



**Lake Pointe Homeowners Association, Inc.  
2015/2016 Information Guide and Directory**

904 Mill Lake Road  
Fort Wayne, IN 46845  
lakepointemailbox@gmail.com  
(260) 637-5254



Dear Lake Pointe Homeowner,

Lake Pointe is a great place to live. It was one of the first villaminium complexes built in the Fort Wayne area back in 1985. That is when the Covenants, Conditions and Restrictions to govern Lake Pointe were declared and signed. The first Board consisted of the developer, Elmer Macke, and the builders Chris Stauffer and Jeff Gilmore.

In July 1988, the Homeowners Associations became effective. Lake Pointe has been blessed over the year with many talented homeowners who have given their time to serve as Board members and on committees. They have performed admirably to guide the Association through the beginning years and subsequent challenges.

This booklet was prepared as a convenient reference for all homeowners to use. Included in this booklet are the Architectural Guidelines and The Rules for Swim & Health/Club, pool, and pond dock. This document is a summarization of various Covenants, Conditions and Restrictions. All homeowners should read the Covenants, Conditions and Restrictions in their entirety and understand all of the documents, as well as the enclosed rules and guidelines governing Lake Pointe Villaminiums.

We hope that you will find this booklet useful. We welcome your suggestions and comments. Should you have any questions, please contact any member of the Lake Pointe Board or email at [lakepointemailbox@gmail.com](mailto:lakepointemailbox@gmail.com).

Sincerely,

Lake Pointe Board President

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SUMMARY OF ASSOCIATION OF RULES & REGULATIONS

These rules are subject to change by the Lake Pointe Board of Directors.

### What is a Villaminium?

Villaminium is a term used for a home that is neither a condominium nor a home found in most subdivisions, yet has characteristics of both.

A Villaminium differs from a condominium in several ways:

- (1) The Villaminium is a free-standing, one-family dwelling, sharing no walls with any other dwelling.
- (2) The homeowner owns the deed to the land the villa is built on.
- (3) The homeowner bears responsibility for maintaining the villa and the landscaped areas surrounding the villa.

A Villaminium in Lake Pointe differs from a home owned in most subdivisions in several ways:

- (1) Our homeowners have some land in common; the two lakes and sidewalks are among the areas, owned in common by the homeowners.
- (2) Our homeowners are governed by a Declaration of Covenants, Conditions and Restrictions, which provide for:
  - a. A Homeowners Association Board elected by the homeowners.
  - b. Management Group, selected by the Homeowners Board to collect dues from each homeowner, to cover snow removal, fertilizing and mowing lawns, and maintenance of the lakes and irrigation system.
  - c. An Architectural Review Board, selected by the Homeowners Board, which must give approval to any proposed plan for exterior changes including landscaping for each villa.

### Architectural Review Board

Three or more homeowners appointed by the Homeowners Association Board comprise the Architectural Review Board. Their goals are to ensure architectural integrity of the homes in Lake Pointe and to thereby preserve property values. From the Covenants, Conditions and Restrictions, the Architectural Review Board gleans Guidelines for their task, and these Guidelines are available to all homeowners who seek to change the exterior of their villa in any way.

### Architectural Application and Permit

Plans for changes by homeowners, painting or staining exterior wood, building or remodeling, or enlarging landscape changes must be submitted to the Architectural Review Board for approval before any work is begun. The Board will approve, or make suggestions so approval can be given, and then a Villaminium Improvement Permit will be awarded to the homeowner. This Villaminium Improvement Permit will document the approval given, and must be displayed in a front window where visible before and during approved changes. Application for Improvement Forms can be found in the Clubhouse by the manager door or The Newcomb Group website.

### Homeowners Association Board

The Board of Directors, consisting of nine homeowners, is the governing body of the Association and represents all the members. The Board is responsible for the functions and duties of the Association. An annual meeting with elections is held in October.

## Management Company

Our Association has contracted with The Newcomb Group, a professional management company to handle such matters as collection of dues, budget, contracts, bids and financial reports. They also advise the Board on long-term planning on capital projects.

