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TRACY CASADY, RECORDER
MONROE COUNTY IOWA

**NON-PROFIT BY-LAWS OF ASSOCIATION OF LAZY DAZ RANCH PROPERTY
OWNERS**

AMENDED AND REINSTATED 2021

Prepared by Patricia Banks, Secretary / Treasurer for Lazy
Daz Ranch Property Owners Association, under direction
of the Board of Directors.

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Board of Directors:

Andrew Brinker – President
Mike Pollard – Chairman of the Board
Todd Palmer – Director
Charles V Clark – Director
Robert D Stone – Director
Jason Spray - Director

NON-PROFIT BY-LAWS OF ASSOCIATION OF LAZY DAZ RANCH PROPERTY OWNERS AMENDED AND REINSTATED 2021

ARTICLE I Name and Location and Purpose

- (1) Name and Location - The name of the corporation is ASSOCIATION OF LAZY DAZ RANCH PROPERTY OWNERS, hereinafter referred to as the "Association". The principal place of the Association shall be located at 5245 4th Street, Melrose, Monroe County, Iowa. Meetings of members and directors may be held at such places within the State of Iowa as may be designated by the Board of Directors.
- (2) Purpose - The bylaws shall govern the Corporation and its members and facilitate the fulfillment of the purposes provided in the Articles of Incorporation.

ARTICLE II Definitions

- (1) "Association" shall mean and refer to Association of Lazy Daz Ranch Property Owners, Its successors and assigns.
- (2) "Properties" shall mean and refer to that certain real property described in the Articles of Incorporation and such additions thereto as may hereafter be brought within the members of the Association.
- (3) "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the members of the Association.
- (4) Types of lots shall be:
 - (a) "Lot" shall mean and refer to any plat of land shown upon any recorded plat of the Properties except for the Common Area (including any portion of the Common Area, which may be designated by a lot number for identification purpose only).
 - (b) "Additional Lot" shall mean ownership of one (1) or more unimproved lots owned by the Same person or entity of owning a "Lot"
 - (c) "Unimproved Lot" shall mean a vacant, uninhabited lot void of any building or structure that can be used as a dwelling, seasonal dwelling or contains a temporary camping unit.
- (5) "Member" shall mean and refer to every person or entity that owns property and holds a membership in the Association.
- (6) "Owner" shall mean and refer to the record owner, whether one or more persons or entities of the fee simple title to any lot which is a part of the Properties, including recorded contract purchasers, but excluding those having such interest merely as security for the performance of an obligation.

ARTICLE III Membership

- (1) Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any lot included within the property described in the Articles of Incorporation, including recorded contract purchasers, shall be a member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security or for the performance of an obligation.
- (2) No owner shall have more than one membership per Lot. Membership shall be appurtenant to and may not be separated from ownership of any Lot, which is subject

to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

- (3) Suspensions of Membership. During any period in which a member shall be in default in the payment of any annual or special assessment levied by the Association, the voting rights, and right to use, of the recreational facilities and Common Area may be suspended by the Board of Directors until such assessment has been paid. Such rights of a member may also be suspended after notice and hearing, for a period not to exceed sixty (60) days per violation of any rule or regulation established by the Board of Directors governing the use of the Common Area and facilities.
- (4) Sale of Property. Seller must inform buyers of Association Fees, By-Laws and Rules and Regulations of the Association. Seller is responsible for providing written notification to the Association documenting the name and contact information of the purchaser upon sale of any property.
- (5) Maintenance of Property. All properties will be maintained and kept free from trash and debris. Storage of non-working vehicles or appliances is not permitted within the boundaries of the Association.

ARTICLE IV Property Rights; Rights of Enjoyment and Voting Rights

- (1) Subject to previous provisions of the By-Laws each member shall be entitled to the use and enjoyment of the Common Area and facilities. Any member may delegate his rights of enjoyment of Common Area and facilities to the members of his family or recorded contract purchasers, who reside on the property. Such member shall notify the Secretary in writing of the name of any such recorded contract purchaser. The rights and privileges of persons enjoying such rights by delegation are subject to suspension to the same extent as those of the member. Guests of said members or residents shall have the right of enjoyment of the Common Area and facilities so long as their use is not in violation of Association Rules and is not detrimental to the members of the Association.
- (2) Membership shall give voting rights to record owners, which may include record owner/spouse, individual record owners, and entity owners. Members are allowed one vote per recorded membership no matter the number of lots owned by the member. Entities that are record owners may also be required by the board to provide documentation confirming they are in good standing with the Secretary of the State where domiciled and the name of the person holding controlling interest of the entity such as an operating agreement, bylaws, or partnership agreement.

