

**EXPENSE ACCOUNTS (continued)**

6730	Grader 99e #2
6734	Massey Ferguson tractor #2
6737	Roller
6740	Trailer
6701	Air compressor
6702	Motorola radios
6741	Troybuilt trailblazer mower
6742	Tiger mower
6743	Maintenance equipment - misc
6745	Facility Crystal bath house
6746	Facility Concession stand
6749	Facility Delago bath house
6750	Facility Emerald bath house
6753	Facility Gate
6756	Facility General
6759	Facility Graystone bath house
6760	Facility Lakeview bath house
6763	Facility Northwoods bath house
6766	Facility Office
6769	Facility Pool
6770	Facility Quonset Hut
6773	Facility Ruby bath house
6776	Facility Shop
6779	Facility Woodland bath house
6825	Real Estate Tax
6830	Federal Tax
6850	Personal Property Tax
6860	Missouri State Tax

## Appendix B Permit Specifications

### Woodland Lakes Trusteeship, Inc. Permit Questionnaire

Name: \_\_\_\_\_ Lot, Block, Section: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

*Structural questionnaire for decks, sheds, camping cabins, screen rooms, garages and patio covers:*

Please place an X in the appropriate boxes

#### Type and Size of Structure

<input type="checkbox"/>	Deck _____ X _____	<input type="checkbox"/>	Shed _____ X _____	<input type="checkbox"/>	Camping Cabin _____ X _____
<input type="checkbox"/>	Screen Room _____ X _____	<input type="checkbox"/>	Garage _____ X _____	<input type="checkbox"/>	Patio _____ X _____ Cover

#### Type of Foundation

<input type="checkbox"/>	Concrete Slab	<input type="checkbox"/>	Skids	<input type="checkbox"/>	Piers
<input type="checkbox"/>	Deck Blocks	<input type="checkbox"/>	Posts	<input type="checkbox"/>	Other
<input type="checkbox"/>	Footings with Foundation Walls	Footing Depth _____ Footing Size _____		Mesh Specs _____ Size of Rod _____	

#### Type of Floor

<input type="checkbox"/>	Gravel	<input type="checkbox"/>	Concrete	<input type="checkbox"/>	Plywood
<input type="checkbox"/>	Other				

#### Floor Framing

<input type="checkbox"/>	Reinforced Concrete	<input type="checkbox"/>	Floor Joist with Band Boards	<input type="checkbox"/>	Other
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#### Type of Wall

<input type="checkbox"/>	Posts & Headers	<input type="checkbox"/>	2 X 4 Studs	<input type="checkbox"/>	2 X 6 Studs
<input type="checkbox"/>	Other				
<input type="checkbox"/>	Spacing of Structural Members in Wall _____	<input type="checkbox"/>	Size of Beams or Headers _____	<input type="checkbox"/>	Window Size: _____ Door Size: _____



### Exterior Wall Coverings

<input type="checkbox"/>	Plywood	<input type="checkbox"/>	Siding	<input type="checkbox"/>	Screen
<input type="checkbox"/>	Glass	<input type="checkbox"/>	Other	<input type="checkbox"/>	

### Type of Roof

<input type="checkbox"/>	Style of Roof _____	<input type="checkbox"/>	Pitch of Roof _____	<input type="checkbox"/>	Truss Spacing _____
<input type="checkbox"/>	Rafter Spacing _____	<input type="checkbox"/>		<input type="checkbox"/>	

### Sheathing or Roofing Material Supports

<input type="checkbox"/>	Plywood -- Size _____	<input type="checkbox"/>	2 X 4's	<input type="checkbox"/>	2 X 6's
<input type="checkbox"/>	1 x Material	<input type="checkbox"/>	Other	<input type="checkbox"/>	

### Roof Coverings

<input type="checkbox"/>	Asphalt Shingles	<input type="checkbox"/>	Fiberglas Shingles	<input type="checkbox"/>	Wood Shingles
<input type="checkbox"/>	Manufactured Prefinished Metal	<input type="checkbox"/>	Other	<input type="checkbox"/>	

For material recommendations, please refer to attached chart. Please attach a drawing of the proposed improvement.



