

All Members shall have equal rights and privileges upon the Club property and shall conform to all special rules and regulations made and approved by the Board of Directors. The following rules, regulations and restrictions regarding the Club apply to each Member as well as their Dependents, Co-host, Nominee, Household Employee or Guests.

Should a Member, their Dependents, Co-host, Nominee, Household Employee or Guests fail to comply with any Rules and Regulations or Bylaws of the Lake Ioni Fishing and Hunting Club the Board of Directors in its sole discretion and consideration may do the following in regard to such violations (see Bylaws Article II, item 4):

- Impose a daily fine not to exceed \$100 per day for each day in violation or noncompliance
- Suspend all privileges of membership for so long as they remain in violation or noncompliance
- Take such other action as is reasonable under the circumstances to effect compliance by the Member including, but not limited to, termination and forfeiture of the Member's share.

FINAL RULE	
A.	Members shall not violate any state or federal law on the Club premises, and are expected to refrain from disorderly or ungentlemanly conduct on the Club premises.
B.	If a Member owns multiple lots bearing multiple shares, they may propose one person and dependents to use the rights and privileges associated with one share called their "Nominee". No more than one Nominee may be designated by a Member at any given time regardless of the amount of lots/shares owned. The Nominee is subject to the new Member interview and Membership approval process. The Board has the option to review the Nominee every 90 days the first year and annually thereafter. Each Member remains responsible for the Nominee's compliance with the Club's bylaws, rules and regulations.
C.	All damage to Club property, either willful or accidental, by a Member or their Nominee, dependents, co-host, household employee or guests shall be promptly repaired or replaced at the Member's expense and to the satisfaction of the Board.
D.	No hunting is allowed on Club property, including Members' lots; small varmint/pest control on a Member's own lot is allowed. The use of firearms on or towards the lake itself is prohibited, unless authorized by the Board. Shooting is allowed at the gun range between the hours of 9 am and dusk, 7 days a week. Shooters must clean up after themselves and remove all of their shell casings before leaving. No fully automatic weapons are allowed. Members must allow for a 1-2 second wait between shots. Members must be present with their guest(s) at all times when using the gun range.
E.	Fires must be monitored at all times and County codes strictly adhered to, including burn bans. All fires must be extinguished before leaving Club property. No fireworks are EVER allowed on Club or surrounding property, including Members lots and the lake itself, unless sanctioned by the Board for an official event.
F.	Fishing is allowed in accordance with state and federal fish and game laws and regulations except that all bass 14" to 18" are to be returned to the lake when caught; each fisherman may daily take 5 bass under 14" and 1 bass over 18". Trotlines shall be at least 3 feet deep and marked on each end by lot numbers. Corrodible metal pipes or stakes that could rust off at the water line, creating a hidden danger to boats, whether used for trot lines, stump markers, or any other purpose are prohibited.
G.	Each Member and co-host has the right to admit long-term into their household their spouse and dependents without further approval of the Board. Dependent means minor children and grandchildren, or adult children and grandchildren under 25 that are attending an educational institution or in military service. Members may have a "household employee". A household employee is any person(s) hired solely to furnish assistance in domestic duties, medical care and/or daily living.