ARTICLE V Board of Directors; Selection; Term of Office

- (1) Board Structure. The affairs of this Association shall be managed by a Board of five (5) Directors, who must be a recorded property owner and a member of the Association.
- (2) Enumeration of Office. The officers of this Association shall be a Chairperson of the Board, President, Secretary and Treasurer, and such other officers as the Board may from time to time by resolution create.

- (3) Elections of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.
- (4) Terms. The officers of this Association shall be elected annually by the Board and each shall hold office for (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve. The officers may serve more than one (1) year as determined by the Board.
- (5) Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.
- (6) Resignations and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein; and unless otherwise specified therein the acceptance of such resignation shall not be necessary to make it effective. Failure to attend three (3) consecutive scheduled meetings may result in removal from the board.
- (7) Vacancies. A vacancy in any office may be filled in the manner prescribed for regular election. The officer elected to such vacancy shall serve for the remainder of the term of the officer he replaces.
- (8) Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of the other offices except in case of special offices created pursuant to Section Four (4) of this Article.
- (9) Duties. The duties of the officers are as follows:
 - (a) President - The President of the Board shall preside at all meetings of the Board of Directors and see that orders and resolutions of the Board are carried out.
 - (b) Chairperson of the Board - The Chairperson of the Board shall act in the place and stead of the President in the event of his/her absence, inability, or refusal to act. The Chairperson of the Board shall sign all leases, mortgages deed, checks and promissory notes and other written instruments; and discharge such other duties as may be required of him by the Board.
 - (c) Secretary - The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and the members; serve notice of meetings of the board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.
 - (d) Treasurer - The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of accounting; cause an Annual audit to be made by Audit Committee, appointed by the Board of Directors;

the second (2nd) weekend of June or sooner as may be necessary. The Treasurer shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting or upon request.

- (10) Elections. The Board of Directors shall be elected by the members of the Association at the annual meeting and shall hold office for a term of three (3) years for three (3) directors and two (2) years for two (2) directors, and until their successors have been duly elected and qualified, except as herein otherwise provided. The terms of the members of the Board of Directors shall be staggered in such a manner as shall be determined by the Board of Directors to provide that approximately one-third (1/3) of its membership shall expire at the end of the fiscal year. Terms will begin January 1 and end December 31, aligning with the fiscal year as stated in Article XVI. Members of the Board of Directors may serve subsequent term or terms.
- (11) Removals. Any director may be removed from the board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the members of the Association and shall serve for the unexpired term of his predecessor.
- (12) Compensation. The Board shall receive no compensation other than for reasonable expenses. However, provided the compensation involving Board Members and/or Officers as stipulated under these Bylaws, nothing in these Bylaws shall be construed to preclude any Board member from serving the Association in any other capacity and receiving compensation for services rendered.
- (13) Actions Taken Without a Meeting. The Chairperson of the Board of Directors shall have the right to take any action in the absence of a meeting, which he/she could take at a meeting by obtaining the written approval of all directors. Any action so approved shall have the same effect as though taken at a meeting and so recorded at the next Board Meeting.

ARTICLE VI Meetings of Directors

- (1) Regular Meeting. Regular meetings of the Board of Directors shall be held once monthly April - October without notice, at such place and hour as may be fixed from time to time by resolution of the Board.
- (2) Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or the Board.
- (3) Quorums. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII Nomination and Election of Directors

- (1) Nomination. Nomination for election of the Board of Directors may be made by submitting the name of the Nominee to the Board of Directors in writing by any member. All nominations must be received 30 days prior to the Annual Meeting.

