trees and shrubs trimmed as needed. When unloading, material should be placed on the pile or as close as possible. This allows the pile to be burned efficiently without having to bring in additional equipment therefore avoiding additional cost of maintenance.
 - a. Use of the burn pile is restricted to Villa Springs Homeowners only.
 - b. No contractors will be allowed to dump materials on the burn pile.
 - c. No outside neighbors will be allowed to dump on the burn pile.
 - d. Companies hired by homeowners to remove trees will not have access to the burn pile.
 - e. Homeowners with a boat ramp key will have access to the burn pile.
 2. Materials
 - a. Drop debris off as close to the burn pile as possible.
 - b. These materials will be allowed; tree limbs, branches and tree trunks (trunks not to exceed 18-inch diameter).
 - c. No railroad ties or treated lumber such as building materials, pallets etc.
 - d. No grass clippings or root balls.
 3. MAINTENANCE
 - a. The burn pile will be managed by a board designated person(s). This person(s) will be responsible for management of the burn pile and will be the only person(s) allowed to light the pile.

iii. BURN BARRELS

1. Burn barrels for the disposal of refuse will not be allowed at Villa Springs.

c. LAKE WATER LEVEL MANAGEMENT

- i. To protect resident property and ensure safety, the VSOA Board of Directors (BOD) shall control and determine when to begin and end pumping of lake water to flow back into the Platte River. There is a permanent mark on the concrete wall near the lake pump. When the water level reaches the mark, the entire lake is a "No Wake" zone. Electronic communication to lot owners and posting of No Wake signs near the entrances will be implemented. The VSOA BOD will designate person(s) to monitor the lake level every morning to determine if a No Wake will be imposed or rescinded. When the lake level is at an acceptable level, electronic notification to lot owners and removal of the No Wake signs will be implemented. Only designated person(s) will operate the pump.

d. FIRE ARMS

- i. Use of firearms for hunting or target practice is prohibited in Villa Springs.