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	A household employee is allowed on Club property, but does not have boating and/or fishing privileges. Members who have a household employee living on Club property must notify the Board of the addition to the lake community within 30 days. The Board reserves the right to require background checks for any household employee and may deny or terminate permission for any household employee. A household employee may not live on Club property without the Member present, unless the absence is unusual and for no more than a few days per year. The household employee term/designation is not intended to apply to anyone employed by a Member in their own for-profit business venture.
H.	Guests may remain on Club premises with Member for no more than 21 days per year without prior Board approval. No short-term or long-term rental of a Member's property is allowed.
I.	An unmarried Member shall have the right to appoint one person to exercise the same privileges conferred upon a Member's spouse as a "Co-host", but such appointment shall be subject to the same process as that of a new Member. A Co-host appointment doesn't convey any ownership interest of the Member's share.
J.	No alcohol or glass containers are ever allowed on any part of Lot 8. Members may take food and beverage inside the fenced area, but not on the sandy beach adjacent to the lake. The intent is to allow Members to make use of the concrete pad and improvements inside the fenced area. All trash must be removed by Members when they leave Lot 8. An adult Member must be present with any swimming guests and minor children. Swimming is permitted in the designated swimming area only off Lot 8. No swimming after sundown, or past Lot 8 fence boundaries, or 20 feet past the diving board. No boats are allowed in the swimming area.
K.	To move heavy or large equipment on Club property all Members must have approval from the Board of Directors prior to using the roads for such purpose. Upon receiving approval Members must post damage coverage in <u>advance</u> of the work; if no damage occurs to Club property the Member will receive a 100% refund. Coverage may be in the form of a bond or deposit in the amount of 10% of the project costs, or a certificate of insurance from the contractor naming the Club as an additional insured.
L.	Members are responsible for all gate access using the gate cards associated with their lots. These cards shall not be provided to anyone other than their co-host, nominee, dependent or household employee. Members may request an extra gate card for a contractor or licensed real estate agent to have access to the Club property in the Members absence; the Board reserves the right to refuse granting cards for any contractors or agents that have caused the Club issues in the past. To receive the card Members must fill out an entry permit request and describe the work to be done. Each card will require a deposit. The Member will be responsible for obtaining, dispersing and collecting, and returning the card(s). The Club will return the deposit to the Member within 30 days of returning the card to the Lake Secretary. See the Secretary for the current deposit amount. Upon sale or transfer of a lot, the Board will remove all of the cards associated with that lot from the gate access computer after 15 days. It is the Buyer's responsibility to contact the Board or Lake Secretary within the 15 days to notify them of the card numbers they now hold so that the cards may be re-activated in the gate access computer. The purpose is to deactivate any cards the new owner no longer holds. Sellers owning multiple lots should contact the Board to ensure that any cards they retain are associated with their remaining lots, and not a sold lot.
M.	Non-street legal dirt bikes, all-terrain vehicles and mopeds are not permitted on the lake roads; Members may use non-street legal vehicles in the maintenance of their lot only. Electric golf carts are permitted on lake roads. Gasoline powered golf carts unmodified from factory

RULES AND REGULATIONS OF LAKE IONI FISHING & HUNTING CLUB

	specifications will be allowed on a case by case basis, to only be operated by valid licensed drivers on the lake maintained roads and the owner's lot(s); a request for exemption must be submitted to the Board in writing to secure advance approval. Members must observe the 20mph speed limit on all Club roads.
N.	Dumping trash anywhere on Club property is prohibited, including in the lake itself. Texas state litter laws apply to both the Club common areas (i.e., beach) as well as all Members lots. Litter includes cigarette butts and other tobacco remnants.
O.	Dogs must be restricted to the Member's lot unless on a leash and accompanied by a human. No dogs are allowed in the parking or beach areas on Lot 8.
P.	A Member may remove trees, shrubs, and other vegetation on his own lot, but not on the lot of another Member or on Club common areas. Removal in excess of 25% of trees 6" or greater diameter requires approval of the Board.
Q.	Other than mobile homes already located on Club property, no mobile homes shall be allowed on Club property. Modular homes will be approved on a case by case basis. All Members may utilize a recreational vehicle/trailer in its intended form on their lot for up to 60 days per year without Board approval, provided the Member is present. The intent of this rule is to prohibit Members from permanently living in an RV on Club premises. Members permanently residing on Club property may park an unoccupied recreational vehicle/trailer on their lot for long-term storage. All other Members may not leave an unoccupied recreational vehicle on their lot, and must remove the vehicle when they leave the Club premises.
R.	All buildings erected by Members shall be neat and of a durable nature. For <u>ALL</u> new buildings and additions, a completed application and drawings must be submitted to the Board for approval prior to construction. Drawings must show setbacks from property lines and give a description of the materials to be used. The Board will determine if the project requires a bond pursuant to Rule K. All new construction or additions must provide for a 10' setback from all adjacent lot lines; setback waivers may be allowed in rare circumstances but must be approved by the Board in writing prior to commencing construction. It is the Members obligation to seek confirmation from the Board and their neighbors regarding the placement of existing lot lines. All septic systems on Club property, both new and existing, must comply with all applicable state laws.
S.	Members' lots and buildings shall be kept clean, orderly and in a reasonable state of repair. Lots not in a natural state should be kept mowed as needed to keep them looking clean and neat. No abandoned or unlicensed vehicles that are required to be licensed in the State of Texas are allowed to remain on Members' lots without Board approval.
T.	Members must be present while their guests are at the lake.
U.	If a Board Member decides to buy additional share(s), they must first disclose the transaction to the remaining Board Members for them to determine that the transaction does not have the appearance of utilizing insider information obtained from their position on the Board.
V.	It is the Members' responsibility to notify the Club secretary of any marital changes, ownership changes or contact information changes when the changes occur.
W.	Every buyer will be required to pay a \$1,000 transfer fee on each voting share purchased or transferred (combined lots will only be assessed the fee on the amount of voting shares accompanying the lots). The fee will not be charged upon transfers arising from inheritance. The fee is due and payable upon completion of the purchase/transfer, and the Board will not provide the share certificate(s) until the fees are paid in full.