(2) Elections. Election to the Board of Directors shall be by secret ballot. At such election, the members may cast, in respect to each vacancy, as many votes as they are entitled to exercise. To be entitled to vote you must be a recorded property owner who has paid in full all membership and/or assessment fees. Only one vote is granted per property membership. Proxy voting is not allowed. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VIII Power and Duties of the Board of Directors

(1) Powers. The Board of Directors shall have power to:

- a. Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;
- b. Exercise for the Association all powers, duties and authority vested in or delegated to this Association under the Iowa Non-Profit Corporation Act and not reserved to the membership by other provisions of these By-Laws or the Articles of Incorporation.
- c. The Board of Directors may, at its discretion, determine the method and designate the signatory officer or officers, or other person(s) to execute any corporate instrument or document or to sign the corporate name without limitation, except when otherwise provided by law. Such execution or signature shall be binding upon the Association. No officer or other agent of the Association may enter into any contract or execute and deliver any instrument in the name of or on behalf of the Association without express and specific authorization of the Board,
- d. Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and
- e. Employ a manager, independent contractor, or such other employees as they deem necessary, and to prescribe their duties.
- f. Hold members accountable to the Rules and Regulation of the Association.

ARTICLE IV Committees

(1) The Board of Directors may establish committees as deemed necessary to pursue its stated objectives. Members of Committees shall be appointed and governed by the Board. Unless authorized by the Board through a resolution or meeting minutes, no committee shall compel the Association in a contract or agreement or expend Association funds. Committee members must be members of the Association. Committees may be established such as:

- a. A Recreation Committee, which shall advise the Board of Directors on all matters pertaining to the recreational program and activities of the Association and shall perform such other functions as the Board, in its discretion, determines.
- b. A Maintenance Committee, which shall advise the Board of Directors on all matters pertaining to the maintenance, repair, or improvement of the properties, and shall perform such other functions as the Board, in its discretion determines.
- c. A Publicity Committee, which shall inform the members of all activities

and functions of the Association, and shall after consulting with the Board of Directors, make such public announcements as are in the best interest of the Association:

- d. An Audit Committee, which on the second weekend of June shall supervise the annual audit of the Association's books and approve the annual budget and statement of income and expenditures to be presented to the membership at its regular annual meeting, as provided in Article XI, Section 8 (d). The treasurer shall be an ex officio member of the committee.
- e. A Zoning Committee, which shall be appointed by the Board of Directors to oversee all building and zoning within the Association, approve and issue permits for building of structures, perform inspection of all building of structures, and enforce property setbacks.

- (2) It shall be the duty of each committee to receive complaints from members of any matter involving Association Functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, Director or Officer of the Association as is further concerned with the matter presented.

ARTICLE V Meeting of Members

- (1) Annual Meeting. A regular annual meeting of the members shall be held on the first Saturday in September in of each year. If the date selected for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.
- (2) Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of one-half (1/2) of the total members who are entitled to vote of all of the votes of the membership.
- (3) Notices of Special Meetings. Written notice of each meeting of the members shall be given by, or at the direction of the Secretary or person authorized to call the meeting, by posting said meeting on the Association website calendar of events or by mailing a copy of such notice at least ten (10) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day, and hour of the meeting and, in case of a special meeting, the purpose of the meeting.
- (4) Quorum The presence at the meeting of members entitled to cast ten percent (10%) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation of the Bylaws. If, however, such a quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting until a quorum as fore said shall be present.
- (5) Quorum for Any Action Authorized Under Section 4 at the first meeting called, as provided in Section 4 hereof, the presence at the meeting of the members entitled to cast a majority of all votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Section 4, and the required quorum at any such subsequent meeting shall be one-half (1/2)

of the required quorum at the preceding meeting. No subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

ARTICLE VI Assessments

- (1) **Creation of the Lien and Personal Obligation of Assessments.** Each member is deemed to covenant and agree to pay to the Association: (a) annual assessments or charges, (b) special assessments for capital improvements; and (c) reasonable admission and other fees for the use of any recreational facilities situated upon the Common Area. The annual and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge on the lot against which each such assessment is made. Each such assessment, together with such interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due and shall not become a personal obligation of his successors in title unless expressly assumed by them.
- (2) **Purposes of Assessments.** The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents in the Properties; and in particular, for the improvement and maintenance of the Properties, services, and facilities devoted to this purpose and related to the use and enjoyment of the Common Area.
- (3) **Basis and Maximum Annual Assessments.** After consideration of current maintenance costs and further needs of the Association, the Board of Directors may fix the annual assessment. Effective January 1, 2022, the annual assessment shall be Three Hundred Fifty Dollars (\$350.00) for the first two lots owned. Assessments are transferable with sale of property. There will be no refunding or proration of an assessment because of a property sale.
- (4) **Uniform Rates.** Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected, in advance or when due, on an annual, semi- annual or monthly basis, as prescribed by the Board of Directors. Effective January 1, 2022, Members who own more than one Homestead Lot(s) shall pay Forty Dollars (\$40.00) for each additional Lot owned prior to September 6, 2003. Additional lots purchased after September 6, 2003 will be assessed at a rate of Seventy Five Dollars (\$75.00) per Lot.
- (5) **Special Assessment for Additional Recreational Camper Usage.** Members shall be entitled to place one (1) recreational camper on a lot or adjacent additional lot recorded in their name which contains a permanent residence at no additional fee. Each additional recreational camper placed on a member's lot or adjacent additional lot for a period of more than fourteen (14) days in any calendar year will be assessed a fee equal to the annual assessment fee, less any fees previously paid on said lot or additional lot. In the event there is no permanent residence on the members recorded property, each recreational camper will be assessed one full annual assessment.
- (6) **Special Assessments for Capital Improvements.** In addition to the annual assessments authorized above, the Association may levy any assessment