The Newcomb Group

(260) 432-3942

10214 Chestnut Plaza Drive, Ste 220, Ft Wayne, IN 46804

www.newcombgroup.us

## Complaints

When issues come up that involve **service concerns** with lawn care, irrigation system or snow removable you need to call The Newcomb Group (260) 432-3942.

If you have an issue with the **CC&Rs, Amendments 1-6, Architectural Guidelines or Swim & Health Club Rules**, you should ask a current Board Member or the Newcomb Group to add this issue to the next board meeting agenda and be prepared to attend the Board Meeting to discuss same.

## Who is a Lake Pointe Member, a family guest or other guests?

### **Members:**

Lake Pointe Members are defined as homeowners in Lake Pointe and are in good standing of the Lake Pointe Homeowners Association. Good standing refers to a homeowner whose dues are paid up-to-date.

### **Family Guests:**

The club recognizes two types of guests. The first is comprised of a member's immediate family, which includes the member's parents, children, grandchildren, great grandchildren and their spouses (herein referred to as "**family**"). All others, such as brothers and sisters, nephews, nieces, cousins and non-related acquaintances comprise the second type of guest (herein referred to as "**other guests**").

### **Other Guests and Fee:**

A member's **family**, as defined above, does not pay a fee to use the facilities (i.e. pool, pool deck, whirlpool spa, sauna, exercise room). All **other guests** pay \$2.00 per day to use any of the facilities. Bridge, yoga, socials and other club functions do not require a guest fee. It is the member's responsibility to insure all guest fees are paid upon entry.

Members may bring as many **family** guests as they want to the facilities. **Other guests** are limited to four (4) at a time per household at the facility and must be **accompanied by a member**. Guest fees will be on an honor basis and payable at the time of entry. A deposit box is located on the table next to the sign in sheets. PLEASE do not embarrass the club management, your guests or yourself by using the club facilities and not signing in or by not paying the required fees.

## Association Dues

An annual notice of Quarterly dues is sent to each resident for payment of association dues in the fall. Quarterly payments are due every October 1<sup>st</sup> January 1<sup>st</sup> April 1<sup>st</sup> and July 1<sup>st</sup>. If payment is not received within the allowable time frame (30 days from the 1<sup>st</sup> day of the month in which they are due), late fees will be assessed as follows: \$25 the first month and an additional \$25 per month thereafter until the homeowner is current. Your dues for the coming 2015/2016 years will be \$440 per quarter. All payments are mailed to The Newcomb Group.

## Bulletin Board

The Homeowners Board displays information, minutes from the last board meeting, current newsletter and upcoming activities. Anytime you need to know what is going on, please stop in and look at the bulletin board just inside the door in the clubhouse.

## CC&Rs and Association Documents

This would include Covenants, Conditions and Restrictions (CC&Rs), Amendments 1-6, Clubhouse and Pool Rules, Clubhouse Rental, Pond, Architectural Improvement Application, and Overnight Parking forms all can be found on the management company website.

THE NEWCOMB GROUP

<http://www.newcombgroup.us/community/lakepointevillas.html>

## Key and Clubhouse Hours

The clubhouse has a commercial access control system, which enables us to operate without having a staff person on duty to protect our property from damage or loss caused by "stroll-in outsiders". The heart of the system is a card reader, which will unlock the door when a personal card is waved in front of the card reader. Each Lake Pointe Lot will be issued one card and will use it for clubhouse and pool access by the member and their guests. A second card is available for a five-dollar (\$5.00) fee for the second adult living in your house or for an immediate family guest. The card system does not change the requirement that a **Lake Pointe Homeowner must accompany all "other guests"** as defined in member section. The cooperation of all members is required to make this system work. It is the member's responsibility to insure their guests know the rules and abide by them.

The clubhouse is open for member use seven days a week 24 hours a day. The access system is programmed to permit a member's key card to open the door during these hours.

## No Third Party Rental – Sixth Amendment

In December 2014 the community of Lake Pointe voted to have no third party leases. What this means is that we want 100% of everyone living at Lake Pointe to be the homeowner. This is the Sixth Amendment. If you do not have a copy there is a copy on The Newcomb Group website. Any questions about this amendment please reach out to a board member.