### **CAMPING CABIN REQUIREMENTS FOR PERMIT**

Camping cabins are to be a simple well designed structure that is sturdy enough for years of weekend and vacation use only. Manufactured buildings are allowed.

A property owner must submit an acceptable set of plans to the Board of Trustees of Woodland Lakes when applying for a camping cabin permit. The permit will go before a building committee for their recommendations before approval of the Board of Trustees. The permit must be approved before placement on or construction of a cabin on any camping or multi-purpose lot within the subdivision.

A final inspection and/or other inspections by the property manager and/or the Board of Trustees will insure all permit requirements have been complied with. Non-compliance to permits will refer back to Article XI., item 14 of the Trust Indenture.

Construction to be completed within six (6) months of the permit issuance.

**SIZE:**

Minimum area 120 sq. ft.  
Maximum area 420 sq. ft. for camping lots  
Maximum area 520 sq. ft for multi-purpose  
Porch -- optional (See requirements below)

**TYPES OF ROOF:**

Gable, Hip or Gambrel

**STRUCTURE OF ROOF:**

2 X 4 trusses 24" on center with gussets or steel plates at all joints. Minimum 12" overhang.

**RAFTERS:**

2 X 6 rafters not more than 16" on center with collar ties every 4 feet. On hip and gable roof a continuous ridge is required.

**ROOF COVERING:**

Roof must have a minimum 3" to 1' slope. Plywood or wafer board covering not less than 1/2 inch. Fiberglass or asphalt shingles with a 20 year limited warranty and including metal drip edge on all edges. Wood shingles, wood shakes or pre-finished metal properly installed are acceptable.

**SIDE WALLS:**

Minimum 2 X 4 studs 16" on center with single bottom plate and double top plate. Side walls 8' high. Exterior wall covering shall be exterior grade plywood, textured 111, cedar plywood or equivalent. Material must be stained or painted where applicable. Where cedar or vinyl siding is used a insulation board may be used provided that 4 X 8 sheet of plywood is used on each corner for stability.

**FLOOR FRAMING:**

Minimum 2 X 4 joist 12" on center may be used only with skid construction not to exceed 6' on center.

2 X 4 joist span not to exceed 6 ft.  
2 X 6 joist span not to exceed 12 ft.  
2 X 8 joist span not to exceed 16 ft.



Bridge blocks in floor to support at all floor seams.

**FLOORS:**

Sub floor shall not be less than 5/8" plywood.

**FOUNDATION:**

Building shall be constructed or placed on concrete slab, skids, piers or footing and must be level, plumb and square. Skids shall be two or more 4 X 6 skids pressure treated not more than 6 ft. apart.

**DOOR:**

Maximum 36" X 80" exterior door.

**WINDOWS:**

Minimum of 1 -- 24" X 24" side slide or 24" X 36" up/down.

**PORCH:**

May be screened or glass enclosed and not exceed fifty percent of the enclosed area of cabin. Example: 120 sq. ft. building may have a 60 sq. foot porch.

**WASTE:**

Citing Article XI., paragraph 11 of the Trust Indenture, The only approved on site method of waste water or sewage disposal in the part or parts of the subdivision designated as "camping lots" is by means of collection in individual, portable holding tanks and discharged into a state approved collection facility or by approved individual sealed vault type holding tank.

**PLUMBING:**

No indoor plumbing is allowed.

**ELECTRIC:**

Not required on lot.

## **Appendix C** Payment Plan

All names that appear on the deed must be listed on this application. Must have two Trustee signatures for approval.

30 day Owner Cards will be available with each payment. Vehicle Stickers and Family Passes will not be issued before the balance is paid in full.