year a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair, or replacement of the Common Area, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the members who are voting in person at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of meeting setting forth the purpose of the meeting.

(7) Dates of Commencement of Annual Assessments: Due Dates. The annual assessment provided for herein shall commence as to all lots on the First day of January 1974, and a like sum on the First day of January each succeeding year. Written notice of the annual assessment and any deficiency or surplus shall be sent to every Owner subject thereto at least fifteen (15) days prior to the First day of January each year. Due dates for special assessments shall be established by the Board of Directors. The Association shall, upon demand at any time, furnish a certificate in writing signed by an officer of the Association, setting forth whether the assessments on a specified Lot have been paid. The Board for issuance of these certificates may make a reasonable charge. Such certificates shall be conclusive evidence of payment of any assessment therein stated to have been paid.

(8) Effects of Non-Payment of Assessments: Remedies of the Association. Any assessments which are not paid when they are due shall be considered delinquent. If the assessment is not paid by April 1st there will be a Twenty-Five Dollar (\$25.00) late fee added for each month starting with April. Delinquent members are subject to termination of water service. Should water service be terminated, a registered/certified letter to the member shall be sent out giving Ten (10) day notice from date of letter that water shall be disconnected. A reconnect fee of Twenty-Five Dollars (\$25.00) will be charged. The Association may bring action at law against the Owner personally obligated to pay the same or foreclose the lien against property in the same manner and with same effect as are applicable to the foreclose of real estate mortgages under Iowa Law; and interest, costs, and reasonable attorney fees of any such action shall be added to the amount of such assessment. Liens shall be placed when one (1) year non-payment of dues & assessments occurs. After 1 yr. delinquent we may submit past due assessments and dues to attorney for collection. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his lot. Liens shall be placed after the one year of non-payment of dues.

(9) Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien on any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to decree of mortgage thereof shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer, but shall not relieve the person who was the Owner at the time of such assessment became due of personal liability therefore. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

(10) Exempt Property The following property shall be exempt from the

assessments created therein; (a) all properties dedicated to and accepted by local public authority; and (b) the Common Area. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

ARTICLE XIII Books and Records

The books, records and papers of the association shall at all times, during reasonable business hours, be subject to inspection by any member. The Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

Article VII Corporate Seal

The Board of Directors may provide for a corporate seal for the Association.

ARTICLE VIII Amendments

- (1) These By-Laws may be amended, at a regular or special meetings of the members, by a vote of a majority of a quorum of members present in person or by proxy.
- (2) In the case of any conflict between the Articles of Incorporation and the By-laws, the Articles shall control.

ARTICLE IX Fiscal Year

The Fiscal Year of the Association shall begin on the 1st day of January and end on the 31st day of December of every year, except that the first Fiscal Year shall begin on the date of Incorporation.

ARTICLE X INDEMNIFICATION

To the fullest extent permitted by law, the Association shall indemnify its agents as described by law, including its directors, officers, employees and volunteers, and including persons formally occupying any such position and their heirs, executors and administrators against all expenses, judgements, fines, settlements, and other amounts actually and reasonably incurred by them in the connection with any proceeding and including any action by or in the right of the Association, by reason of the fact that the person is or was a person as described in the Non-profit Corporation act. Such right of indemnification shall not be deemed exclusive of any other right to which such persons may be entitled apart from this Article.