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### **Homeowners Architectural Guidelines 09-21-2015**

#### **Specifications and Guidelines for Windows and Doors and Trim**

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As of the board meeting on September 21, 2015 the following items have been approved as the Lake Pointe Architectural Specifications and Guidelines for all windows and doors.

1. Windows and Patio Doors are considered “trim” and for that reason must be the same color as house trim. All replacement windows must be in one of 4 approved standard trim colors or painted to match existing trim. Window color samples are available from the Architectural Review Board.
2. All windows must be harmonious with existing windows, whether casement, picture, bypass or double hung. All windows must be the same color.
3. Front entry doors and storm doors can be of any color pending approval of the Architectural Review Board. Garage doors and any service doors other than the front entry door and patio door must be the same color as the siding. Security doors and lights posts shall be black.
4. There are four (4) pre-approved trim colors. Color scheme must be the same on all sides of the structure. Samples of colors must be submitted to the Architectural Review Board for approval. The guidelines for materials and colors for houses also apply to porches. Color samples are available from the Architectural Review Board or from Maumee Paint and Supply at 302 Stone Pointe Dr., Fort Wayne, IN. The pre-approved trim colors are
  - a. Bear Creek 1470
  - b. Blue Spruce 1637
  - c. Harbor Gray AG-25
  - d. Charcoal Slate PM-8
    - i. If the trim color on your house is not one of the 4 approved colors, **you must change your trim color to one of the 4 approved colors the next time you update the paint or stain your trim.**



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### LAKE POINTE VILLAMINIUM HOMEOWNERS ARCHITECTURAL GUIDELINES 09.21.15

The following information is a compilation of property improvement guidelines (Section A) and homeowner restrictions (Section B) extracted from the Covenants, Conditions and Restrictions (CC&R's) of the Lake Pointe Homeowners Association. Before beginning any exterior projects (new construction, remodeling, painting, new shingles, window replacement, driveway replacement, landscaping or additions to dwellings) an application for a ***Villaminium Improvement Permit*** must be submitted to the Architectural Review Board for approval. *Any homeowner who fails to apply for the required Villaminium Improvement Permit before work commences will be assessed a fine in the amount of \$100.00 for the first offense, \$250.00 for the second offense and \$500 for 3 or more offenses. Failure to pay the assessed fine will result in loss of club privileges until paid in full and may result in a lien on the home.*

**Application forms are available at the clubhouse.**

**This application form is required before any construction begins.** All completed application forms must include detailed plans if your permit request is for a new home and/or addition. If your application is for exterior remodeling, repairs, new attachments or landscaping, a legible sketch including dimensions should be submitted with the application. **All applications must include a description of the materials to be used on the exterior of the home and color samples for siding and trim. All applications must be signed by the property owner(s).**

Once you have completed your application, you may place your form in the wall file located in the clubhouse foyer labeled "Request for Improvement Permits". If a resident leaves a completed application for Villaminium Improvement Permit at the clubhouse please notify Randee Salisbury at (260) 338-2849. Also, completed applications can be hand-delivered to any member of the Architectural Review Board or mailed to: Lake Pointe Architectural Review Board, 904 Mill Lake Road, Fort Wayne, IN 46845. Please note that mailing an application to a Board Member's home could result in an untimely delay if the addressee is on vacation.

The Architectural Review Board will indicate preliminary approval or disapproval as expeditiously as possible. If the Architectural Review Board does not act upon the application within thirty (30) days from the receipt of the application, the application is considered automatically approved. A permit for most projects will be valid for ninety (90) days.



## **Section A. New Construction and Remodeling**

(Plans are required to be submitted with application along with color samples and samples of shingles and siding. Permits are also required by the Allen County Building Department for many changes that homeowners desire to make to their exteriors. It is recommended that homeowners verify with the Allen County Building Department that a permit is required from that county department. Application for county permits should be submitted after approval has been granted by the Lake Pointe Villas' Architectural Review Board.

