

# 2008

## Rules and Regulations

### Woodcliff Lakes

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Fremont, NE 68025  
402-753-0247  
[www.woodcliffakes.com](http://www.woodcliffakes.com)

The Woodcliff Lakes Association, for the safety and protection of all persons utilizing Woodcliff facilities, has established the following rules and regulations for 2008. These rules and regulations apply to all persons, including guests. It is the responsibility of the host to inform their guests of these rules and to assume the responsibility for their conduct while at Woodcliff. Ignorance of the rules and regulations will not be considered a valid excuse. Any member, upon observing a violation of rules and regulations, should notify Woodcliff Security.

Covenants take precedence over all rules and will be handled administratively by the Woodcliff Lakes Board of Directors and the Woodcliff Lakes Office.

#### **GENERAL REGULATIONS**

1. NO trespassing. Anyone caught on Woodcliff Lakes property without being an identified guest will be asked to leave. If not willing to leave, the county sheriff will be notified. Woodcliff Lakes is private property and intended for the use of homeowners and their guests.

2. All dogs and cats must be on a leash or under control of the owner when off the lot owner's/lessee's property. Within the owner's lot, unrestrained or unattended dogs and cats should be in a kennel or fenced yard (including invisible fencing). No stray dogs or cats are allowed. Dogs and cats found running at large will be placed in the kennels maintained at the Security office, and the owners will be assessed a \$20.00 kennel fee per animal, per day. Excessive barking, howling, and whining by dogs will not be tolerated, and dog owners are required to take steps to prevent such behavior, or a citation will be issued.

3. Members are responsible and liable for the actions of their pets, as well as the pets of their family and guests, and must ensure that their pets have had all their required shots.

4. Open burning is restricted to small, controlled recreational fires on a member's lot, tended by the member or guest, and must be contained within a constructed pit or fire ring. As per state regulations, burning materials are limited to tree limbs and untreated wood. Burning of tree limbs and untreated wood other than for recreational purposes requires a properly attained burning permit. Violators will be reported to the fire department.
5. No burn barrels or similar devices will be allowed for any reason.
6. All vehicles are required to have current registrations/licenses as per Nebraska State Law unless located in an enclosed garage.
7. All personal signs such as "garage sales", "parties", etc., are required to be removed within 24 hours of the event. No real estate "For Sale" signs shall be placed on any common ground or within 100 yards of the Woodcliff welcome sign located at the entrance to Woodcliff. Non-conforming signs will be removed and disposed of.
8. Public Address (P.A.) Systems and loud radios will not be permitted outdoors except for special occasions for a limited period. The lot owner will clear any festivities on common ground through the Woodcliff Office. Stereos and other loud musical activities will not be tolerated after 10:00 pm Sunday through Thursday and after 1:00 am Friday and Saturday evenings. Consideration should be given to adjacent residences.
9. Dumping leaves, yard waste, or other "trash" into the lakes, on the roads, or on common grounds will NOT be tolerated. Anyone caught littering is subject to prosecution in Saunders County Court. If the litter is not voluntarily removed within 48 hours of notice, the violator will be assessed the cost of the cleanup, along with possible loss of lake privileges. Each lot owner is required to provide their own proper disposal of debris and yard waste. Information on companies providing disposal services is available at the Woodcliff Office.
10. No feeding of migratory geese and ducks is allowed. Feeding of migratory waterfowl interrupts the natural migration, and is detrimental to the species. Waterfowl staying on the lake due to the access of the supplemental feed is also detrimental to the lake's water quality.