**Name:**

**Address:**

**City, State & Zip CODE:**

Telephone # \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Sec \_\_\_\_\_

**Payment Amount \$ \_\_\_\_\_ of Months 6 Due Date 30th**

**of each month, beginning**

Balance \_\_\_\_\_

On the 16<sup>th</sup> of each and every month, there will be an interest fee added to the balance as stated in the Trust Indenture up to 10% per annum.

I agree to the terms set above & I have received a copy of this document. Failure to fulfill these terms could lead to revocation of this agreement.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Office Personnel:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Trustee:** \_\_\_\_\_ **Trustee:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## **Appendix D**

### **Woodland Lakes Subdivision Rules**

**Revised 2/26/06**

General behavioral rules and rules regarding the use of common ground areas within the Woodland Lakes Subdivision are herein listed by the Board of Trustees as provided for in the Trust Indenture and Restrictive Covenants. They are ratified each year by the sitting Board of Trustees.

#### **RULES FOR THE LAKES:**

- State and Coast Guard regulations pertaining to the use of watercraft are enforced.
- Boats and jet skis must be registered with the Trustee Office and must have a current Woodland Lakes identification sticker affixed in plain sight.
- No wake area, as posted is to be observed and no motorized boat or Jet Ski shall come within twenty-five (25) feet of the shoreline, docks, swim area or other watercraft at more than idle speed.
- Boats and jet skis are not permitted in areas designated as swimming areas.
- Boats and jet skis are not to be moored to common ground areas overnight.
- Fishing docks, placed in various lakes, by the Community Watch Patrol, are not to be used for Boat or Jet Ski mooring, diving or swimming.
- While there is no horsepower limitation on Crystal Lake, watercraft are to be operated at no more than 35 mph during daylight hours and no more than 5 mph after dark.
- All other lakes are limited to either non motorized watercrafts or to watercrafts powered by Trolling motors or engines less than four horsepower (4hp)

#### **RULES FOR ROAD: APPLIES OT ALL LICENSED AND LICENSABLE VEHICLES**

- The speed limit on hard-surface roads within the subdivision is twenty-five ( 25) mph.
- The speed limit on gravel roads, Crystal Lake area and surrounding the pool area, Community Center, beach and dams within the subdivision is fifteen (15) mph.
- All traffic signs must be obeyed.
- Motorized vehicles shall be on record at the Trustees Office or Gatehouse.
- Owner's stickers are to be affixed in the lower left (driver's side) of the windshield.
- Identification stickers for recreational vehicles registered at the Trustee Office must be affixed to the vehicle in plain view.
- If a sticker becomes damaged, a new sticker will be issued upon return of the old sticker. A fee will be charged.
- Identification Dash Cards must be displayed on the left side of the dashboard in vehicles not displaying a Woodland Lakes sticker.
- The following is required to operate a motor vehicle within Woodland Lakes: Individuals over age of fifteen (15), are required to have a valid operators license issued by the State in which they reside and provide proof of insurance to the Trustee Office.

#### **PARKING RULES (ALL VEHICLES)**

- Parking is not permitted on dams, beaches, park areas or boat ramps.
- Boat trailers and tow vehicles may only park in areas designated for that use.
- Parking is permitted on roadways as long as passage by another vehicle is possible.
- Parking violators will be towed at the vehicle owners' expense.

#### **RULES FOR OPERATING MOTARIZED RECREATIONAL VEHICLES (ATV'S, BUGGY'S, GO-CARTS, ETC...)**

- Individuals under the age of sixteen must wear helmets and display flags while operating motorized Recreational vehicles, and under supervision of an adult.

- Operating a motorized/recreational vehicle in a careless manner, which puts either the operator, passenger or other at risk is prohibited.



