

Lake Brittany Estates Homeowners

Association Rules and Regulations

The following rules were revised and adopted by the Board of Directors on the 14th day of March, 2022.

Common Areas

1. All members of the Association are responsible for the supervision of their children, as well as the children of their guests, on the beaches and all common areas. For insurance purposes, the Association shall not be held liable for this supervision.
2. All homeowners are responsible for removing their own refuse from all common areas.
3. As per municipal ordinance, all dogs and cats must be kept on leashes. Owners must clean up after them. No animals are allowed on the swimming beaches. Supervised dogs or cats may use the beaches adjacent to the swimming beaches.
4. No motorized vehicles (e.g. cars, trucks, snowmobiles, minibikes, electric bikes, motorcycles, ATVs, and mopeds) are allowed on the common areas. Exceptions to this rule are (1) maintenance vehicles authorized by the Association, (2) motor vehicles launching or retrieving boats (see Rule 21), and (3) medically-authorized vehicles (e.g. wheelchairs).
5. All non-residents using the common areas must (1) be accompanied by a member of the Association or (2) carry a valid guest pass. All people not complying with this rule shall be subject to Municipal ordinance 9.25 (Trespass)

and any member of the Association can report trespassing to the local police department.

6. If there is any damage to the recreational facilities owned by the Association, repair and / or replacement costs shall be borne by the homeowner, including damage caused by a third party.
7. Use proper right-of-ways (paths) to gain access to the lake.
8. No private beaches are permitted.
9. No permanent or overnight anchoring of rafts, buoys, or anchors may be placed in the lake by individual members of the Association. The offshore anchoring of sailboats with a fixed keel will be allowed upon acceptance of the boat owners application (see Rule 25).
10. Municipal ordinance 9.06 (loud and unnecessary noise prohibited) shall apply at all times. This will include, but not be limited to, loud music played in the common areas.
11. No fishing from beaches (swim or boat areas).
12. No firearms or air-guns allowed (restricted by Municipal ordinance).
13. Open fires are allowed in a fire-safe container (e.g. Weber grills). Dispose of your ashes at home. Sanctioned Association events may be exempt from this rule.
14. There are no lifeguards. Swim, fish and boat at your own risk!
15. Common property is commonly owned by all of the homeowners, and no one has a right to alter this property without permission from the Association. This includes boat anchoring. Only the Association may install, alter, or maintain boat anchoring fixtures.
16. The placement and use of portable restrooms on the common grounds is not permitted unless it is for a sanctioned Association event (e.g. Beach Party).

Boats

17. All boats and other watercraft (e.g. portable rafts, kayaks, paddleboards) are the sole responsibility of their owners and must be identified by the owner's lot number.
18. Boats are limited in size to no more than 22 feet combined width and length. No motor propelled craft of any kind will be allowed on the lake except small electric trolling motors are permitted, powered by no more than 2 batteries of a maximum 12 volts each. Electrical cords to recharge these batteries are not permitted to extend across common grounds.
19. Boat storage on common grounds: All boats must be moored or stored in the designated boat storage areas next to the East and West beaches, or they may be parked in the water in an area approved by the Association. Sailboats with a fixed keel may be moored offshore (see Rule 9). Boats may not be moored or stored on the shore except in Association-approved boat storage areas (see Rule 15). The Association has the right to request boat owners share a mooring where needed. Homeowners are responsible for securing boats that they keep on common grounds.
20. No boats will be allowed within 10 feet of the swim areas that are marked off by buoys.
21. Boat trailers are allowed on common grounds for the purpose of placing boats in the storage areas. Trailers may be manually pushed or driven by a motor vehicle (see Rule 24). Trailers are not allowed to be parked on the common grounds.
22. All Association members must abide by DNR Boating Regulations.
23. All boats must be removed from the common grounds by December 1st. Any boats left on common grounds after December 1 may be removed by the Association, with the homeowner who left the boat on common grounds

responsible for all costs incurred for the removal, storage, and disposal of the boat.

24. Motor vehicles used to launch or recover a boat must launch from the East swimming beach with access only allowed from the main path off Stratford Court. No material (e.g. pea gravel) may be used to help launch or recover the watercraft. Any damage caused to common ground or private property will be the responsibility of the homeowner, including damage or injury caused by third parties or vendors.
25. A one-time registration / parking application is required for any boat mooring on the shoreline or parking in the designated boat storage areas. Requests to change locations or change-of-ownership require a new application.

Fishing

26. Wisconsin limits on panfish are to be followed. All other fishing must be catch-and-release.