LAKE DABINAWA ASSOCIATION
RULES AND REGULATIONS

Purpose: The purpose of these rules and regulations are to protect, preserve, upgrade and regulate the quality of life of the Lake Dabinawa Community, by prohibiting conditions and activities that are injurious to the health, safety, welfare and aesthetic characteristics of the neighborhood; or that adversely affect the use and enjoyment of other lot owners, or the common use areas by other owners.

Section 1—GENERAL INTERNAL OPERATING PROCEDURES

A. Insufficient Funds. A service fee of $30.00 shall be charged for insufficient fund check. (K.S.A. 60-2610)

B. For Sale Signs. Two (2) For Sale signs will be allowed; one sign on the roadside of the property and one on the lakeside of the property.

C. Capital Reserve Study. As part of the annual budget adoption process, the Board shall review the Capital Reserve Study (CRS) which shall serve as a foundation and guide for all budget and assessment decisions. The Capital Reserve Study shall be updated at least every five years, but may be updated more often as necessary.

D. Reserve Fund. To establish transparency regarding cash reserves that exist beyond the fiscal year, and to be prudent in budgeting for unforeseen financial contingencies and emergencies, there shall be a separate "Reserve Fund" established as part of the General Fund. Each Board shall determine a prudent amount to keep in Reserve for such purposes, and any motion for expenditure from the Reserve Fund will include a stated plan to reimburse the fund. The criteria for use of such Reserve Funds are:
    1. Unexpected expenditures of a critical nature
    2. Short-term cash needs
    3. Capital projects

E. Capital Reserve Fund. As consistent with the Bylaws and Covenants **Article VII — BUDGET, ASSESSMENTS, INTEREST, FEES, AND LIENS**, Section 11 — New Member Access Fee, the monies collected from such fee will be held in a separate "Capital Reserve Fund" established as part of the General Fund, and may be transferred to any other account to be utilized for capital expenses (defined as business expenses where the benefit is utilized or enjoyed for more than one year).

F. Nonrefundable Construction Deposit. Per the Bylaws and Covenants **ARTICLE IX — LAND USE RESTRICTIONS**, Section 14 — Building Permit Requirements, Subsection (D), the amount of the nonrefundable construction deposit is $500. These monies shall be transferred to the applicable Roads Fund. These funds include the Road Maintenance and Repair Fund for primary roads including Dabinawa Dr and Saratoga Dr, and the Secondary Road Maintenance and Repair Fund for secondary roads including all other roads.

2026R1209
DELIA HESTON, REGISTER OF DEEDS
JEFFERSON COUNTY, KS
RECORDED ON:
05/15/2026 04:00:01 PM
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INDEBT: 0.00
PAGES: 4

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LAKE DABINAWA ASSOCIATION
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Section 2—LAKE USAGE

A. Skiing and Tubing
   1. When the red light on the dam is illuminated, all skiing and tubing must halt.
   2. All motorboats being used for skiing and tubing, when operated at a high speed, must stay at a distance of seventy-five (75) feet from shore. Boats pulling skiers and tubers must have an approved operator (driver of 16 or older) and an observer (of at least twelve (12) years of age.) No skiing or tubing shall be done outside the main body of the lake. Skiing or tubing in and out of the coves is prohibited. Persons skiing or tubing must wear a life preserver or a life belt. Ski ropes must be pulled in as soon as the skier is disengaged.

B. Swimming
   Swimming, at the lot owner's own risk, is permissible only off the owner's shoreline or the Association dock/beach area, and is limited to a distance of fifty (50) feet from shore.

C. Association Maintained Areas
   All lot owners shall have the privilege of using the Boat Docking areas, beach swimming area and common areas that are maintained by the Association.