- . Operating, parking or washing a motorized/recreational vehicle in streams, lakes, spillways or on dam slopes are prohibited.
- . Motorized/recreational vehicles must be equipped with a muffler or an approved baffle exhaust system and a Dept of Conservation approved spark arrestor.
- . Property owners or guests causing intentional damage to roads, parking lots or other common ground areas will be charged the cost of repair and may lose the privilege of operating vehicles or using Common ground areas.
- . Missouri residents must have state stickers as by state law. Stickers must be in plain sight.

#### **RULES FOR PARKS**

- . Overnight camping is not allowed in parks or other common ground.
- . Fires in parks or around lakes are prohibited except in BBQ pits and must not be left unattended.
- . Glass containers are not allowed on the beach or in designated swimming areas.
- . Pets are not allowed within the fenced pool area, on beaches or designated swimming areas.

#### **RULES FOR THE USE OF THE POOL**

- . Smoking and the consumption of food or beverages are prohibited within the pool area enclosed by the fence.
- . Children under the age of twelve (12) should be accompanied and supervised by an adult over the age of eighteen (18) while in the pool area. Unsupervised children may be asked to leave.
- . Entrance to and exit from the pool area shall be only through the pool gate.
- . Pool hours are posted and must be observed. Trespassers will be prosecuted.

#### **RULES FOR BATHHOUSES**

- . Direct hookup from a residence or a recreational vehicle to common ground electric and water supply is prohibited.
- . Washing ATV's and other recreational vehicles inside bathhouses is prohibited.
- . Men and Women's bathhouses are marked. Gender sharing is prohibited.

#### **RULES FOR GENERAL BEHAVIOR WITHIN SUBDIVISION**

- . Quiet time is between the hours of 10:00 p.m. and 7:00 a.m.
- . Open fires are not to be left unattended anywhere in the subdivision.
- . Behavior that is either loud or offensive to others is prohibited.
- . Discharging firearms or fireworks is prohibited.
- . Dogs are to be confined to owner's property, on leashes at all times, and owners control.
- . No hunting within Woodland Lakes Subdivision.

#### **DISCIPLINARY PROCEDURES:**

The criteria and process of "fining" offending property owners and guests, as approved by the property owners at the November 17, 2001 meeting, is herein established and defined. Authorities other than the Board of Trustees may enforce some of the rules, herein promulgated with penalties not herein identified. These may include the Washington County Sheriff's Dept., the Missouri State Highway Patrol, the Missouri State Water Patrol, the Dept of Conservation, the Fire Marshall of the Sullivan Fire Protection District and the State and Federal Liquor and Tobacco Control Division.

Complaints and reports of the rules violations must be made in writing to the Board of Trustees. The written complaint/report must include the name of the individual filing the complaint/report, the name(s) of those seen violating the rules and a brief summary of the incident witnessed.



When the individual seen breaking the rules cannot be identified by name, the written complaint/report should include information, physical description of the individual and when a vehicle is involved a description and plate or sticker number(s) so that the Board can attempt to make a positive identification.

These rules are to be observed by property owners, family members and guests. **PROPERTY OWNERS are held responsible for the actions of their family members and guests while in the subdivision and are responsible for payment of any fines levied.** Should a family member or guest commit two (2) rule infractions over the course of a year, entry to the subdivision may be denied.

• **Complaints** The board of Trustees will review the complaint/report to determine the validity of the information provide. If the Board determines that a rule has been broken, fines will be levied.

• **First Complaint** On receipt of a valid complaint/report, the Board will issue a WARNING for each rule violated.

• **Second Complaint** On receipt of a valid complaint/report, the Board will issue a fine up to **for each rule**

**violated** and a **warning** that further action may be taken should the behavior continue.

• **Third Complaint** On receipt of a third valid complaint/report, the Board will take actions deemed

necessary to

ensure that **suspension of driving privileges, use of common ground facilities/amenities, additional**

**fines, removal of stickers or a combination may occur.**

Should the nature of a rules violation warrant it, the Board of Trustees reserve the right to waive the first, second and third penalties as noted above and proceed with immediate action including but not limited to fining, suspension of common ground privileges, or legal action.