## **ROAD SAFETY REGULATIONS**

1. The maximum speed limit on all Woodcliff roads is as posted, or as conditions prevail. All vehicles must be operated in a safe and responsible manner. This includes all modes of transportation (including ATVs). All-terrain vehicles (ATVs) are motor vehicles and should be operated with the same care and prudence as an automobile. ATVs include four-wheelers, three-wheelers, go-carts, mini-bikes with wheels 12 ½" in diameter and smaller, snowmobiles, golf carts, amphibious vehicles, Mules, Rangers, and other similar vehicles, etc. No dirt bikes shall be allowed.
2. All "road closed", "restricted area", "stop", "yield", "speed limit", and "one way" signs must be obeyed.

3. No one without a valid driver's license or permit in possession will be allowed to operate an automobile on Woodcliff roads. Those with "Learner Permits" must have an adult with them, as per Nebraska State Statute. School permits should be used in conjunction with school functions as per Nebraska State Statute.
4. Automobiles/trucks are not allowed off-road on Woodcliff common ground properties at any time, day or night, except for the purpose of maintenance.
5. Operating vehicles, All-Terrain Vehicles (ATVs), or watercraft carelessly or recklessly will not be tolerated. Careless operation shall be operation without due caution for the circumstances and may include, but is not limited to, excessive speed, racing, spinning, swerving, or other unsafe or illegal actions. Reckless operation shall be operation in such a manner as to indicate an indifferent or wanton disregard for the safety of persons or property.
6. No one shall operate a motor vehicle or an All-Terrain Vehicle (ATV) on Woodcliff roads or property while under the influence of alcohol or drugs. If there is reasonable cause to believe an operator is intoxicated, they will be subject to a field sobriety test with a Breathalyzer. A Blood Alcohol Content (BAC) of 0.08 or higher is considered intoxicated. Refusal to submit to the Blood Alcohol Content (BAC) test will result in the same penalty as Driving While Intoxicated/Driving Under the Influence. Intoxicated drivers involved in accidents, refusing to comply, or those who continue to violate will be referred to the Saunders County Sheriff's Office for criminal prosecution. Vehicles may be impounded for safe keeping, at the owner's expense. Minors in possession of or consuming alcohol (MIP) may be cited.
7. Operators and passengers on motorcycles must wear Department of Transportation (DOT) approved helmets, as per Nebraska State Statute, while operating on Woodcliff property.

### **ALL-TERRAIN VEHICLE (ATV) SAFETY REGULATIONS**

1. Operators and occupants of "four wheelers", "three wheelers", mini-bikes, go-carts, or snowmobiles, who are under 18 years of age, must wear a Department of Transportation (DOT)-approved helmet. (It is strongly recommended that all operators and occupants, regardless of age, wear helmets.)
2. Amphibious ATVs, golf carts, and other motorized vehicles that aren't state-licensed vehicles must follow ATV regulations with regard to traffic rules, hours of operation and equipment specifications, unless otherwise stated.

