

MELODY LAKE RANCH ASSOCIATES, INC.

RULES AND REGULATIONS

(See Restrictions and Indentures booklet for complete explanations)

Changes/additions are in *italics*

ATVs/MOTORCYCLES

- Only Melody Lake property owners and household members can operate ATVs within the boundaries of the association, and must observe all rules and restrictions of Franklin County and Melody Lake Ranch. A speed limit of 15 miles per hour applies to ALL motorized vehicles.
- No motorcycles are allowed within the boundaries of Melody Lake. Exception: Owners/household members as well as visitors and relatives of owners/household members, may go to and from their lot or home and the entrance while observing our rules.
- ***There is no racing of motorized vehicles allowed on any of the roads within the boundaries of Melody Lake; this includes the dam roadway.***

A-FRAME RENTAL

- ***Cost: \$175.00 per event.*** (Use Form 1002 MLBOG for scheduling – available at the office.)
- The A-Frame must be left in the same clean condition as when rented.
- Use of the pool area for groups must be confirmed with the office prior to the scheduled event.

ANIMALS

- Animals (cats and dogs) are to be contained within the owner's yard and not allowed to wander onto other association member's property or the common grounds, and must be on a leash when walked.
- Dogs should not be allowed to bark or howl for hours on end. Complaints of excessive barking should be called in directly to the Franklin County Sheriff's Department. (636-583-2567).

BOATS

- No motorized watercraft of any kind is allowed on the lake. Exception: Electric motors.
- The boat launch is at the dam end of the lake on the north side. Boats without motors may be left in the designated areas at each end of the lake.
- Boats left on the premises need to have some kind of owner identification.

BURN PILE

- The burn pile is open by appointment only, and is only for the disposal of yard waste, small tree limbs, and untreated lumber. Contact any resident Board member for access to the burn pile.
- Burned twice a year (Missouri/Franklin County law) once before April 15 and once after September 15.

CAR STICKERS (obtained from the office at 484-4367)

- Lot owners/household members must display a **YELLOW** sticker in the rear window of all vehicles owned.
- Guests and non-resident family members should have a temporary tag hanging from the rear view mirror of their vehicle (call the office for a tag.)

CONSTRUCTION: HOUSES, SHEDS, FENCES, DOCKS, etc. – NEW AND/OR REMODELING

- A lot owner must have the Board of Governors' approval prior to beginning any construction. Form 1001 MLBOG (available from the office) must be completed along with a diagram of the intended project and location on the lot(s) clearly indicated, and submitted to the Board.
- A lot owner will be expected to have a temporary Dumpster on site, at his/her expense. (The four Dumpsters located near the School House are for household trash only.)
- All construction projects must be completed within one (1) year of the start date.
- Water and sewer regulations and procedures are available from the Water & Sewer board, and Board approval is necessary before any water/sewer installation can begin.

GARBAGE/TRASH

- Dumpsters (4) are located near the School House, and are emptied once a week (Tuesday).
- The "DO'S AND DON'TS" of what can be put in the Dumpsters are clearly posted at the site. What isn't accepted by Swinger Sanitation must be disposed of by the property owner.
- No yard waste is permitted in the Dumpsters (burn pile only and by appointment).
- PLEASE place trash in plastic bags. This prevents trash from flying out of the Dumpsters should a lid be inadvertently left open. ***Also, break down all boxes***
- **PLEASE CLOSE LIDS AFTER DISPOSING OF YOUR TRASH.**

FISH MANAGEMENT (2008)

Minimum Length Limit

Daily Limit

- Bass 15 inches 2
- Bluegill any size 20
- Redear Sunfish 6 inches 20
- Channel Catfish 15 inches 5
- **Cropple** *catch & release until June, 2010*
- Bass less than 12" MUST BE RETURNED TO THE LAKE.
- Remove grass carp and green sunfish.
- All recommendations are from the Missouri Department of Conservation.
- A bounty of \$10.00 is given for each grass carp removed from the lake. See a Board member for payment.

