

# **PATTON PARK, INC.**

## **Rules and Regulations**

The following rules and regulations are in effect for the benefit and control of Patton Lake and the surrounding areas. They have been approved by action of the Board of Directors of Patton Park, Inc. and are so designated to protect the lives, happiness and welfare of all the properties and their owners.

1. Persons eligible to become members of this corporation shall be property owners or contract purchaser in the subdivisions of Patton Park, R.R. Kintons, Claude W. Moore I, Claude W. Moore II, Neals I or II, Ernest Templin, Max Pollack, Max Pollack I or II and/or live in the near vicinity of Patton Lake.

2. Said real estate is conveyed to the owner upon the following restrictions and conditions which are hereby made covenants and shall run with the land.

3. Said real estate is sold and conveyed to said owner upon the agreement and understanding that such owner, his successors or assignees, will abide by the rules and regulations as set forth herein made and amended from time to time in all matters pertaining to the operations of the lake, roads, street, pass ways, freeways, sewage, disposal, watercraft, motor vehicle operation, fishing, swimming, and any and all matter whether mentioned herein or not that will affect the eventual happiness and welfare of all the property owners surrounding the lake. Such rules and regulations shall be posted on the grounds and shall be sent to all property owners.

4. Said real estate shall be used for residential purposes only. No mercantile or business establishment of any kind or character shall be erected, altered or permitted to remain thereon, with the exception being that the board approves, and the caretaker to sell bait, ice, soft drinks, and snacks at the clubhouse for the convenience of the membership only and is not to be sold to anyone not belonging to Patton Park, Inc.

5. Owners of all properties surrounding the lake shall maintain their grounds and respective easements in a manner which is presentable.

6. All waste from bathrooms, sinks and laundry tubs shall be filtered into the soil in such a manner as to eliminate surface effluent and odors. In the event an outside toilet is constructed or used on said property, the owner shall at all times, whether using a septic tank or outside toilet, comply with the regulations of the Indiana State Board of Health and any other municipal or state authority.

7. No dumping of refuse or garbage will be permitted in the lake or on properties associated with the lake, its bayous or tributaries. All garbage must be bagged and out of reach of wild animals.

8. All roads, freeways and pass ways will be posted with speed and information signs and will be enforced.

9. No Mobile Home Trailer, garage or outbuilding shall be erected or used as a residence except for temporary use during construction on the premises. In no event shall the time period be for more than one (1) year.

10. The use of firearms for hunting or target practice is hereby prohibited with five hundred (500) Yards of the lake. Under no circumstances are firearms permitted in any watercraft, but may with Board Approval, permissions for nuisance removal.

11. The use of vulgar or profane language is hereby prohibited on the lake and community owned property.

12. Indiana law mandates all dogs must be under control of the care giver or on a leash at all times. Loose or stray animals are not allowed to roam freely on Patton Park community owned property. I.e. Park grounds or dam

13. No motor vehicles on the grassy areas of Patton Park except where designated.

14. No motorcycles or off-road vehicles are allowed on the Dam or hills surrounding Patton Park. Some exceptions will be allowed and permitted as long as it does not damage PPK property, see caretaker or Board of directors about granting exception.

15. No vehicles of any kind are permitted on the tops or sides of the dam without Board approval and must be for maintenance purposes only.

16. All guests of property owners must have a signed and dated permission slip from a member in good standing as well as the member's card.

17. All boats on Patton Lake shall be operated only by current members, associate members or guests with valid permission slips and cards. All boats must display a current sticker evidencing payment of all dues and said sticker shall be affixed to the right front section of the boat.

18. All boats shall have a Coast Guard approved life jacket or cushion for each person on board.

19. All boats operating between sunset and sunrise shall be equipped with a light and such light shall be lit at all times.

20. No person shall operate a boat with recklessness or heedless disrespect of the rights, safety and property of other on the lake.

21. No person shall operate a boat while intoxicated under the influence of alcohol or illegal drugs.

22. No person shall operate any boat at a speed greater than the (10) miles per hour on the main lake and shall cut to idle speed on all dredged channels, canals or bayous.