3. All ATVs must prominently display their lot number on a license plate securely attached to the ATV (Example: S-1000 or T-1000.) with 3-inch adhesive boat numbers. All license plates must be kept clean and readable at all times. *This is a year-round rule.* In addition, all ATVs must display a Woodcliff logo, such as those used on watercraft, which will be registered and issued by the Security office. All ATVs will be properly insured.
4. Only ATVs that belong to lot owners will be allowed on Woodcliff property. ***No guests are allowed to bring in ATVs.***
5. All ATVs must be equipped with a United States Forest Service qualified spark arrester. All ATVs must also have and maintain a factory-approved baffled muffler of 100 decibels or lower at all times. The decibel level will be checked with the following procedure: A decibel meter will be used, 20 inches from the exhaust outlet, at a 45-degree angle, with the throttle slowly opened to 50%. Any ATV found not in compliance will immediately be returned to the resident's cabin and parked until the necessary repairs or modifications are completed and the appropriate decibel level is obtained. A warning will be issued at that time documenting the violation and sound level. If the ATV is caught being operated prior to repairs being completed, a citation will be issued. Decibel levels can be checked by contacting Security and arranging a test.
6. All ATVs must display a lighted headlight and taillight at all times of operation after dark, or in low light, or low visibility conditions.
7. All ATVs must be equipped with a brake system maintained in good operating condition.
8. No one under the age of 12 will be allowed to operate an ATV on Woodcliff roads or property unless accompanied by an adult, either on the same ATV or adjacent to them. Those under 16 years of age must complete and pass the ATV Safety Course prior to operating an ATV without adult supervision. Proof of age may be required. ATVs must be size appropriate to the operators.
9. ATVs may be operated on the roads or designated common areas only between the hours of 8:00 am and 11:00 pm. No ATVs will be allowed to operate after 11:00 pm anywhere in Woodcliff, including the owner's premises. Golf carts only with appropriate lighting are allowed to operate until 1:00 am by licensed drivers, age 16 and over.
10. No weaving, spinning, doing "wheelies", or operating in an erratic manner will be tolerated on Woodcliff roads and will be considered careless operation. Doing these types of activities on the roads is not only unsafe, but damages the road surface treatments and will not be tolerated.
11. All ATVs must give pedestrians and joggers the right-of-way and maintain at least a 10-foot clearance from them.
12. No more than two ATVs may travel abreast and must remain on the right side of the road.
13. No more than two occupants on an ATV will be allowed. Passengers on rangers, golf carts and similar vehicles must be seated in a seat.

14. All ATVs will obey all traffic signs and controls as well as all “rules of the road”.
15. All ATVs are required to come to a complete stop when entering roadways from any residence or common area.
16. No unauthorized motor vehicles of any type (including ATVs) are allowed to operate on the island in Lake Ski-Di at anytime, except for the purpose of maintenance.

### **WATER SAFETY REGULATIONS**

1. Each year boats and water craft will be inspected for safety, license, insurance and lot numbers. A color-coded Woodcliff sticker will be issued upon successful completion of the inspection. Inspections will be completed before splashing any watercraft. To speed up the process, a copy of the current insurance certificate should be sent to the Woodcliff Office or Security. Boats not complying with this regulation will be removed from the lake in accordance with this regulation. If Security determines that the violation or violations represent a potential hazard to the resident or other boat operators, such as no operable fire extinguisher or proof of insurance, Security may remove the boat from the lake until compliance with such safety violation. With respect to non-safety violations, such as license and lot number, the resident shall have ten (10) days to contest such violation before loss of lake privileges could be imposed.
2. All boats operating on Woodcliff lakes will comply with all U.S. Coast Guard-approved safety rules and regulations as established by the State of Nebraska. The State requires that all boats be registered and that there is a proper display of the numbers issued by that entity.
3. All Woodcliff residents are required to display lot numbers (using contrasting colors) on the back of both sides of their watercraft. The lot numbers applied to the boats shall measure 3" in size, and these shall be applied prior to the time that the boats are placed in the water. All Woodcliff residents shall also display Woodcliff decals on the back of both sides of their watercraft. All watercraft shall also display the State registration number on the front half of the vessel, which will be applied to the boat prior to launching. In addition, all jet skis must be identified by lot number and display a Woodcliff logo on the rear of the jet ski. Any demo watercraft kept on the lake for more than 72 hours will be registered to the resident’s lot, and Woodcliff decals must be applied. ***No guest boats or guest jet skis are allowed.***
4. Maximum length of all watercraft (including jet skis) used on Lake Ski-Di is 21 feet 6 inches, except pontoons which are limited to 30 feet in length. Any deck boats owned or purchased prior to implementation of these rules on 4/1/05 will be grandfathered in. No jet boats are allowed. The maximum horsepower for outboard boats used on Lake Ski-Di is 175 H.P. No jet-driven boats manufactured by personal watercraft companies or any other company that can be construed as a boat and not a form of jet ski will be allowed on the lake. Any decision on questionable watercraft will be made by the Security office.

