

RULES AND REGULATIONS PASSED BY THE BOARD OF DIRECTORS
TIMBER BAY OWNERS ASSOCIATION PLUS GENERAL INFORMATION
(as of January 2000)

AMENDED SUBDIVISION RESTRICTIONS - ITEM 12:

The assessment amounts per lot as listed on page 3 are incorrect. The current assessments are: one lot: \$131.28 per year (\$10.94/mo.); 1½ through 3 lots: \$196.92 per year (\$16.41/mo); 3 ½ or more lots: \$262.56 per year (\$21.88/mo). Timber Bay's fiscal year runs from April 1st through March 31st of the following year. Assessments (maintenance fees) are paid in arrears and are due and payable in full by March 31st each year.

SWIMMING POOL AREA:

The "rope" dividing the pool's shallow and deep ends is not to be removed for any reason. It is there to protect you and your children. There will be no food or drink allowed in the pool area. If you are having a pool party please use the pavilion area picnic tables. The tables in the pool area are for your convenience for towels etc., not for eating. No diving is permitted off the tables. The life-rings hanging on the fence are for emergencies only and are not to be used as toys in the pool. Please help in trying to keep the bathrooms clean and usable. The pool is for the use of Timber Bay property owners and their families and guests ONLY; you may NOT bring your Sunday school class (for example) to spend the day. We have a (sometimes working) ice machine and freezer in the pool area. Bags of ice are 50 cents each (when available) and are paid for on the honor system. Keys to the pool gate cost \$2.50 each and may be picked up from the Board of Directors Secretary.

THE PAVILION:

The pavilion is for the general use of TB property owners only. You are welcome to have parties there if you clean up after you have finished. Please call Nancy Blockwell at 594-9393 to schedule your gathering. If it is found that you haven't cleaned up completely, you will be expected to return and finish the job. When money becomes available the pavilion will be closed in and will have electricity and water. At that time it will be your responsibility to be sure all lights and faucets are turned off and that doors are locked.

LAUNCH AND DOCK AREA:

The dock, launch and parking area is for the use of TB property owners only. The parking area is clearly marked. Under no circumstances are cars/trucks etc. to be left on the south side of the parking lot (no parking area) after launching is completed. The "dry hydrant" is located at the bulkhead near the dock and must ALWAYS be reachable by fire-trucks should the need arise. Any vehicles left in the "no-parking" area will be towed and the owners will have to pay both towing and storage costs to retrieve the car. Fishing is encouraged from the dock, however if you plan to do some night fishing (after 10PM) please do so quietly as residents on the lake front do not appreciate noisy parties going on in the middle of the night on the dock. If such parties occur, the sheriff will be called to take care of the situation.

DRY HYDRANT:

Timber Bay has installed a "dry hydrant" on the bulkhead near the dock. This provides an immediate source of water from the lake should we have a fire in the subdivision. The fire department is aware of the hydrant and some insurance companies have been lowering home insurance policies as a result. You may want to check with your insurance company.

FIREWORKS:

NO FIREWORKS ARE ALLOWED ANYWHERE IN TIMBER BAY except on your own property. There will be no fireworks allowed from the dock or parking area, none from the pool or pavilion area, the streets or any public areas belonging to the subdivision. If you must fire them, please do so ONLY ON YOUR OWN PROPERTY and take care they don't set your neighbors home afire.

SUBDIVISION GENERAL MAINTENANCE AND UPKEEP:

95% of the work performed in Timber Bay is done by volunteers. Usually about 90% of the work is done by 10% of the members. It's always appreciated when someone new offers to help mow the entrance or pool area, clean up the garden area at the entrance, pick up trash when they notice it and in general show responsibility for helping to keep Timber Bay a lovely place to live. Feel free to call any Board member and offer your services - WE NEED YOUR HELP!!

SUBDIVISION RESTRICTIONS and BYLAWS:
ARE STRICTLY ENFORCED.