

# **RULES AND REGULATIONS**

## **OF**

### **SOUTHERN LAKES HOMEOWNERS ASSOCIATION, INC.**

#### **Introduction**

The Board of Directors of Southern Lakes Homeowners Association, Inc. (the “Association”) has adopted the following Rules and Regulations pursuant to the powers granted to the Board of Directors in the Declaration of Covenants, Conditions, Easements and Restrictions for Southern Lakes Homeowners Association, Inc. (the “Covenants”).

For purposes hereof, the term “Governing Documents” shall refer collectively to the Covenants, the Bylaws of Southern Lakes Homeowners Association, Inc., (the “Bylaws”) the Articles of Incorporation of Southern Lakes Homeowners Association, Inc., (the “Articles”) any rules or regulations adopted by the Association from time to time (the “Rules”), and any amendments to the foregoing.

The goal of these Rules and Regulations is to provide reasonable, practical guidelines for the operation of the community known as Southern Lakes. All residents and guests are obligated to comply with these Rules and Regulations and with all other Governing Documents. References to the Association mean the Board of Directors acting for and on behalf of the Association. The terms used in these Rules and Regulations have the same meaning as set forth in Article I of the Covenants.

#### **Rules and Regulations**

##### **1. Post Sale Modification Request Forms**

- a. The Architectural Control Committee may deny any Post Sale Modification Request Form submitted by a member of Southern Lakes Homeowners Association, Inc. when at the time of submission the submitting member is or becomes delinquent in the payment of any assessment(s), liens or other amounts owing to the Association by such member. A member whose Post Sale Modification Request Form is denied based upon this rule shall have the right to appeal such determination in accordance with Section 6.5 of the Covenants.
- b. The Architectural Control Committee may deny any Post Sale Modification Request Form submitted by a member of Southern Lakes Homeowners Association, Inc. when at the time of submission it is determined that there is a violation on that member’s lot of existing terms, conditions or provisions of the Governing Documents or of any previous Post Sale Modification Request Form that was approved by the Architectural Control Committee. A member whose Post Sale Modification Request Form is denied based upon this rule shall have the right to appeal such determination in accordance with Section 6.5 of the Covenants. For purposes of this rule, a member or member’s lot shall not be deemed to be in violation of the Governing Documents or of any previous Post Sale Modification Request Form that was approved by the Architectural Control Committee if the action, improvement or modification which would otherwise be in violation of the Governing Documents either (i) received express written approval of the Association, by variance or otherwise, or (ii) is allowed pursuant to the policies and/or rules which have been or are adopted by the Board of Directors.

## 2. Conservation Easement

- a. The following may be removed from the Conservation Easement *without* Board approval:
  - i. Dead Wood on the ground
  - ii. Dead Limbs on trees
  - iii. Vines
  - iv. Dead or Significantly diseased trees, as determined and documented by the City Forester of Inver Grove Heights
- b. Written approval of the Board is *required* to remove, cut, sever, mow, pull up, spray or in any other way kill vegetation within the Conservation Easement, including the following:
  - i. Any type of grass or ground vegetation other than vines
  - ii. Native, naturally occurring wild plants
  - iii. Shrubs
  - iv. Leaves
  - v. Any live trees
- c. Homeowners may submit a plan to the Board to replace noxious weeds or non-native vegetation or to supplement existing vegetation with wild and native plantings. Any replacement or management plan requires the express written approval of the Board.
- d. Walls, fences, fire pits, recreational equipment, tarps or any other type of structure may not be built, placed or stored within the Conservation Easement.
- e. Composting within the Conservation Easement will not be allowed.
- f. Heavy equipment may not be used in the Conservation Easement.
- g. An access path within the Conservation Easement may be allowed if *all* the following conditions are met:
  - i. Four feet or less in width
  - ii. Path shall be covered in a natural material, such as live vegetation, wood chips, wood mulch, etc.
  - iii. If stairs are desired, they shall be built into the ground using environmentally friendly landscape timbers, natural stone or similar materials.
  - iv. No trees may be removed without express written Board approval.
  - v. Gravel, stone, concrete block, pavers, weed barrier or “domestic” plantings along the path shall not be allowed.
  - vi. Plan must be submitted to Board for approval. Work may not begin until express written Board approval is received.
- h. Fires are not permitted within the Conservation Easement for recreational purposes or for any other purpose. No fire ring, portable fireplace, or other device or structure designed to contain fires may be used or placed with the Conservation Easement.