5. Maximum horsepower for pontoons on Lake Tirawa is 25 H.P. Maximum horsepower for all other boats on Lake Tirawa is 10 H.P. No jet skis or jet boats are allowed on Lake Tirawa at any time.
6. The boat ramps are private property of Woodcliff Lakes. The ramps will be locked at all times when not in use. Residents may call Security or the Woodcliff Lakes office for the combination, which will be changed periodically. The gate must be secured after use, and anyone found leaving the gate open may be cited. Residents must not allow the combination to be used by non-residents.
7. The following areas are designated as “No Wake” (maximum 5 mph): the marina area and entrance channel leading to it, Church’s Cove, Quack Bay, Poehling’s Bay, South Cedar Bay, North Cedar Bay, Horseshoe Bend, and the cove in the island in Lake Ski-Di. Skiers can not be towed into and out of any cove.
8. All of Lake Tirawa is designated as “No Wake” (maximum 5 mph).
9. All boating and skiing on Lake Ski-Di will be in a counterclockwise direction adjacent to the island. This will allow boat operator’s unlimited maneuverability next to the shore to pick up dropped skiers, etc. Anyone skiing elsewhere on the lake will be in violation of this rule.
10. All boats towing water skiers must have a responsible observer at least 12 years of age (per state law) in addition to the operator. Rearview mirrors are not a substitute for an observer.
11. All water skiers and operators of jet skis must wear a life jacket. Ski belts are not acceptable.
12. All water skiers must remain a minimum of 50 feet from all docks or 75 feet from shore while skiing.
13. Water skiing is unlawful from sunset or 9:00 pm, whichever is earlier, until sunrise.
14. All water skiers must know and use the official water skiing signals.
15. All boats must have a sound-producing device (horn) with which to signal.
16. All boats operating later than sunset, or earlier than sunrise, must have the proper fore and aft running lights in use and may not exceed 5 mph (no wake). Jet skis will not be allowed to operate later than sunset, or earlier if light conditions dictate. Jet skis will not be allowed to operate prior to sunrise, or later if light conditions dictate.
17. All boats must have a U.S. Coast Guard-approved life jacket on board for each occupant. Children under 13 years of age must wear life jackets at all times.
18. All boats must have a red flag to alert traffic on Lake Ski-Di of skiers in the water. Only boats with skiers down in the water must display the red flag.
19. No dropping of skis will be allowed from 12 noon to 6 pm on weekends from Memorial Day through Labor Day.

20. Passengers on towables must wear a U.S. Coast Guard-approved PFD (Personal Flotation Device or Life Jacket).
21. Towables are not allowed to operate after sunset or 9:00 pm, whichever comes earlier. Towables will also not be allowed on the lake from 12:00 pm to 6:00 pm on Saturdays, Sundays and Holidays. These restrictions apply from Memorial Day weekend through Labor Day weekend. Towables must be commercially made. The towing boat must have complete control of the towable and cannot intentionally throw the towable outside the wake. The length of tow ropes is not to exceed 40 feet in length. No whipping or spinning of the towables outside the wake will be tolerated. Only one towable is allowed. Kites or airborne towables are not allowed.
22. No parasailing, air chairs, kite skiing or wake surfing are allowed.
23. Motorless watercraft will be allowed on Lake Ski-Di Monday through Friday, (except holidays), from sunrise to sunset. If such watercraft becomes a nuisance to water skiers, they will be instructed to leave Lake Ski-Di.
24. Amphibious All-Terrain Vehicles (“amphibs”) may not operate on Lake Ski-Di on Saturdays, Sundays or Holidays. Amphibs must operate close to shore so as not to impede boat traffic. Amphibs may not operate in the water during hours of darkness without appropriate navigation lights. All amphibians must follow all Nebraska state boating regulations while on the water (i.e., driver must be 14 years of age or older, vehicle must be properly registered, etc.)
25. No one under the age of 14 years will be allowed to operate a motorboat or jet ski. All operators under the age of 18 must be properly certified and carry that certification with them at all times while operating the water craft. **No one under the age of 18 may tow a skier or towable as per Nebraska State Statute.**
26. Jet skis may not operate between 12:00 pm and 6:00 pm on Saturday, Sunday, or Holidays from Memorial Day weekend through Labor Day weekend, to include all coves and bays.
27. Personal watercraft (jet skis) must travel counterclockwise around the lake. Personal watercrafts are not allowed to pull skiers or any other object and shall be operated in a safe and prudent manner. Occupants of a personal watercraft will not exceed the number of occupants that it is designed for, i.e. 1 passenger, 2 passengers, 3 passengers. **Jet skis cannot jump the wake of any boat towing a water skier, wakeboarder, or towable, or within 50 feet of any boat as per Nebraska State Statute.**
28. A maximum of two watercraft per lot can be in use on Lake Ski Di at one time.
29. No glass containers are permitted on either Lake Ski-Di or Lake Tirawa, including all the coves and bays.
30. Swimming and/or wading in Lake Ski-Di is confined to within 25 feet of the shoreline only. Swimming to the island in Lake Ski-Di is prohibited.

