

# ***OTTER LAKE DEVELOPMENT CORPORATION***

## **RULES AND REGULATIONS**

### **General:**

Each member of the Otter Lake Development Corporation agrees to abide by all the rules and regulations of the Otter lake development Corporation, the Rural Municipality of Clanwilliam, and the rules and regulations of the Province of Manitoba.

Membership in the Otter Lake Development Corporation is mandatory in order for residents of the Otter Lake Sub-division to use those areas deemed under the control and guidance of the Otter Lake development Corporation. It is also a requirement for the sale of any property lots now and in the future.

1. **Common areas/Green Areas/Public Areas** – All of the property that is not part of the designated member lots is referred to as a common area. For descriptive purposes the common areas have been further designated as follows, and refer to the Maps area for further clarification:
  - East End–
  - Boat Launch –
  - West End–
  - Beach Area –
  - Recreational Area –
2. **Trees/Wood Cutting** - Living trees in common areas, areas not naturally part of a landowners lot must not be interfered with. No trees are to be planted in common/public areas without prior approval of the Board of Directors.
3. **Pets/Animals** – Each member is responsible for the behaviour of his/her pets and the pets of their family, visitors and guests. Dogs shall not be allowed to run at large and, when outside and not on a leash, they must be tied and confined within the yard of the responsible member. Members are responsible to clean up messes such as feces of their dogs, cats and other pets.
4. **Roads/Maintenance** – on approval of the sub-division application, the RM of Clanwilliam is fully and totally responsible for roads in the Otter Lake subdivision. That

includes but is not limited to annual maintenance of, annual grading in the summer and ploughing in the winter. In order to allow for snow removal, no new trees are to be planted, buildings or structures to be placed nor vehicle parked within 25 feet of the center of the common roadways. Members are strictly prohibited from putting oil on the road to restrict dust flow.

5. **Speed Limits** – the speed limit on roads in the Otter Lake sub-division is 20 kmh (12 mph) or as posted or whichever is less.
6. **Drivers Licenses** – all vehicles must be licensed, insured and driven only by persons who have valid driver licenses to operate the vehicle in question.
7. **Wells/Water Quality/Water Supply** – the access to the community well is a privilege. Members who have paid their annual dues and who otherwise abide by the rules and regulations, and are a member in good standing of Otter Lake Development Corporation, will be entitled to the normal use of the community well under whatever terms and conditions as specified by the Board of Directors on an annual basis. Water made available from the community well is for household use only. Members will not use water from the community well hook-up to water lawns or wash vehicles, or other recreational devices. Members found in violation of this policy will have their hook-up to the community well disconnected.

Members have the right to drill and otherwise install a well on their own property. In this instance wells must be located and maintained in accordance with government regulations. Wells must be located on the members lot and not within 3 feet of the sides of the lot lines, 10 feet of the rear lot line, not within 3 feet of any building nor structure and not nearer than 26 feet to a septic tank or embankment.

8. **Off Road Vehicles** – upon completion of the sub-division application for the Otter Lake Resort, the Highways Traffic Act, Province of Manitoba, regulates the use of Off Road Vehicles. Citizens found in violation of the Act may face penalties as administered by the RCMP. Bike paths, trails and rough trails for ATV's have been created in the common areas as indicated by Reg Montgomery. Off roads vehicles, dirt bikes, motorbikes cannot be used in the residential area of Otter Lake Development Corporation unless they are used to go to and from a designated usage site such as the trails, rural road or other locations. Use of such vehicles must always abide by the "Quiet Hours" regulation. The Board of Directors of the Otter Lake Corporation has stipulated that any off road vehicles, motorcycle, dirt bikes, snowmobiles using Otter Lake roads must abide by all regulations for such conveyances as stipulated in the Highways Traffic Act. This includes but is not limited to, vehicle registration, minimum age of drivers, insurance, etc. In addition the Board of Directors has stipulated that the following specifications must be met, all vehicles as described above must abide by all government regulations, must also abide by the quiet hours regulation

9. **Buildings and Properties/Derelict Lots/General Maintenance Standards/New**

**Structures** – all building additions and/or new structures must abide by the regulations of the South Riding Mountain Planning District. Each member must obtain a building permit before construction or installation begins. No structure as defined by its extremities i.e. Eaves troughs, aerials, antenna's well or holding tank will be built or installed within a 3-foot distance of the side lot lines and a 10 foot distance of the rear lot line and 12 feet on each side of the hydro lines. Haul-ins and trailers must be less than 20 years old and meet CSA or similar standards.