23. No person shall operate any boat in a circular course around any other boat or swimmer.

24. No person shall operate any boat with any rubber crafts, water sleds, skis or inner tubes in tow. In cases of distress or emergency, it is permitted to tow another boat.

25. The term "boat" shall mean any watercraft or devise used for transportation across Patton Lake. This will include any boat, pontoon, sailboat, canoe, kayak, rowboat, skiff, dingy or any other Coast Guard approved vessel.

26. All property owners or associate members are entitled to two boat stickers upon payment of membership dues. Up to (2) additional sticker may be purchased for \$25.00 each. Stickers may not be sold or given to anyone not a member of Patton Park. A Members lake privileges will be suspended for any such violation.

27. No boat or trailer shall be stored in the launch area without a current membership sticker.

28. Any boat, trailer or vehicle of any kind left in the launch area without a current sticker for more than thirty (30) days shall be towed or sold at auction. Notice of sale shall be posted at least ten (10) days in advance in the Martinsville Reporter and notice sent to the property owner, if address known. All sale proceeds shall be retained by Patton Park as liquidated damages for the expense of sale, notice and storage.

29. Any boat, trailer or vehicle in working condition may be stored in the launch area only if permission is received by, Caretaker or Board President

30. No boat, trailer or vehicle shall be stored in the launch area between May 15th and September 30th so the area can be kept mowed and used for recreation.

31. Swimming shall be permitted only in the designated area at the clubhouse or with Fifty (50) feet of the property owner's dock and or with property owner's permission.

32. No swimming or floating will be permitted in the middle of the lake or from boats.

33. Jug lines, trout lines or limb fishing are hereby prohibited.

34. Fishing from the bank, dock or boat is hereby prohibited unless membership dues are current and or not suspended. If a Trespasser continues to use the lake or canals of the Patton Park Inc. controlled waterways, charges will be filed with the Morgan County Sherriff and or Prosecutor for trespassing.

35. Certain easements exist at Patton Park which provide access to the lake by persons who have been duly authorized to do so. All easements on Patton Lake have had, and will continue to be allowed, to have docks built from land known as common easements in the waters of Patton Lake. Existing docks will be allowed to remain as long as they remain in satisfactory condition. Construction of new docks will require approval of the Patton Park board of director's. No dock shall infringe upon bordering properties. Easements shall remain open for all vehicle and boat traffic as to allow for easy entry onto the easement and into Patton Lake. Overnight parking is prohibited and boats tied to docks shall not block another's use of the easement.

36. No trapping of any kind will be allowed on Patton Park property, unless there is a nuisance problem. Permission to trap must be obtained from Board President. If permission has been given trap must have a tag attached with name and phone number of owner on it.

37. Fires will be permitted only in the fire pits in designated allowed areas of the park.

38. Said organization or any member thereof, its officers, agents, servants, employees, successors or assignees shall not be held to answer in damage for any act or occurrence on or off the ground or in or about the waters of Patton lake.

39. Said organization reserves the right to make reasonable rules and regulations for the conduct and behavior of person using Patton Park. It is agreed and understood that the provisions herein provided are for a membership only which may be revoked by Patton Park for failure to obey said rules and regulations. The board may issue notices, fines, and or take other legal matters to enforce the Rules and or bylaws as seen fit some exceptions maybe granted at times. Any additional cost to do so can be passed onto said member in violation.

40. The right to enforce these provisions and conditions by injunction together with the right to cause removal by due process of law any structure erected maintained in violation of any of the foregoing provision and conditions is hereby reserved by Patton Park, Inc. and also dedicated to the owner, his successor and assignees.

The above Rules and Regulations for Patton Park, Inc. have been approved and adopted this day of September, 2022 by majority vote of the board of director's.

Attested

A handwritten signature in black ink, appearing to read 'Shawn T. Cook', written over a horizontal line.

Shawn T. Cook

President

Patton Park, Inc.