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	Share certificates will be provided to all Members within 15 days of providing the Board with the paperwork necessary to document the completion of each purchase/transfer and return of the original share certificate or a statement from the seller if the certificates were lost.
X.	Boats must be identified by a lot number at least 3 inches in size. All boats must be rinsed offsite prior to bringing them onto Club premises and prior to entry into the lake to ensure we do not contaminate the lake with invasive weeds. The admittance of boats from non-Members into the lake for short-term use is strongly discouraged due to invasive weed issues; Members are responsible for exercising extreme caution with regard to any boats they allow into the lake. Jet skis and similar motorized personal watercraft are prohibited. NO motorized watercraft may pull behind it a skier, inner tube, flotation device or other object for any reason. In emergency situations a motorized watercraft may tow another watercraft.
Y.	Pursuant to the Bylaws, Members desiring to sell and/or transfer their lots must follow prescribed procedures when selling to Buyers that are currently not Club Members. In order to schedule a Buyer interview, potential buyers must submit a completed application to the Board accompanied by permission for a background and credit check, and all applicable fees. During the interview process the Board will read all of the rules to new potential Buyer, and will require them to sign the rules to acknowledge adherence to the rules. This document will be retained by the Club. Once the interview process is complete, and the Membership has not vetoed the Buyer's Membership, it is the Seller's responsibility to notify the Board and Lake Secretary that the sale has been finalized. The Seller must then return their lot certificate to the Lake Secretary.
Z.	Members may provide one telephone number to utilize in the gate computer. Members providing non-local numbers will be charged a fee of \$50 per year to cover long-distance telephone charges. A non-local telephone number is one that requires dialing a "1" in front of the phone number when calling from a land line telephone located at Lake Ioni.
AA.	Dues are due in full August 1st of each year at the current rate per lot to be determined by the Board. There is NO grace period for late dues payment; dues will double if not paid by September 1st. On October 1st and each month thereafter any unpaid dues will increase by an additional \$100 per lot. Members owning multiple lots may no longer combine lots into one share in order to surrender shares and reduce dues assessed. Any currently combined lots existing are grandfathered in; should the Member decide to split currently combined lots they may do so by notifying the Board and paying any applicable dues.
BB.	There shall be no outward evidence of business use of a Members lot (i.e., signage, dramatically increased traffic or visitors, etc.).
CC.	All Members are financially responsible for all penalties assessed on their respective lot(s), in addition to any costs incurred in managing the Members' lot(s) such as mowing, cleaning, etc. This includes any legal or professional fees, court costs or other costs incurred. Members will incur an additional administrative charge of 25% of all clean up costs incurred; clean up activity will only be acted upon by the Board after a specific date has been communicated by the Board to the Member and the Member has not taken the matter upon themselves to handle.