1. **ALL EXTERIOR CHANGES TO INCLUDE DESIGN, COLOR, MATERIALS AND LANDSCAPING MUST BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK BEING STARTED. IF WORK IS BEGUN WITHOUT REVIEW AND ARCHITECTURAL REVIEW BOARD APPROVAL, IT COULD RESULT IN A WORK STOPPAGE AND REMOVAL OF ANY WORK ALREADY COMPLETED.**
2. New homes must have a minimum ground floor area of 1300 square feet for a one-story dwelling and 850 square feet for a dwelling of more than one-story. These measurements are exclusive of porches and garages. The combined square footage of the house and garage cannot be greater than 30% of the total square footage of the lot unless approval is granted by the Allen County Plan Commission. This 30% rule became official with the annexation to the city of Fort Wayne.
3. All dwellings must conform in appearance, roof angles and gables, to existing dwellings.
4. Improvements must be constructed in accordance with the front setback building lines. (Include plat of improvement footprint.)
5. Exterior walls can be no nearer than ten (10) feet from adjacent buildings.
6. Improvements cannot be nearer than fifteen (15) feet from the rear lot line.
7. Garages must be at least a two (2) car garage attached to the dwelling.
8. Air vents in the exterior wall shall be octagonal in shape, color to be the same as the siding and/or trim of the unit.
9. Approved exterior siding materials are natural cedar, hardiplank and vinyl. Aluminum, plywood, or vinyl may be used for soffits and porch ceilings. Aluminum may be used for covering fascia, frieze board and trim board. All siding that is natural cedar, hardiplank or its equivalent must be applied horizontally with no less than six (6) inches exposed. Vinyl siding must be applied horizontally with not less than a double five (5) material and no less than .042 thickness with a wood grain pattern. (No Dutch Lap siding). Vinyl siding may be applied over the top of existing cedar siding. All discarded materials must be cleared up daily by placing it in a rented trash container or hauled away. Trash containers cannot be placed on the street.

10. **COLORS:** The siding colors must be in the range of grays from light gray to dark gray. There are four (4) pre-approved siding colors and four (4) pre-approved trim colors. Color scheme must be the same on all sides of the structure. Samples of materials and colors must be submitted to the Architectural Review Board for approval. The guidelines for materials and colors for houses also apply to porches. Color samples are available from the Architectural Review Board or from Maumee Paint and Supply at 302 Stone Pointe Dr., Fort Wayne, IN. The pre-approved siding colors are (1) Benjamin Moore Sabre Gray 1482, (2) Ozark Shadows AC-26, (3) Shaker Gray 1594 and (4) Charcoal Slate PM-8. The pre-approved trim colors are (1) Bear Creek 1470, (2) Blue Spruce 1637, (3) Harbor Gray AG-25 and (4) Charcoal Slate PM-8. If the trim color on your house is not one of the 4 approved colors, you must change your trim color to one of the 4 approved colors the next time you paint or stain your trim.
11. Materials and colors of a chimney enclosure, a screened porch and an enclosed porch must be the same as the house.
12. Decking materials are to be all one color and may be either the body color of the house or a natural wood color. Natural wood colors are shades of brown.
13. Front entry door and storm doors can be of any color pending Architectural Review Board approval. Garage doors must be flat panel doors and be the same color as the siding. Security doors and lights posts shall be black. Vents and trim around vents shall be the same color as the siding.
14. The front of all dwellings shall have stone sections that match the fronts of existing dwellings determined by the Architectural Review Board.
15. All windows must be harmonious with existing windows, whether casement, picture, bypass or double hung. Windows and Patio Doors are considered "trim" and for that reason must be the same color as house trim. All replacement windows must be either colored vinyl or colored aluminum and must be one of approved colors. Color samples are available from the Architectural Review Board.
16. The color and design of roofing must closely match that of the Clubhouse. All shingles used in re-roofing shall be an architectural (simulated shake) design. The color shall be harmonious with roofing on existing dwellings. Pre-approved samples are available from the Architectural Review Board.
17. Driveways and walks shall be poured concrete.
18. All exterior light fixtures (with the exception of spotlights) attached to the dwelling are to be of coach light style. Light posts must be black in color with a 12" clear acrylic globe fixture. Replacement globes are from Wabash Electric as part number 8001CL or alternate choice post lamp item # 613319. Each homeowner is responsible for the maintenance, repair, upkeep and replacement of their exterior light fixtures at their own expense. If you need to replace any part of the light post, the replacement parts must conform in style and color to what exists within the community.

