

PROPERTY STANDARDS COMMITTEE - INDIAN LAKE PROPERTY OWNERS ASSOCIATION

PROPERTY STANDARDS CODE - DEFINITION AND IDENTIFICATION
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PURPOSE

The purpose of The Property Standards Code is to provide guidelines for the Indian Lake Property Owners' Association Board of Directors (BOD). These guidelines will assist the BOD and help identify properties within the association that have fallen outside accepted standards. The standards guidelines/code are consistent with the Indian Lake Rules and Regulations (section 19) & The Building And Use Restrictions (paragraphs 2, 5, & 7).

PROCEDURE

In the event properties do not comply with the stated standards, the board may pursue all necessary remedies, including legal actions, to address non-conforming properties.

STANDARDS/CODE

The standards code is not intended to be all-inclusive, but rather describe general conditions in which properties fall within the term "private nuisance." A private nuisance is a civil wrong; it is the unreasonable, unwarranted, or unlawful use of one's property in a manner that substantially interferes with the enjoyment, use of or value of another individual's property, without an actual trespass, or physical invasion to the land. The law recognizes that those in rightful and legal possession of land have the right to unimpaired condition of the property and to the reasonable comfort and convenience of its property.

The following list identifies items that would constitute examples of nuisances that interfere with the comfort, convenience, health, and well-being of other landowners. The list is not exhaustive and may not cover every conceivable nuisance, but identifies general conditions that constitute examples of private nuisances:

- Foul odors and/or noxious gases
- Loud noises including loud music, fireworks (except during authorized times), and loud watercraft and motor vehicles.
- Barking dogs or stray animals not controlled by owner
- Home sites and yards cannot be strewn with litter (ie: tires, old building materials, trash, cans, etc.) Outside storage of motor vehicles, watercraft and/or trailers that are inoperable and/or in disrepair constitutes a nuisance.
- Homes, garages and/or storage buildings in disrepair, with overgrown vegetation and/or with fallen trees and limbs are not acceptable.
- All docks must be structurally sound and not partially submerged or falling apart. Floating docks must be properly tethered. Inoperable watercraft on lifts, attached to docks and/or in the lake are not permitted. Debris, litter and/or trash are not permitted in or near the lake. Docks and watercraft must have lot numbers visible and watercraft must have a current sticker to operate on the lake.
- Property owners are responsible for mowing to the street. Even if your lot has no home you are still responsible for cutting the 10' set back. This set back is not to be used for permanent storage of trailers, motor vehicles or watercraft. Culverts must be kept clear of debris.