31. On holidays, pontoon boats will be allowed to operate unless Security determines that boat traffic is too heavy. To avoid boat congestion, pontoons and slow cruising boats must be operated close to the dockside of the lake and out of the ski channel.
32. Both Lake Ski-Di and Lake Tirawa are strictly off limits to air boats and hovercrafts.
33. Woodcliff reserves the right to prohibit any and all watercraft from the Woodcliff Lakes which the Woodcliff Lakes Board deems to be unacceptable, whether due to size, noise, or speed.
34. No bow riding or swim platform riding will be allowed. No passengers may ride outside the railing on pontoons while underway.
35. No tampering or moving of “no wake” or “swimming” buoys will be allowed.
36. No one shall operate a watercraft on the Woodcliff lakes while under the influence of alcohol or drugs. If there is reasonable cause to believe an operator is intoxicated they will be subject to a field sobriety test with a Breathalyzer. A Blood Alcohol Content (BAC) of 0.08 is considered intoxicated. Refusal to submit to the Blood Alcohol Content (BAC) test will result in the same penalty as Driving while Intoxicated/Driving Under the Influence (DWI/DUI). Any operator of a watercraft involved in an accident or refusing to comply will be referred to the Saunders County Sheriff’s Office, or Nebraska Game and Parks officers. Violator’s watercraft may be impounded for safe keeping, at the owner’s expense.
37. No boat will be allowed to create undue or damaging wake. The operator of the vessel will be held responsible for damage caused by his vessel.
38. Boats shall not carry more passengers than they are rated for.

### **FISHING REGULATIONS**

1. State law requires that residents and guests fishing in Woodcliff’s Lakes must have a valid State of Nebraska fishing permit and abide by the rules established by the Nebraska State Game and Parks Commission.
2. No more than a total of five fish (bass, catfish, and walleyed pike) per person per day may be taken from either lake. The State limit on pan fish (crappie, sunfish, etc.) is allowed. There is no limit on carp.
3. No bass, catfish, or walleyed pike less than fifteen (15) inches may be taken from either lake.
4. Boat fishing on Lake Ski-Di will not be allowed between 12:00 noon and 6:00 pm on Saturdays, Sundays or Holidays from Memorial Day through Labor Day weekend. However, fishing is allowed all year round in no-wake areas.

5. Guests may fish in either of Woodcliff's lakes only when accompanied by a Woodcliff resident or with a proper guest fishing permit obtained from the Woodcliff Office, or Security. The guest permit will be good for no more than 3 days, and must be signed by Security or an authorized agent, and the lot owner/host. The person applying for the permit must produce a valid State of Nebraska fishing license, and obey all Woodcliff rules, and the laws of the State of Nebraska. The authorizing lot owner will be held responsible for the actions of the guest, and his rule and law infractions, and the attached penalties.