19. Anyone who desires a satellite dish must submit an application for a permit along with a plan showing the proposed location and specs to the Architectural Review Board. An approved permit must be secured before installation has begun. Satellite dishes should blend in with the natural design and landscaping of the Community and should not be visible from the front of the dwelling unit. Mounting on the side or rear of the house is recommended and has been proven to receive a quality signal. Ground mounting is not permitted. Dish colors should be of the same color as the body (siding) of the dwelling unit. Satellite dishes are not to exceed 24" in diameter.
20. Anyone who desires awnings must submit an application for a permit along with a plan showing the proposed location and specs to the Architectural Review Board. Awning decor must blend in with the natural design and landscaping of the community, and must not be installed in the front of the dwelling unit. Awning material must conform to the color of the body (siding) of the dwelling unit. An approved permit must be secured before installation has begun.

## **Section B. Restrictions for Homeowners**

1. No outside television or radio antennas.
2. No canopies, awnings or shutters affixed to walls or roofs without approval of the Architectural Review Board. One solar panel is permitted and must lay flat to the roof. The panel can be no bigger than 27"W x 26"L x 5"H (Rev 5-21-2013).
3. No outbuildings or sheds.
4. No fences.
5. No play sets, basketball hoops, swing sets or pools, except for children's wading pools with sides which extend not more than one foot above the surface of the ground, shall be permitted upon any Lot.
6. No clotheslines or hanging out of wash.
7. No electric bug killers.
8. No trees or other vegetation planted in such a way as to significantly impair a neighbor's view.
9. No trees planted on common property.
10. No vegetable gardens.
11. No lake piers or docks.
12. No gas-motorized boats are permitted on the lakes. No parking of motor homes or trailers on streets within the addition for more than forty-eight (48) hours.
13. All commercial vehicles must be kept in a garage when parked in the addition overnight.
14. Trash containers and recycle bins are to be set out no sooner than sundown on the evening before pickup and shall be removed by sundown on the day of pickup. Be sure all items are secured on windy days.

15. Any broken windows, light fixtures, etc., shall be repaired as soon as practicable.
16. The homeowner must maintain landscaping, exclusive of lawns.
17. Any landscaping maintenance or repair of exterior features which is the responsibility of the homeowner must be accomplished in a timely manner, or landscaping maintenance, no later than the next planting season, or the Association will contract for the maintenance or repair and bill the homeowner.
18. Signs indicating that a dwelling is for sale shall be tasteful in appearance and not larger than 18 inches by 24 inches. The top of the sign shall not be greater than 42 inches from the ground. The post on which the sign is located shall not be one that requires any digging to insert into the ground. The real estate agent's name may appear on the sign along with their telephone number and the name of the agency. "Sold" signs must be removed within five (5) days after being first posted.
19. Home improvement contractors, roofers, painters and landscapers may place a yard sign at the job site during the renovation period only. The sign must be immediately removed upon completion of the work.
20. Homeowners and/or their tenants shall be responsible for any damage to the common properties caused by members or their families or guests.
21. Pets shall be taken outdoors only under leash or other restraint and while attended by its' Owner, and the owner shall be fully liable for any injury to persons or property, including common properties, caused by his/her pet. Any pet which causes a nuisance or unreasonable disturbance or noise, shall be permanently removed from the real estate within ten (10) days after written notice from the Board to do so. Pet owners are responsible for picking up after their animal.



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### **LAKE POINTE SWIM AND HEALTH CLUB INFORMATION 12.08.15**

The following is information on the operation of the Lake Pointe Swim and Health Club (herein referred to as "the club"). The following rules have been established by the Board of Directors. These rules are subject to change by the Lake Pointe Board of Directors.