The Association shall have the power to purchase and maintain insurance on behalf of any agent of the Association, to the fullest extent permitted by law, against any liability asserted against or incurred by the agents in such capacity or arising out of the agent's status as such, or to give other indemnification to the extent permitted by law.

In Witness whereof, we, being the Directors of the Association of Lazy Daz Ranch Property Owners, have hereunto set our hand this 10 day of October, 2021.

President Andy Banks
Chairperson of the Board Mike Pollard
Director John P. Palmer
Director Charles V. Clarke
Director Robert Stone
Director James S. Weary
Secretary Patricia Banks
Treasurer Patricia Banks

Certificate of Secretary

I, Patricia Banks, certify that I am the current elected and acting Secretary of the Association of Lazy Daz Ranch Property Owners and the above Bylaws are the Bylaws of this Association as adopted by the Board of Directors on 10/10/2021, and that they have not been amended or modified since the above date.

Signature Patricia Banks Date 10/10/2021

Lazy Daz Ranch Association

5245 4th St

Melrose IA 52569

Association of Lazy Daz Ranch Rules and Regulations

Amended July 2021

Property owners are responsible for compliance with the following rules and regulations for both themselves and their visitors at all times.

1. The display or discharging of any firearm within 200 feet of properties located in the Association of Lazy Daz Ranch is prohibited. No member shall behave in a manner that may cause harm to another person or animal at any time.
2. Quiet hours will be observed between 12:00am and 7:00am
3. Operation of recreational vehicles including, but not limited to, golf carts, motorcycles, go-karts, mopeds, ATV/UTV's shall be restricted for non-licensed drivers to the hours of 8:00am to 9:00pm. Only licensed drivers may operate any motorized vehicle between the hours of 9:00pm and 8:00am. Operation of vehicles other than golf carts and motor vehicles (cars/trucks) is not allowed within the park between the hours of 10:00pm to 8:00am.
 - a. All motorized vehicles must have proper working headlights, must follow all posted speed limits (15mph unless otherwise noted), remain on roadways and operate the vehicle responsibly.
4. No vehicle or trailer of any type shall be parked on Association roads unattended during the period of October 1 to May 1
5. No watercraft shall be left unattended on or around the Association pond
6. There shall be no more than one permanent trailer / camper placed or maintained on any lot within the confines of the Association in addition to a permanent single-family residence without express permission of the Association of Lazy Daz Ranch Board. Additional campers / trailers are subject to additional assessment fees.
7. Said premises may not be used for business, commercial or manufacturing purposes; or used for storage of materials related to such activities.
8. Any exterior improvements within the confines of the Association require and approved permit and express permission of the Association of Lazy Daz Ranch Zoning Committee.
 - a. All exterior construction must be completed and enclosed within 12 months of commencement of construction. Improvements include, but are not limited to, existing building additions, sheds, setting of new mobile homes or permanent campers, dog runs and fences.

9. No mobile home shall be placed upon any lot within the Association without express permission of the Association of Lazy Daz Ranch Zoning Committee. All mobile homes must be skirted
10. All septic systems and holding tanks must have approval of the Monroe County Health Department. Per County code, there is to be no pumping or draining of septic or holding tanks by anyone other than qualified, licensed individuals.
 - a. Wastewater (grey or black) from trailers / campers must be emptied only into an approved holding tank (one is provided by the Association) and may not be discharged onto the ground or in the pond
11. For properties with no existing water supply, hydrant(s) will be installed at a fee equal to the cost of line installation and hydrant materials +10%. Repair or repositioning of existing water hydrants will be billed for time and materials +10%
12. A utility easement of five (5) feet in width is reserved along all lot lines.
13. Property owners who maintain private driveways shall install culvert pipe along the street line where such driveways meet the street
14. All property owners are required to keep grass mowed to a height not to exceed six (6) inches. Failure to comply with this requirement will result in an assessment against the property as provided for in the Association bylaws. Property owners may not place grass clippings on roadways
15. All Pets must be always under the control of their owner and should not be allowed to roam without supervision. Each Member is responsible for cleanup of any debris left by their pet on another property.
16. All properties will be maintained and kept free from trash and debris. Storage of non-working vehicles is not permitted.

Invalidation of any one of these rules and regulations by a judgment or decree of a Court having jurisdiction shall in no way effect any of the other rules and restrictions herein, which shall remain in full force and effect.