10. **Storage of Materials on Properties** – members are not allowed to store extraneous chattels or equipment on their property, which are not normally used for camping and recreational purposes. Absolutely no storage is permitted in those designated “common areas”.
11. **Garbage** - members in good standing will be able to use the common garbage truck for seasonal household garbage disposal on terms and conditions as annually specified by the Board of Directors and approved by the membership. Members are responsible for the removal of their household garbage to the truck. Rubbish, scrub piles and other non-household garbage will be removed by the member to the Municipal dump.
12. **Septic Tanks/Systems** – Each lot must have its' own septic tank as specified in current government regulations and standards. Tanks must be watertight and in good repair. The septic tank must be installed not nearer than 3 feet from the side lot lines, 10 feet from the rear lot line, 26 feet from any well and not in the 24-foot hydro corridor.
13. **Docks/Floating Docks/Boat Launch** – Docks and floating decks must be contained within the members lot line extension out into the lake and be within 40 feet of the shoreline. They are to be maintained in a usable, safe condition. The dock and launch area as identified as “public beach area” will be under title of ownership of the Otter Lake Development Corporation. It is a privilege to use the public beach floating dock and boat launch. Members (and their guests) in good standing with the Otter Lake Development Corporation may use these facilities at the discretion of the Board of Directors and upon terms and conditions as dictated from time to time by the Board. These facilities are not for use by the general public. Members using these facilities hereby indemnify the Board of Directors of the Otter Lake Development Corporation for any liability what-soever that might arise from the maintenance and construction of the docks and boat launch areas.
14. **Quiet Hours** - Loud and disturbing noises are to be kept to a minimum. Music, chainsaws, motorbikes is to be kept at a reasonable level so as not to disturb neighbours. Quiet hours are from 10:00 pm to 9:00 am, (10:00 am on Sundays).
15. **Open Fires** - Open fires are permitted, subject to Provincial Regulations and the following specific requirements:
  - Fires are permitted, only when contained within a fire pit and kept under complete

- control. Water must be on hand and used to extinguish fires after use.
- All fires must be attended at all times by responsible person (s).
  - The burning of any chemically treated materials is strictly prohibited.
  - All fire pits must not be located within 10 feet of any combustible materials.
  - None of the above requirements are negotiable.
  - The RCMP will resolve any conflict arising from these requirements.
16. **Commercial Activities** – commercial activities of a visible nature shall not be allowed to be conducted on the property. Members are not permitted to openly store materials and/or equipment on their property, which would be used for commercial activities. Any and all such materials and equipment must be kept out of site.
17. **Membership/Rights and Obligations** - Each member agrees to abide by all the rules and regulations of the Rural Municipality of Clanwilliam, in the Province of Manitoba, and of the Otter Lake Development Corporation, with respect to the construction and maintenance of premises on the members purchased/leased lot, and agrees to keep his/her property in a good, clean, well-maintained and sanitary state and to repair. Each member agrees and undertakes to be responsible in all ways for the member's guests while on Association property.
18. **Membership Dues/Establishment/Review** -
19. **Rights of Corporation upon Default of Payment of Membership Dues by Members** – any member in arrears for a period of one year, after due date, is subject to termination of his/her membership. The member shall be informed by registered letter and shall have one month to respond. If payment is not made the member shall have all of their privileges as a member of Otter Lake development Corporation withdraw.
20. **Safety** – Each member of the Otter Lake Development Corporation is responsible for the safety of his/her family and guests in all areas, including their lot, any other lot, common areas including beach, boat launch, treed and field areas, roadways and government road allowances as well as hydro and telephone right of ways.
21. **Recreational area/Equipment** - use of the recreational areas, equipment and playground apparatus is a privilege for members in good standing with the Corporation.
21. **Hunting/Animal Traps/Poisons** - No hunting or shooting of any kind is allowed. No animal traps, poisons or any other means of interference with nature or wildlife is allowed unless the safety of the members is threatened or damage to their homestead is likely.
22. **General Maintenance** - buildings, structures, trailers, docks, yards, etc, must be maintained by each member to reasonable standards and appearances. Brush or

rubbish piles and other fire hazards and potential animal homes must be removed as soon as possible. Members are required to keep their lot and property reasonably groomed. Should it become necessary for the Board to become involved in a member's lot maintenance, all costs will be billed to the member.

23. **Overnight Camping** – No overnight camping is allowed in the common or recreational areas.
24. **Lot/Residence Numbering** – The Board has proposed numbering the lots and will provide lot number signs to all residents. The new numbering (done in 2006) will provide a proper location system for visitors and emergency vehicles if needed.

### **Please Note**

Rule 14 should read "Quiet hours are from 10pm to 10am" and **not** "10pm to 9am" as indicated.