### **HUNTING REGULATIONS**

1. The shore of the Platte River is a State Game Refuge for a distance of 20 rods, or 330 feet from the river's edge extending inland adjacent both shores to include Woodcliff Lakes. There is no hunting of waterfowl on the refuge. Use of firearms on the refuge is restricted.
2. Rifles, shotguns, pistols, pellet guns, BB guns, paintball guns, or any other firearms, as well as archery, will not be discharged or shot anywhere on the Woodcliff Lakes property or on individual lots without permission from the Woodcliff Lakes Board. This rule does not apply to Security in the normal performance of their duties.

### **DISCIPLINE AND ENFORCEMENT OF RULES AND REGULATIONS**

1. Woodcliff will be patrolled, and violators will be subject to enforcement under the Woodcliff Lakes' Covenants, Woodcliff Lakes' By-laws, Woodcliff Lakes' Rules and Regulations and enforcement procedures; or criminally in Saunders County Court.
2. With the assistance of Security, the board of directors will keep records of violations of the by-laws, rules and regulations, or law violations, with respect to members or their guests, which occur on Woodcliff property.
3. Documented warnings and citations will be issued for violations of the foregoing covenants, bylaws, and rules and regulations. Continued disregard for the rules and by-laws may result in permanent revocation of privileges. Lot owners are responsible for the actions of their guests.
4. Under extenuating circumstances, the Woodcliff Board of Directors and/or Security, reserve the right to take reasonable actions when conditions appear to threaten the safety or security of Woodcliff residents and property.
5. Criminal offenses will be turned over to the Saunders County Sheriff's Office and Saunders County Attorney for prosecution. Woodcliff Lakes and Woodcliff Security will not get involved in civil matters between residents, or involving residents, such as, but not limited to, property line disputes, or contract disputes.

## **VIOLATION CONSEQUENCES**

For the purpose of this document, "Lake Privileges" are defined as use of facilities, lakes, roads, common grounds, ATV privileges, and watercraft privileges at Woodcliff Lakes, save for ingress and egress from the main gate to the member's lot by use of the roads. Loss of lake privileges will be enforced upon the violator, and the lot owner, if the violator is a guest.

Violations resulting in a citation will be reviewed by the Woodcliff Lakes Board of Directors at the next regularly scheduled meeting. If a member, or their guest, is found in violation the board will:

**First Offense:** Security will issue a verbal or written warning. No loss of lake privileges.

**Second Offense:** Security will issue a citation. Lake privileges are lost for one week.

**Third Offense:** Security will issue a citation. Lake privileges are lost for thirty (30) days.

**Fourth Offense:** Security will issue a citation. Lake privileges are lost for one (1) year.

**Very serious violations,** regardless of the number of offenses, will be handled on an individual basis, and can result in immediate removal from the lake or road, before the Board Review.

**Verbal threats** to members and/or Security will be cause for immediate suspension of lake privileges. The Woodcliff Lakes Board will not tolerate disregard for the safety of others or abusive language from offenders when warned of violations.

**Reckless Operation, Driving While Intoxicated/Driving Under the Influence (DWI/DUI), Boating While Intoxicated/Boating Under the Influence (BWI/BUI), and Dumping of Leaves or Yard Waste into the Lakes** will be immediately considered under Second Offense Consequences.

Review of any citation will occur at the next regularly scheduled meeting of the Woodcliff Lakes Board. Members have the right to contest any citation. To contest a citation, a member must notify the Woodcliff Office, by phone (753-0247) or mail, within ten (10) days of receiving the citation of the intention to attend and contest the citation at the next regularly scheduled Board meeting. Failure to notify the Woodcliff Office will indicate that the citation is not to be contested. The Woodcliff Lakes Board will determine the dates of any resulting suspension of lake privileges and issue notification by mail.