NEW APPLICANT INFORMATION

Following is some detailed information regarding a few specific rules, and the services and/or utilities used at Lake Ioni.

Rule changes that have passed and must be brought to the applicant's attention:

1. Members should request gate cards from the previous lot owner to secure them for free. Gate cards can be purchased for \$20 each.
2. Members must be present while their guests are at the lake. Members cannot rent out their lot/property to others.
3. Guests may not stay at the lake more than 21 days per year without approval by the Board of Directors.
4. An adult member must be present with invited swimming guests.
5. Swimming is NOT allowed from individual lots/docks. The only approved area for swimming is Lot # 8.
6. Alcohol and glass containers are prohibited on Lot 8, the beach/swimming area. Food and beverage may be taken into the fenced area of Lot 8, but not on the sandy beach area. No swimming after sundown.
7. Dogs are restricted to owner's lot unless walking them with a leash. Under no circumstances are they to be at the parking area of the beach or the swimming area (Lot 8).
8. No trash can be dumped anywhere on the lake or property surrounding the lake. Members can purchase weekly trash service.
9. Members can purchase a gate card for a contractor to do construction work. You must fill out an entry permit to receive it. This permit will describe the work you are having done.
10. To move heavy or large equipment, the shareholder must post a bond for 10% of the cost of construction.
11. Single members can have a co-host but they must be voted on by the membership.
12. Members owning multiple lots bearing multiple shares may propose one person as a "nominee" to use the rights and privileges of one extra lot.
13. If you trot line fish, jugs must be marked with your lot number and your lines must be a minimum of 3 feet deep.
14. Non-street legal dirt bikes, all-terrain vehicles and mopeds are NOT permitted on lake roads. Electric golf carts are permitted. Gasoline powered golf carts unmodified from factory specifications may be allowed on a case by case basis; submit all special requests to the Board in writing to be considered for special allowances. Any vehicles driven on lake roads must be operated by valid licensed drivers.
15. No mobile homes may be moved onto the lake property.
16. Annual dues are due by August 31st.
17. Fines are determined by the Board of Directors and range from \$25-100 per fine; certain offenses can be assessed daily. Fines are not to exceed \$100 per day as determined by the Board of Directors.

Services/Utilities are provided by the following companies:

ELECTRICITY – Houston County Electric Co-op, P.O. Box 52, Crockett, TX 75835 800-657-2445

WATER – Lake Ioni Water Supply, E. H. Bishop, 1149 ACR 186, Elkhart, TX 75839 903-478-3215

TRASH – Piney Woods Sanitation, PO Box 1417, Huntington TX 75949 800-324-2092

TELEPHONE – Windstream 877-520-5220

TELEVISION – Pegasus Satellite TV, Dish Network, Direct TV, Hughes Net

SCHOOL – Slocum ISD 903-478-3624

SLOCUM VFD - 911, Business Calls 903-478-3483

MAIL – Elkhart Post Office or can have mail delivered to your lot, 100 Sheridan Street, Elkhart TX 75839 903-764-2202

SHIPPING – UPS and FedEx deliver to our lot

TAXES - Anderson County Tax Assessor/Collector 903-723-7423

Directors of Lake Ioni Fishing and Hunting Club

Tom Butler, President	903- 743-5336 440-3170
Charles Bishop, Vice-President	903-279-1698
Cindy Thompson, Treasurer	903- 438-0208 743-5336
Don Jackson, Secretary	903-478-2475
Kathy Welter	903-478-2405
Jim Rowe	903-478-2242
Ron Steadman	903-764-5443

Club Secretary: Janie Sepulveda 903-480-4154
secretary@lakeioni.org

Lake Address: Lake Ioni
PO Box 652
Elkhart, TX 75839

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