#### **MEMBERSHIP**

**Members** are defined as homeowners in Lake Pointe and are in good standing of the Lake Pointe Homeowners Association. Good standing refers to a homeowner whose dues are paid up-to-date.

#### **CLUBHOUSE HOURS**

The clubhouse is open for member use seven days a week 24 hours a day. The access system is programmed to permit a member's key card to open the door during these hours. The Clubhouse will be closed for rental only on the following holidays - Easter, Thanksgiving, Christmas and New Year's Day. The club will be available for the gym use on these days.

#### **ACCESS CONTROL SYSTEM**

The clubhouse has a commercial access control system, which enables us to operate without having a staff person on duty to protect our property from damage or loss caused by "stroll-in outsiders". The heart of the system is a card reader, which will unlock the door when a personal card is waved in front of the card reader. Each Lake Pointe Lot will be issued one card and will use it for clubhouse and pool access by the member and their guests. A second card is available for a five-dollar (\$5.00) fee for the second adult living in your house or for an immediate family guest. The card system does not change the requirement that a member must accompany all "**other guests**" as defined below. The cooperation of all members is required to make this system work. It is the member's responsibility to insure their guests know the rules and abide by them. To replace lost cards there will be a fee of \$5.00.

#### **MEMBER USE OF THE CLUBHOUSE**

Only members may use the clubhouse for events for and by the Lake Pointe Homeowners Association members i.e. Lake Pointe socials, yoga, bridge, etc. Members must contact the clubhouse manager to schedule Lake Pointe events. Rental fees do not apply to these events. With Board approval, outside events can be permitted. (Rev 5-21-2013)

#### **ENERGY CONSERVATION**

Since the sauna consumes large amounts of energy, it will not be kept hot during all open hours. If you intend to use the sauna, please make arrangements ahead of time so the power can be turned on. The sauna takes about an hour to heat up. The whirlpool spa will be open from May thru September.



## **CLUBHOUSE RENTAL Rules & Regulation Rev 6-30-2015**

Only members in good standing may rent the party room. A member must sign the rental agreement and be *present throughout the event*.

**RENTAL FEES:** \$25.00 for a party that lasts four hours or less. Additional hours are \$10.00 per hour up to 10:00 p.m. and \$10.00 per quarter hour after 10:00 p.m. The "clock stops" when the last guest leaves the building. See the club manager on duty about cleanup after the party. If the time is after 10 PM, cleanup will take place the next day.

**RENTAL FEES (For Profit event):** \$50.00 for a party that lasts 4 hours or less. Additional hours are \$10.00 per hour up to 10:00 p.m. and \$10.00 per quarter hour after 10:00 p.m. The "clock stops" when the last guest leaves the building. See the club manager on duty about cleanup after the party. If the time is after 10 PM, cleanup will take place the next day.

### **DAMAGE DEPOSIT OF \$250 AND RENTAL FEE: DUE 10 DAYS BEFORE THE EVENT**

**ALL CHECKS MADE OUT TO "LAKE POINTE HOMEOWNERS ASSOCIATION".**

**RETURN OF DEPOSIT** - The portion of the deposit to be returned, will be determined by a clubhouse manager after a post party inspection. The returnable portion will be returned within seven (7) days after the event.

**40 PERSON LIMIT:** There is a 40 person limit on the number of people at any rental party in the clubhouse.

**INCLUDED/EXCLUDED** - Party room rental includes the use of the great room, kitchen, restrooms, tables, chairs, and cleaning supplies and equipment as needed. Other kitchen supplies, table coverings and decorations are not included. Also not included is use of the pool, pool deck, spa, sauna and exercise room for any non-members at the party. No children are allowed beyond the hallway door and must be supervised when using restrooms. **This is stated on the rental agreement.**

**CLEAN UP** - If you want the clubhouse staff to clean up the great room and kitchen after your party, the charge is \$150.00. You can avoid this charge by doing your own clean up. Clean up ends with vacuuming of the great room, sponge mopping of the kitchen floor and cleaning of the rest rooms as required. No food or drink of any kind is to be left anywhere in the clubhouse. All trash generated from the party must be removed from the club house.