D. Safety Patrol and Citations
   1. Red flags will be placed at the two boat launch areas and on the flagpole on the dam to indicate hazardous water conditions. No fast boating or skiing/tubing is to be done while the red flags are displayed. The safety committee will be responsible to erect and take down the flags.
   2. The board of directors Vice Chairperson, as Chairperson of the Safety Committee, shall appoint two (2) or more lot owners to act as the Safety Patrol. The Safety Patrol will be the official representative, on the lake, of the Board of Directors. Any failure to comply with the Lake Usage regulations will result in the loss of lake privileges as specified below:
      a. Citation Letter: Lot owner being cited by the Safety Patrol for a violation will be issued a warning letter.
      b. Second Violation: Upon being cited for a second violation, the lot owner will be notified that their lake privileges have been suspended for thirty (30) days.
      c. Third Violation: On the third violation, the lot owner will be notified that their lake privileges will be suspended for the remainder of the year.
      d. Hearing: After the third violation, the lot owner will be called for a hearing, which shall be in accordance with the procedures set forth in the Bylaws and Covenants.

E. Fishing
   1. Bass. Bass that are less than 16 inches may be removed or kept, with a creel limit of six bass per day per person.
   2. Frogging. Frogging is prohibited.
   3. Trot lines shall not be used on the lake.

F. Buoys
1. No metal buoys are allowed on the lake.
2. No buoys of any kind will be used in coves except to mark stumps or rocks.
3. No personal buoys are allowed in the main part of the lake.
4. Buoys will be used to mark "no wave" areas as determined by the board.

G. Responsibility for Minor Children
The parents or adult guardians of all minor children are directly responsible for ensuring that their minor children and their guests comply with all Bylaws and Covenants, and all Rules and Regulations concerning usage of the Lake or other Common Areas including the roads. Neither the Association, nor the Board, nor its officers shall be responsible for the welfare or safety of minor children or their guests using the lake or other Common Areas including roads.

Section 3—ANIMALS

A. Dogs
1. To report a dog off leash and out of their yard, send a letter to the Lake Dabinawa Board stating:
   a. Date, where, and what happened for each incident you witnessed.
   b. Who the dog belongs to or a description or picture of the dog.
   c. Sign the complaint

B. If you have a complaint against your dog or a guest dog:
1. You will receive a letter stating you have 30 days to correct the situation or 15 days to request a hearing.
2. This will follow Article XI of the Bylaws.
3. The penalty fee for a dog out of their yard and not on a leash will be $100 to be paid in 30 days. If not paid in that time, the Board can add a $5.00 a day penalty fee until it is paid. Interest can be added to the amount owned and can result in a lien on their home.

Section 4—ENVIRONMENTAL REGULATIONS

A. Refuse Containers. On refuse day, containers may be placed in a convenient position for pickup on Lake Dabinawa right-of-way and removed and stored from the pickup location on the same day they have been emptied. In no case shall refuse containers block the right-of-way. In the case of early morning refuse pickup, containers may be set out the evening before but only if adequately sealed from animals.

B. Chemical Usage. The Association is committed to an environmentally conscious policy in regard to the use of synthetic herbicides, insecticides, and fungicides on Association property. Chemicals shall be used by approval of the Board, following the label directions on a case-by-case basis.

LAKE DABINAWA ASSOCIATION
RULES AND REGULATIONS

CERTIFICATE OF ADOPTION

The undersigned, being the duly elected Secretary of the Lake Dabinawa Association, hereby certifies that the Board of Directors of the Association by a majority vote conducted in accordance with the law and the bylaws of the Association, on the 11th day of February, 2026, adopted the above and foregoing Rules and Regulations.

Kelly Woodward

Kelly Woodward, Secretary of the Lake Dabinawa Association

State of Kansas)
) ss:
County of Jefferson)

BE IT REMEMBERED, that on this 15th day of May, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kelly Woodward, Secretary of the Board of Directors of the Lake Dabinawa Association, a corporation, who is known to me to be the same person who executed the foregoing instrument in writing and duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on the day and year aforesaid.

Julie M Sargent

Notary Public

JULIE M. SARGENT
Notary Public - State of Kansas
My Appt. Expires 9/5/2026

9/5/2026

My Commission Expires: