

LAKEVIEW PARK, INC.

Senior Park Rules and Information

Occupancy & Ownership

- This is a senior park for residents 55 & older.
- There can only be one owner (husband/wife, significant others, etc.) of the home.
- The home must not be used by anyone other than the owner at any time. The owner must be present when any guest is in the home or on the premises. Guests must be limited and not allowed to camp or sleep anywhere except in the home. This includes dog sitters or house sitters. Neither are allowed.

Speed Limit & Vehicles

- **THE SPEED LIMIT IS 10 MILES PER HOUR AND MUST BE OBSERVED BY ALL TENANTS AND THEIR GUESTS. This includes Golf Carts, 4-Wheelers & bicycles. Please make your guests aware of this before they arrive. Please be cautious and patient!**
- Bikes are allowed on roads only. Please make sure your children are aware of this.
- 4-Wheelers, golf carts and other motorized vehicles are allowed on the premises, provided the following criteria are followed:
 - **You provide Lakeview Park, with a current Certificate of Insurance (liability) for that vehicle**
 - In order to operate the vehicle, you must be at least 16 years old and hold a valid *drivers* license or be at least 12 years of age with an ATV Safety certificate. A copy of the Safety Certificate must be given to Lakeview, prior to use of the vehicle.
 - The speed limit is followed
 - 4-Wheelers & loud Golf Carts are parked between the hours of 9:00pm – 8:00am
- All boats, vehicles and unused items must be either stored in your garage/shed or in the designated storage area (out back) from December 1 – April 1. The outside of your lot should at no time look like a storage area.
- Any watercraft over the 17' must be stored in your garage/shed or designated storage area when you are not staying on the premises. Also, any watercraft that isn't used on a regular basis (at least twice a month) needs to be parked in a designated storage area. With parking being limited, we can't have unused items taking up space. This rule applies any time of year.
- RVs (motor homes, 5th wheels, travel trailers, etc.) in driveway are limited to a maximum of 48 hours for loading and unloading only.

Maintenance / New Homes / Additional Structures / Storage Units

- Your home, garage & sheds should be kept in good repair and have a neat, attractive appearance. Porches are not to be used as storage areas. No additions, alterations or changes can be made without the permission of the park owner and comply with the Village of Balsam Lake zoning ordinances. ***Building permits are required by the Village of Balsam Lake.
- Each lot can have a choice of **one of the following** as their lot permits: Garage, carport or shed. Please note that garages and carports are not allowed on most of the single-wide lots. New sheds must not exceed 120sq ft x 9-1/2 ft peak.
- **One** extra outside storage container will be allowed to meet these requirements: Maximum of 30sq ft. This is equivalent of 2'W x 3'D x5'H but can be any combination not exceeding 30sq ft.
- Blacktop driveways are not allowed, but existing ones may remain as long as they are maintained.
- Before ordering a new home, we require the dealer to call us and confirm the size & hitch attachment.
- Trees in the double-wide lots must be approved prior to planting and maintained not to exceed 16' or planted in a way to block someone else's view of the lake

Refuse & Water

- Conserve water and keep all plumbing in good repair so there are no running faucets or toilets. A water-saver showerhead is recommended. Do not put anything down toilets such as diaper liners, tampons and excessive amounts of paper. Water/sewer billings will be generated monthly.
- Please recycle all recyclables (newspaper, bottles, aluminum/tin cans, plastic containers, etc.) As recycling is collected in different ways in different communities, please check with us if you are unsure as to Polk County's requirements. The remaining garbage should be contained and deposited in your receptacle. Garbage receptacles must be kept out of site and not visible from the road or be unsightly to your neighbors (with the exception of garbage day – Thursday). Garbage is also billed monthly with the water/sewer. Garbage/Recycling schedule is posted on our website www.lakeviewparkinc.com under Senior Park.

Heat/Furnace

- If you have a high efficiency furnace and plan to be gone during cold weather, please note they do have a tendency to freeze your sewer up quickly. (Even during a brief vacation). If you choose to be gone and leave your heat on, it is your responsibility to take precautions so your sewer won't freeze up.
- When replacing your furnace, please be aware of this issue as we **do not recommend high efficiency furnaces** for this reason so it's something to keep in mind.

Pets

- Pets **must be on a leash (even in your yard)** and not allowed to annoy other tenants. Excessive barking will not be tolerated. Walking paths/areas are provided and you are expected to clean up after your pet. Please keep them out of other's yards. Pets are not allowed in the beach area unless no one else is there.

Noise

- There should be no excessive noise at any time and no noise after 11:00pm. Please be courteous of your neighbors.
- No firecrackers/fireworks or air rifles are allowed at anytime. In addition to noise, this is also a fire hazard.
- 4-Wheelers & loud golf carts are to be parked between the hours of 9:00pm – 8:00am.

Campfires

- Campfires are allowed in fire pits or above ground fire places, however you must be present when the fire is going. Fires must be extinguished prior to going to bed or leaving the fire area.
- If you currently do not have a fire pit, please ask management prior to doing so as they are not allowed at all sites.
- Do not burn garbage, including plastic, cans, & glass bottles, in your fire pit.
- Following DNR regulations, no wood may be brought into campground from over 10 miles away.

Miscellaneous

- Fish should be cleaned in the fish cleaning house provided for that purpose when open. (May 1st– October 1st) At other times, they should be wrapped, sealed and placed in your trash receptacle.
- The walking trails are provided for everyone's enjoyment but are closed from sunset – sunrise. ATVs are allowed if driven slowly and pedestrians are given the right of way. Please don't litter!
- Life jackets are required for both adults and children on our back lake. This is a spring-fed lake and can be dangerous. (I'm not referring to Elkins Lake which is on our walking paths.)
- Please do not put items for sale down in front next to hwy 46.
- Please do not discharge grass clippings into the driveway/road.

The Boat House (Storm Shelter/Community Room)

- Storm shelter instructions are posted inside
- Community room information is posted inside
- To reserve for private party please go to www.lakeviewparkinc.com – Senior Park and follow instructions or call Laura
- Please be considerate when parking. Resident parking near the shelter has not changed so they need to be able to park in their allotted areas. Some people are more mobile than others and parking will be limited.

Selling your RV/Mobile home

- If you would like to sell your home on the premises, please contact the park owner and let us know your intentions **prior** to putting it up for sale.
- If your home is 35 years old or older, we reserve the right to not allow the sale.
- If your home is approved to be sold on the premises, the seller must have the buyer approved by management **prior** to the sale.
- Whoever the owner is on the 1st of the month is responsible for the entire month's rent/taxes/village fees per lease.

If you have any questions, concerns or need clarification regarding any of these rules or anything else, please ask. Any violation or non-compliance of the above rules will result in the tenant having to remove his home from the premises.

The 911 and mobile park address is: 701 North State Road 46, Balsam Lake, WI 54810

The Lakeview Park Office / Steve & Laura's mailing address is: 625 N State Road 46, Balsam Lake, WI 54810

Steve & Laura Williams 715-485-3561 or email: lakeviewparkinc@outlook.com