**INSPECTION:** The renter must walk through with the club house manager on duty before the party and after the cleanup.

**No one at the party, whether a member or guest shall be outside creating any disturbance for adjacent residents after 10 PM, whether by sound equipment or voice.**

Members who are not attending the party are free to enter and go through the corner of the great room to access the member-only other areas.

**RENTAL OF CLUBHOUSE PROPERTY** - Tables and chairs are available to members to rent for their convenience to use in their own homes. Call the clubhouse for rental details. There will be no loaning out or renting of any clubhouse equipment or furniture for outside usage, even to members.



## CLUBHOUSE AND POOL RULES:

1. No one under age 18 is allowed in the clubhouse unless accompanied by a member.
2. No one under 16 is allowed to be in the exercise room at any time.
3. No one under 16 is allowed in the whirlpool spa or sauna room at any time.
4. No one under 16 is allowed at the pool unless accompanied by an adult guardian, parent or grandparent.
5. Everyone entering the clubhouse must sign in, whether a member or guest.
6. There will be no smoking anywhere in the building. If you smoke in the pool area, you must provide your own ashtray or other receptacle. Please do not throw butts in the landscape in front of the building or at the pool.
7. Staff members on duty are authorized to expel from the pool area anyone they think is engaging in unsafe activities, violating posted pool rules or causing a disturbance to members who want to enjoy the quiet use of the facilities. This expulsion is for a two (2) week period, or longer, at the discretion of the Swim & Health Club Managers.
8. No profanity.
9. No ball throwing in and around pool.
10. The cost of any property damage will be borne by the member whose access card was used for the entry, which resulted in damage.
11. No pets allowed at the clubhouse or pool.
12. No glass or other breakables at the pool or whirlpool spa.
13. No children in diapers, other than swim diapers, are allowed in the pool.
14. No one with open cuts, scratches, wearing Band-Aids or bandages allowed in the pool or whirlpool spa.
15. You must shower before using the pool or whirlpool spa. This is a requirement of the Department of Health (DOH). Violations of DOH rules can result in our pool being shut down.
16. No suntan oils; lotions only at the pool.
17. The only radios allowed at the pool are those with which the listener is using earphones.
18. Do not play with or hang on to the rope or floats that separate the shallow end of the pool from the deep end.
19. Please keep your children out of the way of "lap swimmers", who are in the deep end of the pool.
20. There is a sign at the pool stating "NO SWIMMING ALONE". This is required by the State Department of Health.
21. A towel should be placed on the chair or chaise prior to use to keep the chairs clean of body residue. However, a towel on a chaise or chair is not a reservation of that furniture while you leave the pool area. If you need a place to sit, and there is a chaise or chair with a towel and no one to claim the towel, remove it and make yourself comfortable.
22. The club is not responsible for lost or stolen articles.
23. You may put a lock on a locker while you are at the clubhouse, but any locks left on lockers after closing time will be removed. Any clothes left in a locker will be removed and, if not claimed within two (2) days, will be discarded. Nothing wet should be left in the lockers.



24. The "tennis court" parking lot is available for activities at the clubhouse, pool and tennis courts only. It is not to be used for over-night parking or storage of any type vehicles without Board approval. With Board approval, a parking permit will be issued and is to be displayed in plain view on the vehicle dashboard. Application for an overnight parking pass must be requested from the clubhouse manager on duty (rev. 5-21-2013).
25. Keep tires off the grass.
26. Help us keep your club property clean.
27. DO NOT try to unlock the gates in the fence around the pool. They are our best protection against any outsider gaining access and drowning in our pool.
28. The gate at the tennis courts will normally be locked. You may obtain a key inside the clubhouse.
29. All entry to the facilities must be by access card. Please do not send your guests or children to the pool expecting them to rap on the door or shout through the fence to be let in.  
No members or guests are to give entry to anyone including other members or guests. All members are required to use their cards to gain access.
30. No alcohol is to be consumed while using the whirlpool spa or sauna.
31. Use of the whirlpool spa or sauna should be limited to 10 or 15 minutes. Elevated temperatures are especially harmful for people with any health problems.