LEAF BURNING/BONFIRES

- Leaf burning and small bonfires are allowed but must never be left unattended, and must be completely extinguished before leaving the area.
- Burning of rubbish, trash or other debris is prohibited.

LOT APPEARANCE

- All residents are **required** to keep their property mowed and free of trash.
- Garbage and trash cans should be placed out of sight and preferably inside **an enclosure**.
- Non-operable cars and cars with expired plates must be repaired or removed.

SECURITY

Melody Lake Ranch no longer has a paid security guard. Each one of us must act as a security guard and make an effort to stop any activity that is harmful to our community. If you see anything that is dangerous call the Sheriff's department immediately at 636-583-3667. If you do not believe the sheriff is required please talk to the individual(s) involved and try to stop the activity. Ask a neighbor or a board member to go with you – there is always strength in numbers. Always write down license number of suspicious vehicles. Remember, this is OUR community and with everyone's cooperation we can be safe and preserve our facilities.

SPEED LIMIT

- The posted speed limit for all motorized vehicles on all roads within the boundaries of Melody Lake Ranch is **15 MILES PER HOUR**.
- Residents are asked to alert their relative and friends of the posted speed limit.

SWIMMING POOL

- Pool hours: Monday – Friday: 11:00 a.m. until dusk
Saturday, Sunday and holidays: 9:00 a.m. until dusk
- Pool is open from Memorial Day through Labor Day.
- Swim at your own risk – there is no lifeguard on duty.
- No property owner or guest of a property owner may use the recreation area or the pool if all assessments are not current.
- No glass or food is allowed inside the fenced in pool area, or in the pool itself.
- Not responsible for lost or stolen articles.
- Children **17 years of age and under** must be accompanied by an adult responsible for their safety.
- Swimming suits and trunks only. NO CUT-OFFs and NO NUDITY.
- *Toddlers must wear swim diapers in the pool.*
- No running, horseplay, profane language or drunkenness. Disturbance of other people in the pool will not be tolerated, and you will be asked to leave.
- Lot owners/household members are responsible for the expense of replacing property damaged by family and or guest(s).
- Two guests per lot owner unless the office (484-4367) is notified in advance (this applies to birthday parties, family reunions or any other large group get-togethers). A fee will be assessed for large groups.
- Lot owner/household member(s) must accompany their guest(s).
- Bath house is open from Memorial Day weekend, and through October 31st to accommodate campers.

These rules and regulations are presented with the goal of creating a safer and more attractive environment for all property owners and their families at Melody Lake Ranch to enjoy.

**THE FOLLOWING ITEMS ARE PROHIBITED BY THE MISSOURI DEPARTMENT
OF NATURAL RESOURCES FROM DISPOSAL IN MISSOURI LANDFILLS**

THESE ITEMS ALSO APPLY TO THE MELODY LAKE DUMPSTERS

- BATTERIES
- TIRES AND WHEELS
- YARD WASTE: INCLUDING LIMBS, LEAVES, SHRUBS, GRASS CLIPPINGS
- OIL, PAINT, PETROLEUM PRODUCTS OR ANY LIQUIDS
- LARGE PIECES OF CONCRETE, ROCK, TREE TRUNKS
- CAR AND TRUCK PARTS
- 55-GALLON BARRELS
- PESTICIDES
- REFRIGERATORS, FREEZERS, STOVES, MICROWAVES, AIR CONDITIONERS,
WASHERS, DRYERS, COMPUTERS
- HAZARDOUS WASTE

=====
Items not allowed in Melody Lake Dumpsters or burn pile can be disposed of at:

Recycling & Compost Center

400 Recycle Drive

Washington, MO

Hours: 10:00 a.m. – 6:00 p.m. Tuesday, Wednesday, Thursday
 8:00 a.m. – 4:00 p.m. Friday and Saturday

The center does not take tires, computers, hazardous chemicals or paint. If you are not sure of the correct disposal of an item, call the Washington Public Works department at 636-390-1030

MELODY LAKE BURN PILE: Open by appointment only. Contact one of the resident Board members for access to the burn pile.

**The only items allowed are tree limbs, branches, leaves,
shrubs and grass clippings.**