**YOU ARE RESPONSIBLE FOR YOUR OWN SAFETY AND THAT OF YOUR FAMILY AND GUESTS. THERE IS NO LIFEGUARD ON DUTY AT THE POOL. DO NOT DEPEND ON OTHER ADULTS TO WATCH OVER YOUR CHILDREN.**



## Lake Pointe Community Association, Inc.

904 Mill Lake Road  
Fort Wayne, IN 46845  
(260) 637-5254

### Mill Lake Dock and Watercraft Usage Policies and Rules

**Persons Allowed to use the Dock** - Use of the dock on Mill Lake (within Lake Pointe Villas) is for the exclusive use of property owners residing in Lake Pointe Villas (Members) that have a current waiver on file. *Use of the dock by anyone not owning property and living in Lake Pointe Villas is strictly prohibited.* No one under the age of 14 years old may utilize the dock or operate watercraft on Mill Lake. All persons utilizing watercraft on Mill Lake should be trained/experienced in the operations of the watercraft they are using. The Lake Point Home Owners Association Board may request evidence of such training/experience at any time if needed.

**Dock Usage** - The dock on Mill Lake (within Lake Pointe Villas) may be used only for the purpose of inserting and extracting small, non-gas motorized watercraft and boats (12 feet or less). Only small, non-gas motorized watercraft and boats (12 feet or less), owned by persons who reside in the Lake Pointe Villas may utilize the dock. Association dock hours are 30 minutes after sunrise to 30 minutes before sundown.

**Dock Safety** - Property owners residing in Lake Pointe Villas who utilize the dock accept all responsibility for safe watercraft operations to include the use of Personal Protective Equipment (helmets) and Life Preservers (floatation vests) as required by law.

**Watercraft Usage & Limitations** - The maximum watercraft size allowed on Mill Lake is 12 feet long by 6 feet wide. No experimental watercraft, personal floating docks/platforms may be launched into Mill Lake (within Lake Pointe Villas). Examples of small, non-gas motorized watercraft and boats (12 feet or less) allowed on Mill Lake would include kayaks, canoes, paddle boats, sail-boards/boats, etc. Any exception to this standard should be addressed to the Lake Point Home Owners Association Board. As long as the watercraft falls within the size limitations, is non-gas motorized, and is not deemed to be a high risk it will be considered for approval. If a requested watercraft is approved by the Lake Point Home Owners Association Board then the owner will assume all liability for the use of that craft as stipulated in the Hold Harmless Agreement.

**Watercraft Safety** – Safe watercraft operations require two persons (property owners or responsible dependents residing in Lake Pointe Villas) to be present. Watercraft activities must be monitored by a property owner at all times.

**Watercraft Storage** – When not in use, all watercraft must be stored out of site.

Concerns, problems, suggestions, and recommendations in reference to the dock or watercraft usage should be addressed to the Lake Point Home Owners Association Board-Architectural Committee for consideration. No signs, other than those installed by the association, are to be attached to the dock. All hardware attached to the dock is to be specified by the Architectural Committee and is subject to HOA Board approval.



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### Dock/Watercraft Usage Rules

**NO TRESPASSING** - Dock use is restricted to property owners and dependents living at Lake Pointe Villas.

The Buddy System must be used at all times when operating watercraft. No one under the age of 14 may operate watercraft on Mill Lake. One home owner or authorized dependent over the age of 18 living in Lake Pointe Villas must be present when watercraft is being operated.

Personal Protective Equipment and Life Preservers must be used at all times (depending on the requirements of the watercraft being operated according to state law).

No watercraft should be launched over the Rip-Rap (rocks around lake edge). All authorized watercraft must be launched from the Dock located directly behind the clubhouse.

No watercraft may be left at the dock unattended (in or out of the water).

**NO SWIMMING** - Swimming is not allowed in Mill Lake.

Home owners (or authorized dependent over the age of 18 living in Lake Pointe Villas) utilizing the dock and watercraft on Mill Lake assume all liability and responsibility for safe conduct and operations.